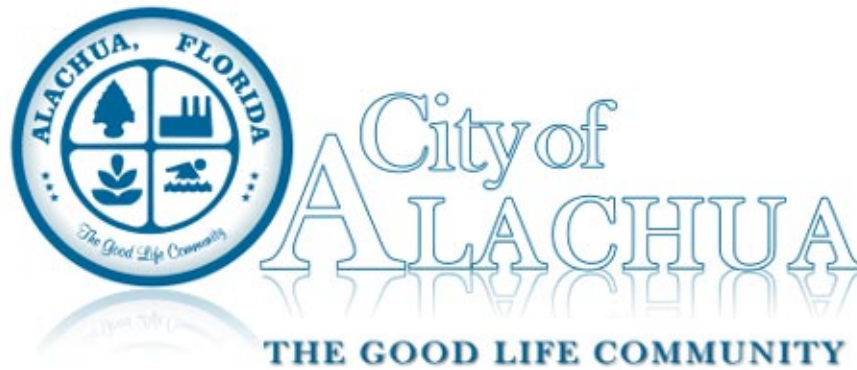




Planning and Zoning Board Agenda January 14, 2020

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

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: January 14, 2020

Meeting Location: James A. Lewis Commission, City Hall

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

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the 12/10/19 PZB Meeting
- B. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED

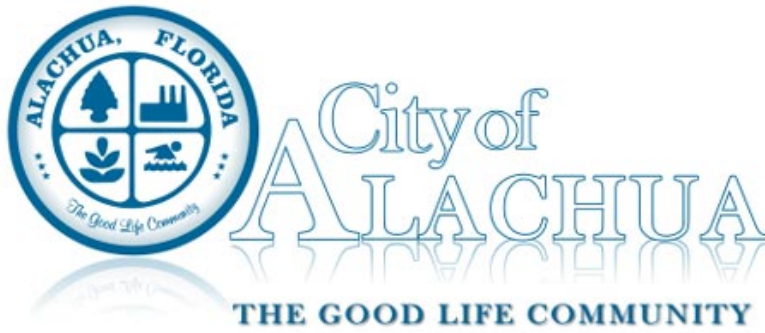
AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Andrews Paving, Inc., B & C Crane Service, Inc., Innovative Property, Inc., KD Lyons – 6201, LLC, KD Lyons – 6201, LLC, KSG Hague Properties, LLC, McGinley & McGinley Trustees, Quinn Adams #4, LLC, Richard McGinley, and U.S. Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) (City of Alachua) on a ±34.63 acre subject property; consisting of Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010; 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-007, 05893-020-008, and 05893-020-009. FLUM: Industrial; Existing Zoning: Planned Unit Development (PUD) (County). (Quasi-Judicial Hearing).

- C. Site Plan - Sheth Parking Lot: A request by Craig Hedgecock, P.E., applicant and agent for Subhas and Elaine Sheth, property owners, for consideration of a Site Plan to construct a parking lot with associated paving, grading, drainage, and landscaping improvements, on a ± 0.46 acre subject property, located at 15303 NW 140th Street; Tax Parcel Number 03342-000-000 (Quasi-Judicial Hearing).
- D. Site Plan – Dreyer’s DKI: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer’s Cleaning & Restoration, Inc., for a consideration of a Site Plan to construct a ±7,500 square foot building addition with parking, stormwater, landscaping, and site improvements on a ±1.96 acre subject property, located at 14619 NW US Highway 441; Consisting of Tax Parcel Number 03211-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing).
- E. Evaluation and Appraisal Based Amendments to Update the City of Alachua Comprehensive Plan for the Period 2019-2035 (Legislative)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 1/14/2020

SUBJECT: Approval of the Minutes of the 12/10/19 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the 12/10/19 PZB Meeting.

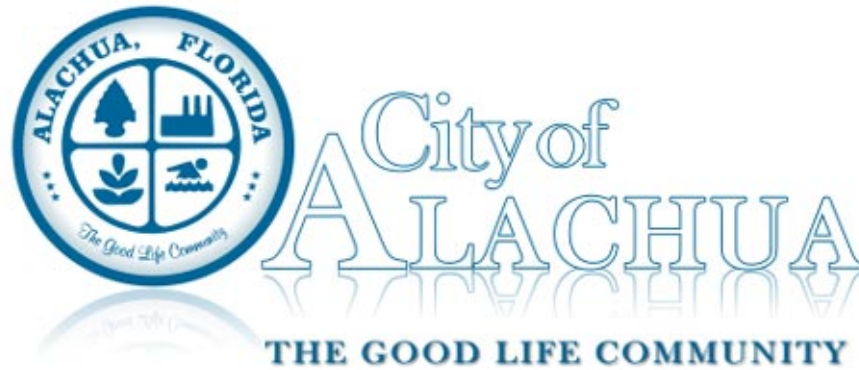
Summary

Approval of the minutes of the 12/10/19 PZB Meeting.

ATTACHMENTS:

Description

- ☐ Minutes of the 12/10/19 PZB Meeting



Planning and Zoning Board Minutes December 10, 2019

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

**Planning and Zoning Board
At 7:30 PM**
to address the item(s) below.

Meeting Date: December 10, 2019

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. Member Virginia Johns and James Sajczuk were absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Sandy Burgess moved to approve the agenda; seconded by Vice Chair Anthony Wright.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the November 12, 2019 PZB Meeting

Vice Chair Wright moved to approve the minutes; seconded by Member Burgess.

Passed by unanimous consent.

- B. Site Plan - Golf Plaza: A request by Daniel Young, P.E. of CHW, inc., applicant and agent for Nature Valley Harvest, Ltd, property owner, for consideration of a Site Plan to construct three commercial buildings totaling ± 25,028 square feet, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ± 8.25 acre subject property, located southeast of the Intersection of US HWY 441 and Turkey Creek Boulevard, north of the Turkey Creek Subdivision; Tax Parcel Numbers 05900-004-001 through 05900-004-010 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Daniel Young, P.E., of CHW, provided additional information, availed himself for questions, and accepted the conditions.

Vice Chair Wright 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, subject to the five (5) provided in Exhibit "A" and on page 24 of the December 10, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Burgess.

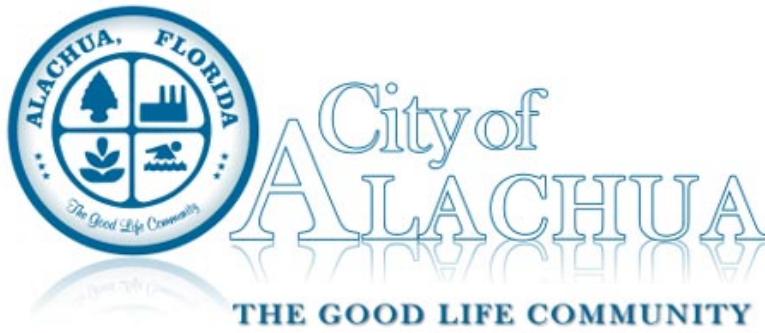
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 1/14/2020

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Andrews Paving, Inc., B & C Crane Service, Inc., Innovative Property, Inc., KD Lyons – 6201, LLC, KD Lyons – 6201, LLC, KSG Hague Properties, LLC, McGinley & McGinley Trustees, Quinn Adams #4, LLC, Richard McGinley, and U.S. Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) (City of Alachua) on a ±34.63 acre subject property; consisting of Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010; 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-007, 05893-020-008, and 05893-020-009. FLUM: Industrial; Existing Zoning: Planned Unit Development (PUD) (County). (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG). Several property owners of parcels within McGinley Industrial Park have submitted this application to rezone approximately 34.63 acres of the Park (there are four [4] parcels within the Park which are not a part of the application).

The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua County Rural Employment Center to Industrial.

In 2008, the FLUM Designation of the undeveloped portion of the Park was amended from Alachua County Rural Employment Center to Industrial. The properties subject to this application have retained their Alachua County zoning (a County Planned Unit Development [PUD] designation) since this time. The PUD permitted uses within the Industrial Services and Manufacturing (MS) zoning district (an Alachua County zoning designation). As required by Section 1.7.7 of the City's Land Development Regulations (LDRs), the zoning of a property must be amended upon annexation of land into the City. No development, redevelopment, or expansion may occur until a City FLUM Designation and zoning are applied

to a property. Several property owners within McGinley Industrial Park have jointly submitted this application to rezone the properties to place a zoning designation on the property that is consistent with the underlying FLUM Designation, and which will address the requirements of Section 1.7.7 of the LDRs.

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

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for the 1/14/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 14, 2020
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG)

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.

PROPERTY OWNERS: Andrews Paving, Inc.; B & C Crane Service, Inc.; Innovative Property, Inc.; KD Lyons – 6201, LLC; KD Lyons – 6201, LLC; KSG Hague Properties, LLC; McGinley & McGinley Trustees; Quinn Adams #4, LLC; Richard McGinley; U.S. Spars, Inc.

LOCATION: 6000 – 6400 blocks of NW 123rd Place and NW 124th Place

PARCEL ID NUMBER: 05893-000-000; 05893-001-000; 05893-010-001; 05893-010-004; 05893-010-005; 05893-010-006; 05893-010-007; 05893-010-009; 05893-010-010; 05893-020-001; 05893-020-002; 05893-020-005; 05893-020-006; 05893-020-007; 05893-020-008; 05893-020-009

ACREAGE: ±34.63 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

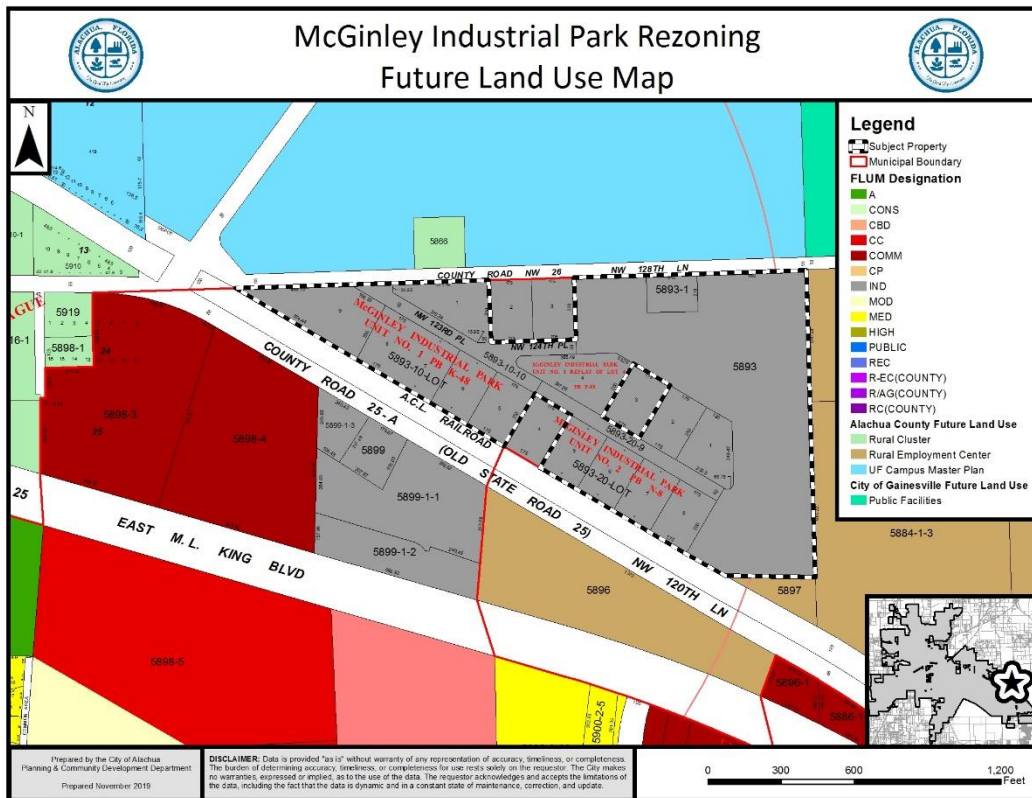
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG). Several property owners of parcels within McGinley Industrial Park have submitted this application to rezone approximately 34.63 acres of the Park (there are four [4] parcels within the Park which are not a part of the application).

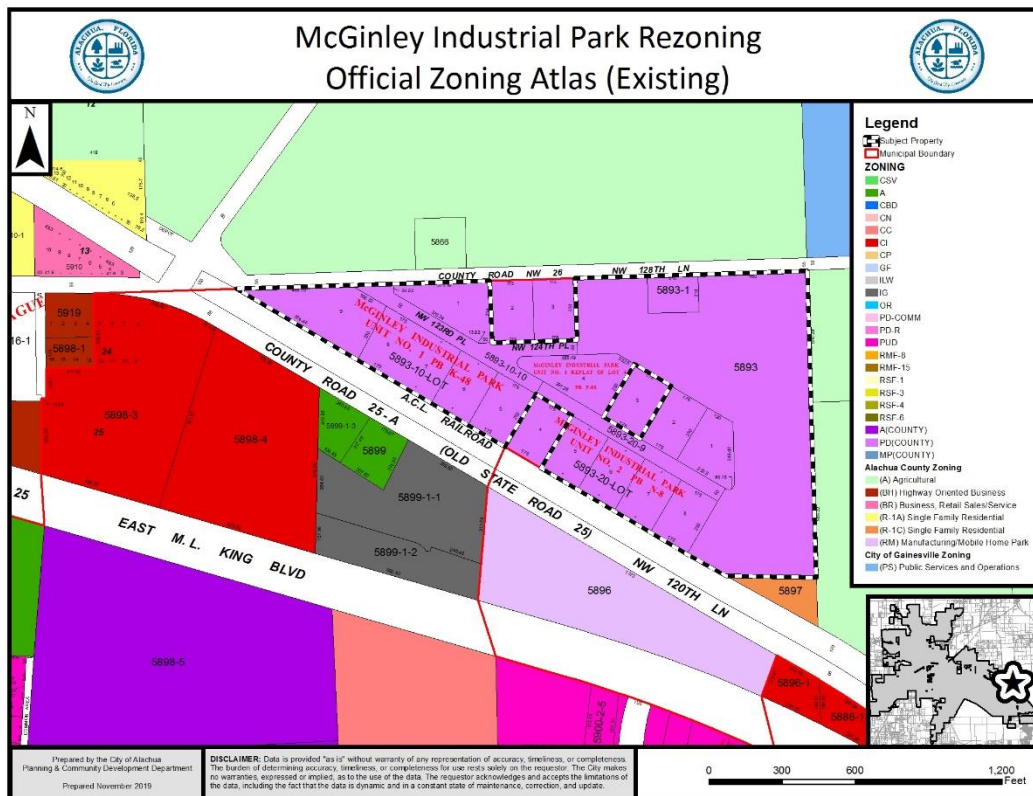
The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua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

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

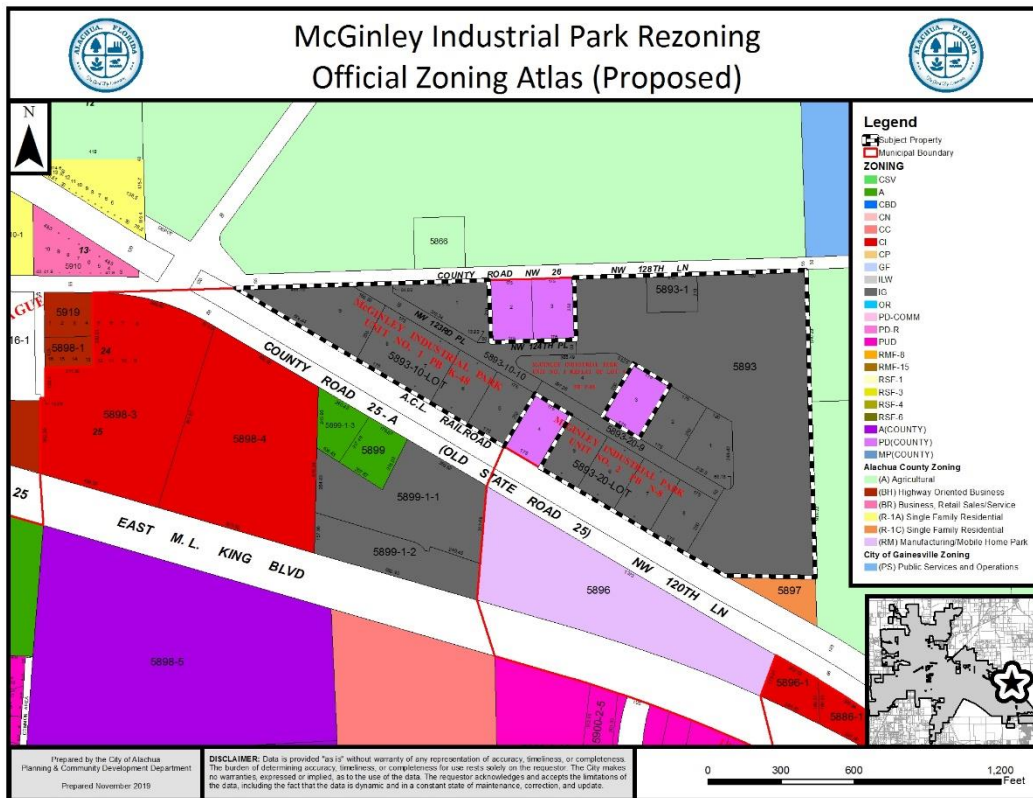
Map 1. Future Land Use Map with Subject Property



Map 2. Existing Official Zoning Atlas with Subject Property



Map 3. Proposed Official Zoning Atlas with Subject Property



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

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

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

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

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

EXISTING USES

The subject property is primary comprised of natural wooded areas. There is an existing single family residence located in the northwest corner of the subject property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

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

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

SURROUNDING USES

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

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

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

Map 4. Vicinity Map

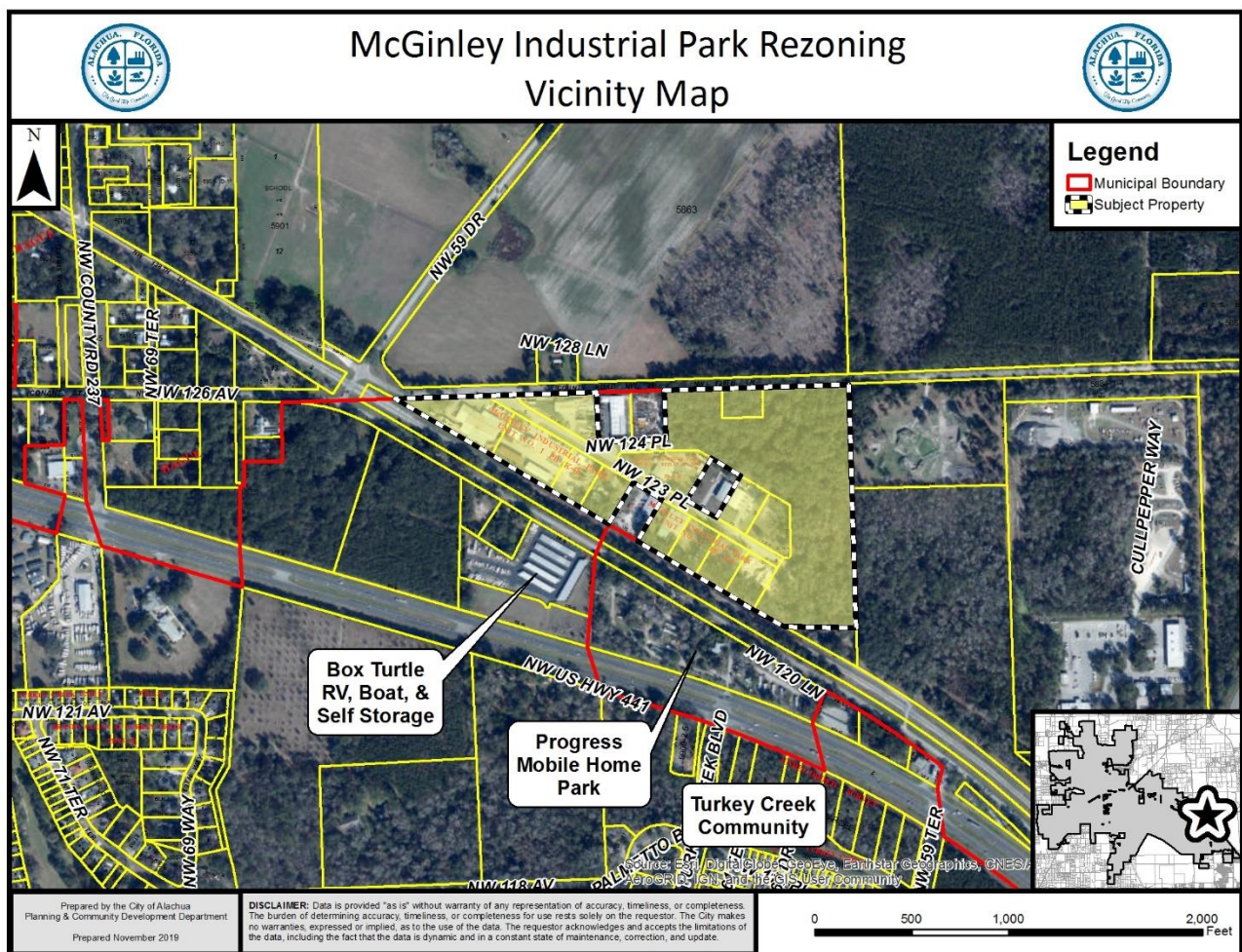


Table 1. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on October 26, 2019 at the offices of Innovative Machine, located at 6115 NW 123rd Place, in McGinley Industrial Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, five (5) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
05893-000-000	±15.64	Industrial	Industrial General (IG)	☑
05893-001-000	±0.74	Industrial	Industrial General (IG)	☑
05893-010-001	±1.47	Industrial	Industrial General (IG)	☑
05893-010-004	±1.61	Industrial	Industrial General (IG)	☑
05893-010-005	±1.01	Industrial	Industrial General (IG)	☑
05893-010-006	±1.01	Industrial	Industrial General (IG)	☑
05893-010-007	±2.02	Industrial	Industrial General (IG)	☑
05893-010-008	±2.14	Industrial	Industrial General (IG)	☑
05893-010-009	±1.7	Industrial	Industrial General (IG)	☑
05893-010-010	±1.13	Industrial	Industrial General (IG)	☑
05893-020-001	±1.01	Industrial	Industrial General (IG)	☑
05893-020-002	±0.99	Industrial	Industrial General (IG)	☑
05893-020-005	±0.99	Industrial	Industrial General (IG)	☑
05893-020-006	±0.99	Industrial	Industrial General (IG)	☑
05893-020-007	±0.99	Industrial	Industrial General (IG)	☑
05893-020-008	±0.99	Industrial	Industrial General (IG)	☑
05893-020-009	±1.19	Industrial	Industrial General (IG)	☑

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and

rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

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

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

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

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

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned

developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

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

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

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

Analysis of Consistency with Objective 1.5 and Policies 1.5.a – 1.5.d: The existing FLUM Designation is Industrial, which is consistent with the proposed Industrial General (IG) zoning. The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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: Portions of the subject property have historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

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

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

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area. Future development of the subject property would currently be required to be served by on site potable septic systems.

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

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

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

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

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

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area. Future development of the subject property would currently be required to be served by on site potable wells.

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.

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

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

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

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Wetlands

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

Evaluation:

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

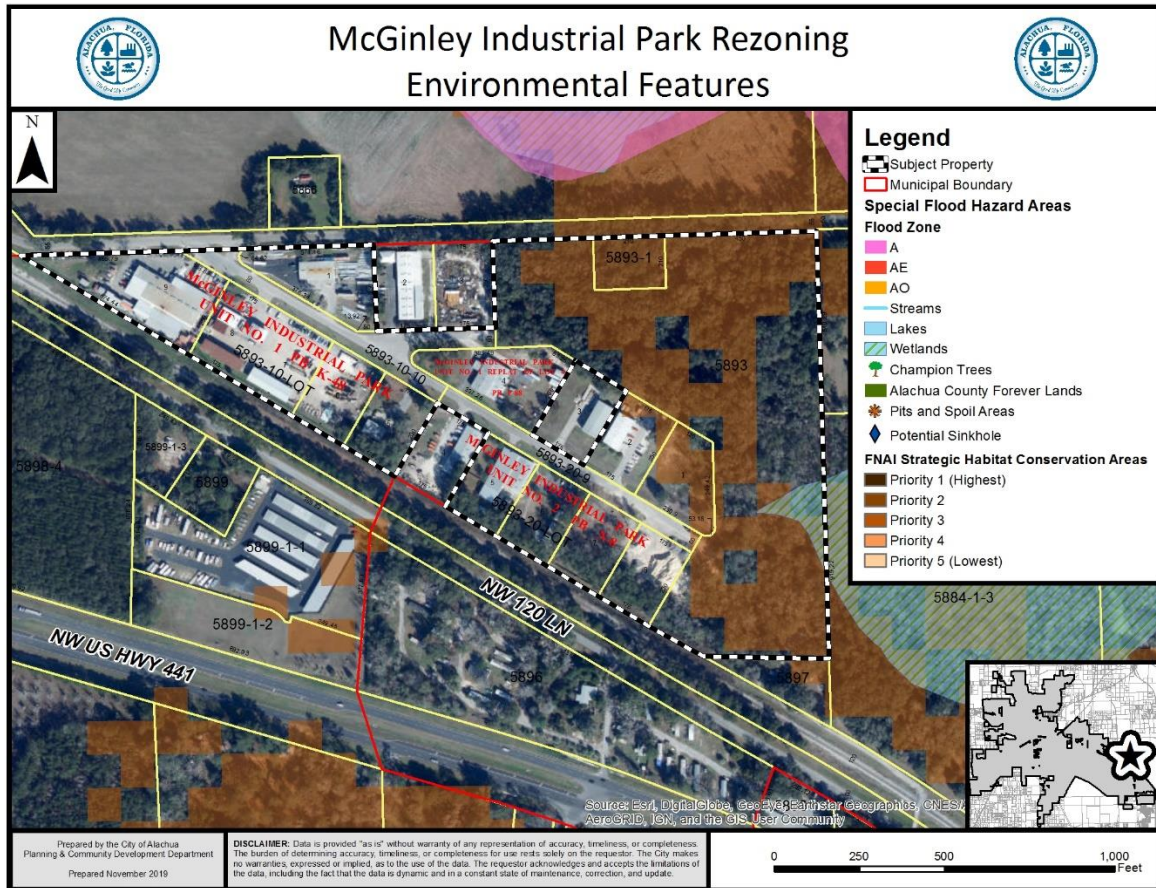
Creeks and Streams

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

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

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

Map 4. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies

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

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

Soil Survey

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

There are 4 soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Pomona Sand

Hydrologic Soil Group: B/D

This soil type poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: With the exception of Pomona Sand, all of the soil types present pose minimal limitations to urban development. The area comprised of Pomona Sand is a very small area in the eastern portion of Tax Parcel 05893-000-000, and should present little to no impacts to any future development of the property.

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

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

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

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

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

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

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

Evaluation and Findings: Approximately half of the subject property is presently developed and utilized for industrial uses. The existing FLUM Designation of the subject property is Industrial. The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2005 and 2008.

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

Evaluation and Findings: Approximately half of the subject property is presently developed and utilized for industrial uses. The property’s Industrial FLUM Designation, which has been in place since 2005 and 2008, permits urban uses. Prior to the designation of the property as Industrial, the FLUM Designation was Rural Employment Center (an Alachua County Designation) which also permits non-residential / industrial uses. The McGinley Industrial Park was first developed in the mid 1980s, therefore, there is an established pattern of industrial uses within the Park and the subject property.

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

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

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

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

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

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

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

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

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

Evaluation and Findings: The proposed amendment will not result in creation of isolated zoning districts. Approximately half of the subject property is developed

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

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

Evaluation and Findings: The subject property is not located within the City of Alachua’s utility service area. At this time, future development would be served by on site potable wells and septic systems. If the City’s utility service area is expanded and includes the subject property at a later time, any future development at that time would be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. At the time of any development proposal, the location wetland areas will be required to be field delineated, and minimum buffers as set forth in Policy 1.10.g of the City of Alachua Comprehensive Plan Conservation & Open Space Element will be required.

PUBLIC FACILITIES IMPACT

The analysis of potential impacts to transportation and solid waste facilities below is based upon the potential impacts represented by vacant lands included within the application. Impacts from existing development were not included, as these impacts are represented within existing demand to public facilities.

The impacts to potable water and wastewater facilities represents all parcels subject to this application, since all developed parcels are currently served by on site potable wells and septic systems. While the subject property is currently outside of the City’s utility service area, the analysis of impacts to potable water and wastewater systems below considers the maximum impact to the systems, should service become available to the subject property.

Parcel No.	Acreage	Vacant/Developed	FAR	Maximum Intensity
05893-000-000	±15.64	Vacant	0.50	340,639
05893-001-000	±0.74	Vacant	1.0	32,234
05893-010-001	±1.47	Developed	-	-
05893-010-004	±1.61	Developed	-	-
05893-010-005	±1.01	Developed	-	-
05893-010-006	±1.01	Developed	-	-
05893-010-007	±2.02	Developed	-	-
05893-010-008	±2.14	Developed	-	-
05893-010-009	±1.7	Developed	-	-
05893-010-010	±1.13	Private Road	-	-
05893-020-001	±1.13	Vacant	0.75	37,026
05893-020-002	±0.99	Developed	-	-
05893-020-005	±0.99	Developed	-	-
05893-020-006	±0.99	Vacant	1.0	43,124
05893-020-007	±0.99	Vacant	1.0	43,124
05893-020-008	±0.99	Vacant	1.0	43,124
05893-020-009	±1.19	Private Road	-	-
TOTAL	±20.48			539,271

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (106)	US 441 (from CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	2,675 (1,337 / 1,338)	377 (332 / 45)	340 (44 / 296)

¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 110: AADT - 4.96 trips per 1,000 square feet x 539,271 square feet (50% entering/50% exiting); AM Peak Hour - 0.70 trips per 1,000 square feet x 539,271 square feet (88% entering/12% exiting); PM Peak Hour - 0.63 trips per 1,000 square feet x 539,271 square feet (13% entering/87% exiting).

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
Average Annual Daily Trips		
Maximum Service Volume ²	45,700	43,000
Existing Traffic ³	18,579	21,000
Reserved Trips ⁴	3,271	2,279
Available Capacity ⁴	23,850	19,721
Maximum AADT Generated by Amendment ⁵	2,675	1,337
Residual Capacity After Potential Development's Impacts⁶	21,175	18,384
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ Trip Distribution: Segment 6 – 100%; Segment 7 – 50%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.		

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 6 (106) US 441 from CR 25A to NW 126 th Ave ¹	Segment 7 (4127) US 441 from MPO Boundary to CR 25A ¹
PM Peak Hour Trips		
Maximum Service Volume ²	4,110	3,870
Existing Traffic ³	1,765	1,890
Reserved Trips ⁴	249	192
Available Capacity ⁴	2,096	1,788
Maximum PM Peak Hour Trips Generated by Amendment ⁵	340	170
Residual Capacity After Potential Development's Impacts⁶	1,756	1,618
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ Trip Distribution: Segment 6 – 100%; Segment 7 – 50%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,603
Reserved Capacity ²	135,738
Available Capacity	868,659
Projected Potable Water Demand from Application ³	1,900
Residual Capacity	866,759
Percentage of Permitted Design Capacity Utilized	62.31%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2019. ² City of Alachua December 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 19 loading bays x 100 gallons per loading bay.	

Evaluation: Potable water service is currently not available to the subject property. However, should service become available at a later time, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	729,000
Reserved Capacity ²	127,855
Available Capacity	643,145
Projected Sanitary Sewer Demand from Application ³	1,900
Residual Capacity	641,245
Percentage of Permitted Design Capacity Utilized	57.25%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2019. ² City of Alachua December 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula 19 loading bays x 100 gallons per loading bay.	

Evaluation: Sanitary sewer service is currently not available to the subject property. However, should service become available at a later time, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620.00	7,413.15
Reserved Capacity ²	7,408.14	1,351.99
Demand Generated by Application ³	6,471.23	1,181
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).		
² City of Alachua July 2019 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2019.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT “A”
TO
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
McGINLEY INDUSTRIAL PARK REZONING

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																								
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)

Dwelling, single-family attached					P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P		P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S		P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P		P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P															4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P				A		A	A	
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S		S	S	S											A		
Roominghouse				S	S	S		P	P														
PUBLIC AND INSTITUTIONAL USES																							

Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P				P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P				P			A	A	4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P				P			A	A	4.3.2(A)
Day care																							
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A		
Overnight child care center		S				S	S	S	P	P	P	P	P	P								A	4.3.2(B)(1)
Educational facilities																							
College or university							S		P	P	S		P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A	4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)

Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	A			A	4.3.2(D)	
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)	
Health care facilities																								
Blood collection facility															P	P	P	P	A			A		
Birth center											P	S	P	P	P	P			A		A	A		
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P			A		A	A		
Medical and dental lab													P		P	P	P	P	A			A		
Medical marijuana dispensing																								
Outpatient facility									S	S			S	P	P	P			A		A	A	4.3.2(E)(2)	
Institutions																								
Assisted living facility		S				S	S			P	P	S							A	A	A	A		

Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S						S	S	P		P	P							A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P						P		P			A	A	A	

Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S				S	P			A	
Airplane landing strip		S											S		S				S	P	A	A	A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	S	P	A		A	4.3.2(H)(2)

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

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

Farm market	P																		A			4.3.3(A)(1)
Farm produce stand	P																		A			4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																					4.3.3(A)(1)
Nursery, commercial	S																		A			4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S	S								P								4.3.3(A)(1), (4)
Pet farm	P																					4.3.3(A)(1)
Sawmill	S																					4.3.3(A)(1), (5)
Stable	P																					4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																						
Agricultural research facility	P													P	P	P						4.3.3(B)(1)
Animal care business	P														P							
Auction arena for livestock	S														S	S						

Central farm distribution hub for agricultural products	P													P	P					4.3.3(B)(1)
Equestrian facility	P																			4.3.3(B)(2)
Fair grounds	S																A			
Farm machinery repair	P											P	P							
Farm machinery sales, rental, and service	P											P	P				A			
Stable	P																			4.3.3(B)(3)
Animal sales, service and care																				
Animal hospital	P										P		S				A			4.3.3(C)(1)
Animal shelter	S										S						A			4.3.3(C)(2)
Animal grooming	P										P	P	P			P	A			
Kennel, indoor	P						S	S		S	P		S	P	P		A		A	4.3.3(C)(3)
Kennel, outdoor	P										P		P		P	P	A			4.3.3(C)(4)
Veterinary clinic	P										P	P	P	P			A		A	4.3.3(C)(5)
BUSINESS																				

Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors															P	P	P		A					
Electric motor repair																		P					4.3.4(C)(1)	
Fuel oil distributor																		P						
General industrial service												P	P	P	P	P	P					A		

[illegible]

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

Private club or lodge, with seating capacity of 300 or greater in main activity area		P						S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater													S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																									
Archery range		P													P				P						
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S													P				P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P	P						P	P					A	A	A	
Retail sales and services																									
Auction house		P													P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge											S	P	P	P						A		A		4.3.4(G)(1)	
Convenience store								S	S		P	P	S	P	P	S				A	A	A		4.3.4(G)(2)	
Department or discount store												P	P	P						A		A		4.3.4(G)	
Drug store or pharmacy (stand alone)												P	P	P	P					A				4.3.4(G)(3)	
Crematory		S													S		P	P					A	4.3.4(G)	

Entertainment establishment													P	P	P	P					A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A					4.3.4(G)
General media store													P	P	P	P				A	A	A			4.3.4(G)
Liquor store													S	P	P	P				A		A			4.3.4(G)
Laundromat															P	P				A					4.3.4(G)(5)
Non-medical marijuana dispensing																									
Pawn shop															P					A					4.3.4(G)(8)
Precious metals dealer															P					A					4.3.4(G)(9)
Personal services establishment									S	S			P	P	P	P	P			A		A			4.3.4(G)(6)
Repair establishment													S	P	P	P				A					4.3.4(G)
Sales establishment									S	S			S	P	P	P	P			A	A	A			4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A					4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf														P		P				A		A			4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf														S		S											A				4.3.4(G)(7)
Self-service storage																															
All uses														P		P	S		P								A				4.3.4(H)
Sexually oriented business																															
Sexually oriented cabaret																P															4.3.4(I)
Sexually oriented media store																P															4.3.4(I)
Sexually oriented motion picture theater																P															4.3.4(I)
Sex shop																P															4.3.4(I)
Vehicles, sales and services																															
Automobile body shop																P		P	P												4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A											
Automobile rental and sales													S		P					A											4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A											4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A											

Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)
Transmission or muffler shop														P					A				4.3.4(J)(7)
Truck or tractor rental or sales														P			P						4.3.4(J)(2)
Visitor accommodations																							
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P			A	A	A		4.3.4(K)(1)
Bed and breakfast inn								S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel											S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																							

Cold storage plant																	P							
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landsreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

**EXHIBIT “B”
TO
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
McGINLEY INDUSTRIAL PARK REZONING**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2019

Also sent by electronic mail to csweager@edafll.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: McGinley Industrial Park Rezoning

Dear Mr. Sweger:

On December 2, 2019, the City of Alachua received your revised application and materials for the McGinley Industrial Park Site-Specific Amendment to the Official Zoning Atlas (Rezoning). Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 14, 2020** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Thursday, December 26, 2019**. 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, December 30, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 13, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

December 2, 2019

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Response to DRT Review Comments
McGinley Industrial Park Rezoning**

Dear Mr. Tabor:

The applicant's responses to the DRT review review comments issued on November 20, 2019 are below.

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.

RESPONSE: We are unable to locate the original Environmental Resource Assessment performed by Pete Wallace. We requested a copy from Mr. Wallace, but he has indicated that, due to the age of the report, he cannot locate it. It was referenced in Mike Sherman's Staff Report for the City of Alachua (dated February 7, 2008) in association with the final reading of Ordinance 07 34 (adopted by the Alachua City Commission on 3/10/08). We provided a copy of that report to you and noted that the reference to the Wallace report is on p. 1 of that document. At this time, that is the best that we can provide.

2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).

RESPONSE: Based on the determination that Segment 3/4 is not an affected roadway segment as defined in Section 2.4.14(H), all references to Roadway Segment 3/4 were deleted from Page 23 of the Justification Report.

3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

RESPONSE: The LOS Analysis Tables (ADT and PM Peak) have been adjusted to match the projected ADT and PM Peak hour trips projected for the project. See revisions on p. 23.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 20, 2019

Also sent by electronic mail to csweger@edaf1.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: McGinley Industrial Park Rezoning

Dear Mr. Sweger:

On October 30, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the McGinley Industrial Park property. The application was determined to be complete on November 6, 2019. The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, December 4, 2019**. The revised application and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

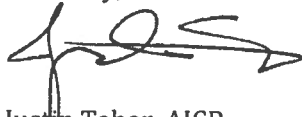
Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.
2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).
3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: McGinley Industrial Park

APPLICATION TYPE: Rezoning

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

PROPERTY OWNER: Various (10)

DRT MEETING DATE: November 19, 2019

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Industrial

CURRENT ZONING: Planned Unit Development (County)

PROPOSED ZONING: Industrial General (IG)

OVERLAY: N/A

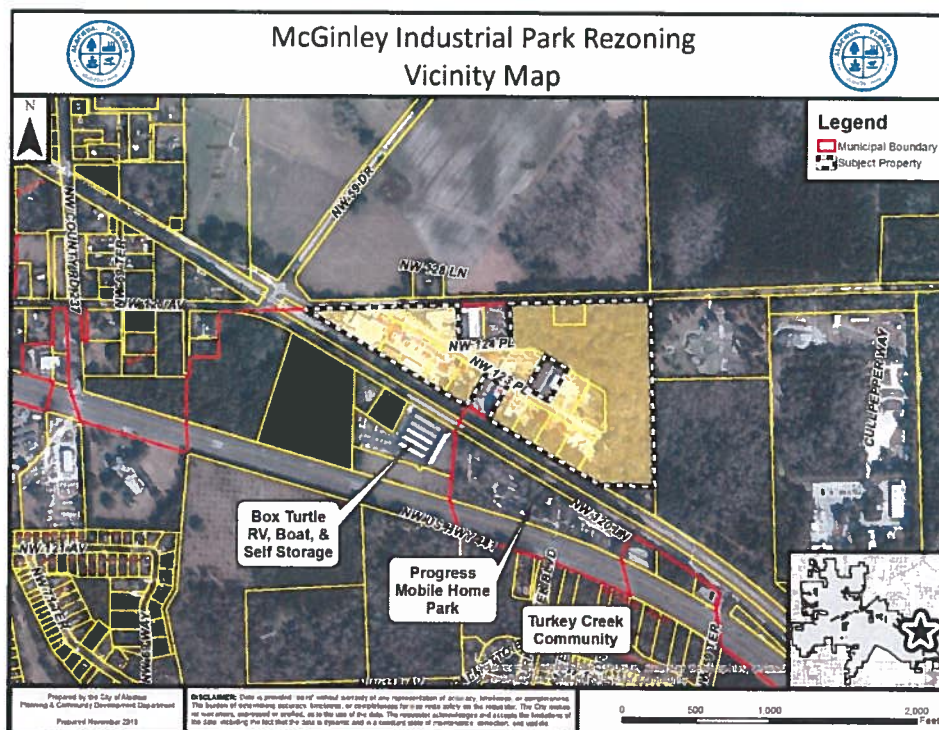
ACREAGE: ±34.63 acres

PARCELS: 5893; 5893-1; 5893-10-1; 5893-10-4; 5893-10-5; 5893-10-6; 5893-10-7; 5893-10-9; 5893-10-10; 5893-220-1; 5893-20-2; 5893-20-5; 5893-20-6; 5893-20-7; 5893-20-8; 5893-20-9

PROJECT SUMMARY: A request to amend the Official Zoning Atlas from Alachua County Planned Unit Development to Industrial General (IG) on a ±34.63 acre subject property

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, December 4, 2019.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 PZB Meeting.**



Deficiencies to be Addressed

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.
2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).
3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

Re: Staff DRT: McGinley Industrial Park Rezoning

From : Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject : Re: Staff DRT: McGinley Industrial Park Rezoning
To : Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>
Cc : Rodolfo Valladares <ro_valladares@cityofalachua.org>, Harry Dillard <hdillard@cityofalachua.org>

Wed, Nov 13, 2019 12:17 PM

Justin and Kathy,

We in Public Services have no comments. Neither the water nor wastewater are connected to COA. We think the property uses well water and septic tanks.

As such, we don't plan to be at your Tuesday DRT meeting.

Please contact us should we need to discuss.

Thanks,

Tom

From: "Justin Tabor" <jtabor@cityofalachua.org>
To: "bgreen" <bgreen@alachuacounty.us>, "Marian Rush" <marian@robertarushpa.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Harry Dillard" <hdillard@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Keith Bennett" <ke_bennett@cityofalachua.org>, "ke curtis" <ke_curtis@cityofalachua.org>, "Planning & Zoning Conference Room" <pz_calendar@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>
Sent: Wednesday, November 6, 2019 9:39:19 AM
Subject: Staff DRT: McGinley Industrial Park Rezoning

The following is a new meeting request:

Subject: Staff DRT: McGinley Industrial Park Rezoning
Organizer: "Justin Tabor" <jtabor@cityofalachua.com>

Location: George F. Duke Conference Room

Time: Tuesday, November 19, 2019, 10:00:00 AM - 10:30:00 AM GMT -05:00 US/Canada Eastern

In bgreen@alachuacounty.us; marian@robertarushpa.com; ad_boukari@cityofalachua.org;
vit ad_hall@cityofalachua.org; ha_dillard@cityofalachua.org; ju_tabor@cityofalachua.org;
ee ka_winburn@cityofalachua.org; ke_bennett@cityofalachua.org; ke_curtis@cityofalachua.org;
s: pz_calendar@cityofalachua.org; ro_valladares@cityofalachua.org ...
~~*~*~*~*~*~*~*~*

Please review the application and provide any comments in writing no later than **12 PM on Thursday, November 14, 2019.**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 6, 2019

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: McGinley Industrial Park Rezoning Application

Dear Mr. Sweger:

On October 30, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the McGinley Industrial Park property. The application proposes to rezone approximately 34.63 acres from an Alachua County Planned Unit Development (PUD) designation to Industrial General (IG), and is comprised of Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010, 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-006, 05893-007, 05893-020-008, and 05893-020-009.

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**. Detailed comments will be provided at a later date and under separate cover following an in-depth review of the application by the Development Review Team (DRT).

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±34.63 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004 THROUGH 05893-010-007, 05893-010-009, 05893-010-010, 05893-020-001, 05893-020-002, AND 05893-020-005 THROUGH 05893-020-009; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, on January 2, 2020 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on January 14, 2020 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on January 30, 2020 and on February 13, 2020, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on February 10, 2020 and on February 24, 2020 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) for Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010, 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-007, 05893-020-008, and 05893-020-009, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the 10th day of February 2020.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 24th day of February 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

LEGAL DESCRIPTIONS:

Tax Parcel 05893-000-000

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R-R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R.R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 15 5 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 15 5 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E. Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public- Records of Alachua County, Florida.

Tax Parcel 05893-001-000

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning in the NW corner of NE ¼ of NE ¼ of NE ¼ of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

Tax Parcel 05893-010-001

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 1 OR 2221/2413

Tax Parcel 05893-010-004

MCGINLEY INDUSTRIAL PARK UNIT NO 1 A REPLAT OF LOT 4 PB P-88 OR 3881/0335

Tax Parcel 05893-010-005

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 5 OR 3690/0112

Tax Parcel 05893-010-006

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 6 OR 1937/2821

Tax Parcel 05893-010-007

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOTS 7 & 8 OR 1937/2821

Tax Parcel 05893-010-009

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Tax Parcel 05893-010-010

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 COMMON AREA STREETS OR 2812/1068

Tax Parcel 05893-020-001

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 1 OR 4585/0190

Tax Parcel 05893-020-002

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 2 OR 4160/0219

Tax Parcel 05893-020-005

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 5 OR 2416/1527

Tax Parcel 05893-020-006

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 6 OR 2446/0340

Tax Parcel 05893-020-007

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 7 OR 4423/1316

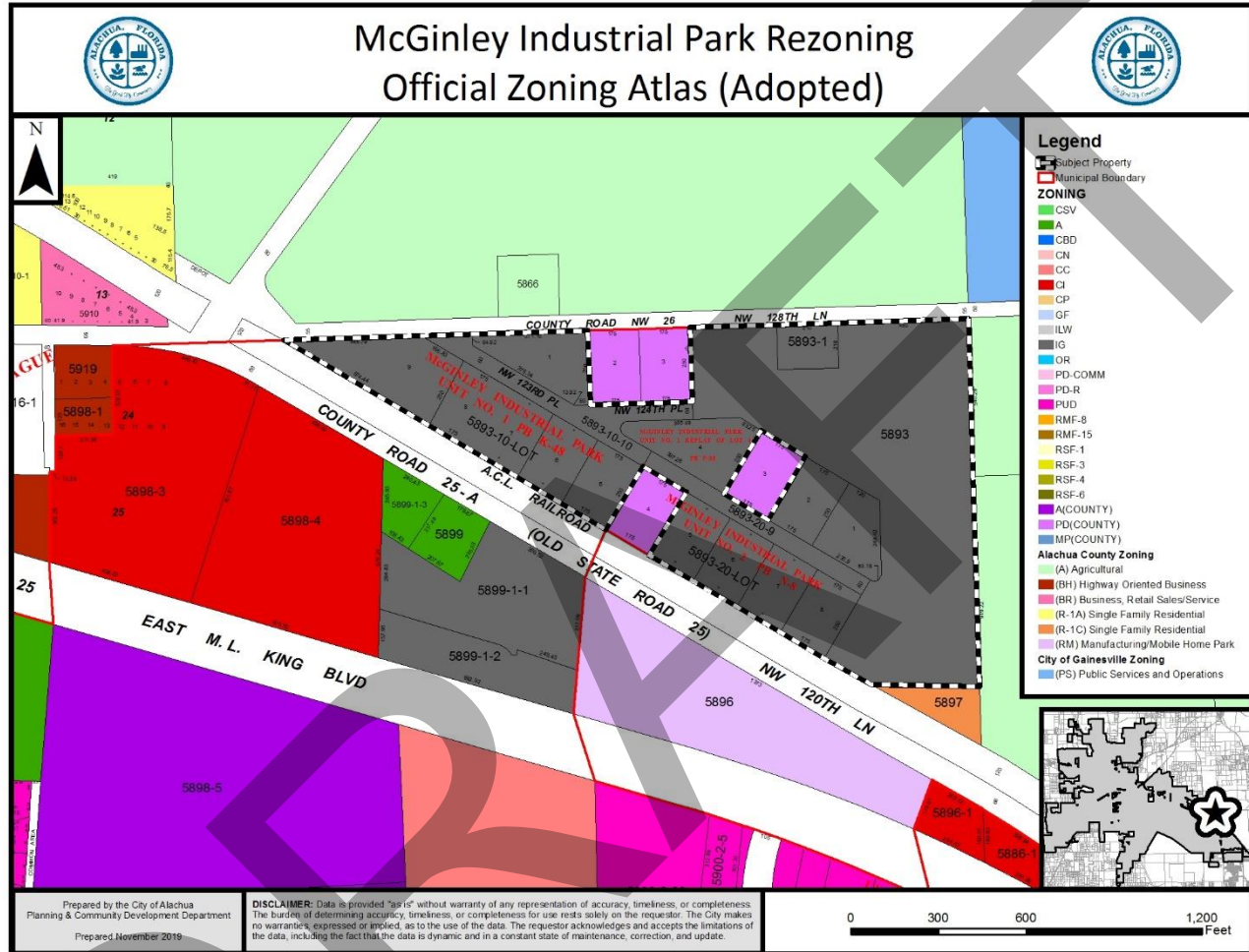
Tax Parcel 05893-020-008

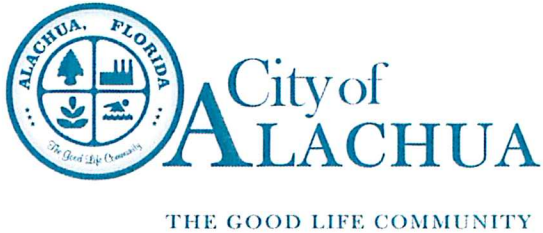
MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 8 OR 4439/1794

Tax Parcel 05893-020-009

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 COMMON AREA ROAD OR 2812/1068

EXHIBIT "B"



**FOR PLANNING USE ONLY**

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Andrews Paving- McGinley Industrial Park
2. Address of Subject Property: See attached
3. Parcel ID Number(s): See attached
4. Existing Use of Property: Light industrial and Vacant
5. Future Land Use Map Designation : Industrial
6. Existing Zoning Designation: Alachua County PD
7. Proposed Zoning Designation: City of Alachua IG
8. Acreage: 34.63 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): See attached
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

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

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

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



Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

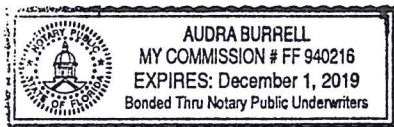
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25 day of October, 2019, by Clay Sweger

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

NOTARY SEAL



Audra Burrell

Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6327 NW 123rd Place

Parcel ID Number(s): 05893-010-007 & 05893-010-006

Acreage: 3.02 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ronald F. Andrews

Title: Owner

Company (if applicable): Andrews Paving, Inc.

Mailing Address: 6327 NW 123rd Place

City: Gainesville

State: Florida

ZIP: 32653

Telephone: (386) 462-1115

FAX: (386) 462-4681

e-mail: Blair@andrewspavinginc.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers - surveyors - planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: n/a

e-mail: csweiger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Signature of Co-applicant

Ronald F. Andrews-Owner

Typed or printed name and title of applicant

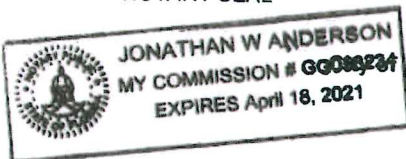
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 19 day of September, 2019, by Ronald F

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

NOTARY SEAL



Signature of Notary Public, State of Florida

Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6100 NW 123rd Place

Parcel ID Number(s): 05893-020-001, 05893-020-002

Acreage: 1.13, 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kevin Lyons

Title: President

Company (if applicable): _____

Mailing Address: 6100 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (352) 377-4414

FAX: _____

e-mail: tdl@mid-fla.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Typed or printed name and title of applicant

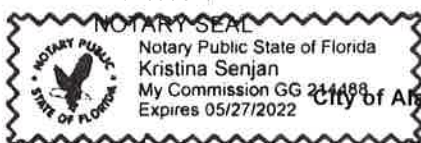
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of July, 2019 by Kevin Lyons

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



Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6217 NW 123rd Place

Parcel ID Number(s): 05893-010-005

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Curtis Phillips

Title: Vice President

Company (if applicable): B & C Crane Service, Inc.

Mailing Address: PO Box 1476

City: Alachua

State: FL

ZIP: 32616

Telephone: (864) 462-1277

FAX:

e-mail:

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning

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

x Curtis Phillips
Signature of Applicant

See attached
Signature of Co-applicant

Curtis Phillips
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 25 day of July, 2019 by Curtis

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



JONATHAN W ANDERSON
MY COMMISSION # GG068234
EXPIRES April 18, 2021



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6217 NW 123rd Place

Parcel ID Number(s): 05893-010-005

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bryan Murnahan

Title: President

Company (if applicable): B & C Crane Service, Inc.

Mailing Address: PO Box 1476

City: Alachua

State: FL

ZIP: 32616

Telephone: (386) 462-1277

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

[Signature]
Signature of Applicant

Signature of Co-applicant

Bryan L Murnahan
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLA.

County of Alachua

The foregoing application is acknowledged before me this 25 day of July, 2019, by Bryan L

Murnahan

as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



JONATHAN W ANDERSON
MY COMMISSION # GG058234
EXPIRES April 18, 2021



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6211 NW 124th Place

Parcel ID Number(s): 05893-010-004

Acreage: 1.6 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Tim MYERS Title: President

Company (if applicable): Quinn Adams #4 LLC

Mailing Address: 12707 NW 77 TER

City: Alachua State: FL

ZIP: 32615

Telephone: 352-538-4040

FAX: _____

e-mail: Timkars@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Timothy Myers
Signature of Applicant

Signature of Co-applicant

Timothy Myers
Typed or printed name and title of applicant

Typed or printed name of co-applicant

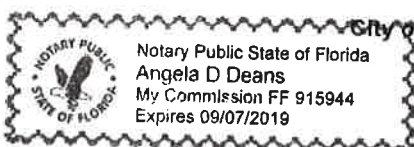
State of Florida County of Alachua

The foregoing application is acknowledged before me this 5th day of August, 2011, by Timothy Myers

_____, who is/are personally known to me, or who has/have produced Drivers License M650-810-54-085-0
as identification.

NOTARY SEAL

Angela D Deans
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-020-008

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard McGinley

Title: _____

Company (if applicable): _____

Mailing Address: 5700 SW Hwy 484

City: Ocala

State: FL

ZIP: 34473

Telephone: 352-875-6519 FAX: 352-347-8452

e-mail: RICHMCGINLEY@GMAIL.COM

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Signature of Co-applicant

Richard McGinley
Typed or printed name and title of applicant

Typed or printed name of co-applicant

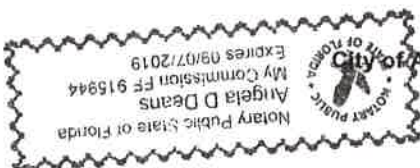
State of Florida County of Alachua

The foregoing application is acknowledged before me this 9th day of August, 2019, by Richard McGinley

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

NOTARY SEAL

Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-000-000, 05893-001-000, 05893-020-009, 05893-010-010

Acreage: 16.1, 1.0124, 0.0 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: RICHARD MCGINLEY

Title: _____

Company (if applicable): _____

Mailing Address: 5700 SW Hwy 484

City: OCALA

State: FL.

ZIP: 34473

Telephone: 352-875-6519

FAX: 352-347-8452

e-mail: RICHMCGINLEY@GMail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Signature of Co-applicant

Richard McGinley
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

County of Alachua

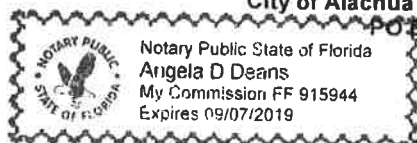
The foregoing application is acknowledged before me this 18th day of August, 2019 by Richard McGinley

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

FL Drivers License

NOTARY SEAL

Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6115 & 6109 NW 123rd Place

Parcel ID Number(s): 05893-020-005 & 05893-020-006

Acreage: 0.99 (+/-) each

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Gary Gillespie

Title: President

Company (if applicable): Innovative Machine / Innovative Property, Inc.

Mailing Address: 6115 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (386) 418-8880

FAX: (386) 418-4221

e-mail: owners@innomat.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Gary Gillespie

Signature of Applicant

Signature of Co-applicant

GARY GILLESPIE

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 18th day of July, 2011 by Gary

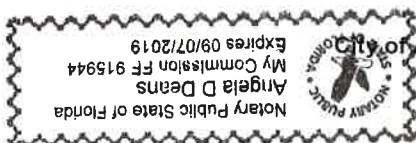
Gillespie

as identification.

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

NOTARY SEAL

Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-020-007

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Shawn Poole

Title: Owner

Company (if applicable): KSG Hauge Properties LLC

Mailing Address: 6115 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (386) 418-8880

FAX: (386) 418-4221

e-mail: owners@innmac.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Shawn Poole

Signature of Applicant

Signature of Co-applicant

Shawn Poole, owner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

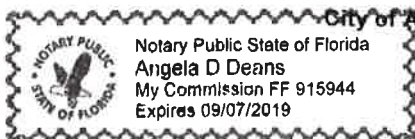
County of Alachua

The foregoing application is acknowledged before me this 18th day of July, 2019, by Shawn Poole

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

NOTARY SEAL

Angela D Deans
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



City of
ALACHUA

THE COUNTY SEAL & CHARTER

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6409 NW 123rd Place

Parcel ID Number(s): 05893-010-009

Acreage: 2.14 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ray Burnsed, Jr.

Title: President

Company (if applicable): Ray's Metal Works, Inc. Ray's Metal Works, Inc.

Mailing Address: PO Box 700

City: Alachua

State: Florida

ZIP: 32653

Telephone: 386-462-1415

FAX: 386-462-2605

e-mail: rayjr@raysmetalworks.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, Inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning

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

Ray Burnsed, Jr.
Signature of Applicant

Signature of Co-applicant

Ray Burnsed, Jr.

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 18 day of July, 2019 by

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

NOTARY SEAL



Wendy S. Fischer
Signature of Notary Public, State of Florida

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

Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6320 NW 123rd Place
Parcel ID Number(s): 05893-010-001
Acreage: 1.47 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Pascal Remy Gerbeaud Title: V.P.
Company (if applicable): U.S. Spars, Inc.
Mailing Address: 6320 NW 123rd Place
City: Gainesville State: FL ZIP: 32653
Telephone: (386) 462-3760 FAX: (386) 462-3448 e-mail: info@usspars.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning

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

Signature of Applicant

Pascal - Remy Gerbeaud

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

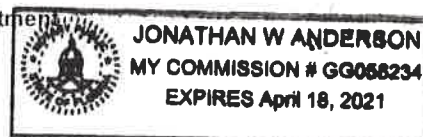
The foregoing application is acknowledged before me this 1 day of July, 2015 by Pascal - Remy Gerbeaud

_____, who is/are personally known to me, or who has/have produced PASSPORT # 12 DE 85015
as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



**IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA**

DICK MCGINLEY and
MARY G. MCGINLEY,
as Trustees UTD July 11, 1990,

Plaintiffs,

vs.

BIG RED WASTE, INC.,
a Florida corporation,
BILLY ALLIGOOD and
DIANNE ALLIGOOD,
UNITED STATES, WASTE PRO
OF FLORIDA, INC., a Florida Corporation,
and UNKNOWN TENANTS,

Defendants.



CASE NO.: 2002-CA-4552

Division J

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1993528 2 PGS**

2003 NOV 21 09:30 AM BK 2812 PG 1068

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#167471

Doc Stamp-Deed: 3,763.20

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 5th day of November, 2003, for the property described herein, and that no objections to the sale have been filed within the time allowed for filing objections.

The following property located in Alachua County, Florida, and known as:

Parcel 1:
Lots 1, 2, 3, 7 and 8, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 2:
The Common Area, McGinley Industrial Park, Unit No. 1, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Parcel 3:
The Common Area, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 4:

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning, in the NW corner of NE 1/4 of NE 1/4 of NE 1/4 of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

FILED
CK 06

2003 NOV 18 PM 4:49

J.K. "BUDDY" IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

Case: 2002 CA 004445



INSTRUMENT # 1993528
2 PGS

Parcel 5:

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public Records of Alachua County, Florida.

was sold to DICK McGINLEY and MARY G. McGINLEY, as Trustees UTD July 11, 1990, whose address is 5700 SW Hwy. 484, Ocala FL 34473.

WITNESS my hand and seal of this Court on the 18 day of November, 2003.



Siddhant:
\$537,577.06

J.K. "BUDDY" IRBY,
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

BY *[Signature]*

Copies to:
Sharon T. Sperling, Esq.

**IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA**

DICK MCGINLEY and
MARY G. MCGINLEY,
as Trustees UTD July 11, 1990,

Plaintiffs,

vs.

BIG RED WASTE, INC.,
a Florida corporation,
BILLY ALLIGOOD and
DIANNE ALLIGOOD,
UNITED STATES, WASTE PRO
OF FLORIDA, INC., a Florida Corporation,
and UNKNOWN TENANTS,

Defendants.

CASE NO.: 2002-CA-4552

Division J

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1993528 2 PGS

2003 NOV 21 09:30 AM BK 2812 PG 1068

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#167471

Doc Stamp-Deed: 3,763.20

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 5th day of November, 2003, for the property described herein, and that no objections to the sale have been filed within the time allowed for filing objections.

The following property located in Alachua County, Florida, and known as:

Parcel 1:
Lots 1, 2, 3, 7 and 8, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 2:
The Common Area, McGinley Industrial Park, Unit No. 1, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Parcel 3:
The Common Area, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 4:

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning, in the NW corner of NE 1/4 of NE 1/4 of NE 1/4 of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

Case: 2002 CA 004445



00006554575
BKT: CE10-R

FILED
CK 06

2003 NOV 18 PM 4:49

J.K. "BUDDY" IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

2

INSTRUMENT # 1993528
2 PGS

Parcel 5:

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public Records of Alachua County, Florida.

was sold to DICK MCGINLEY and MARY G. MCGINLEY, as Trustees UTD July 11, 1990, whose address is 5700 SW Hwy. 484, Ocala FL 34473.

WITNESS my hand and seal of this Court on the 18 day of November, 2003.



Siddamant:
\$537,577.06

J.K. "BUDDY" IRBY,
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

BY *[Signature]*

Copies to:
Sharon T. Sperling, Esq.

This Document Prepared By and Return to:
Dennis J. Rogers, Esq.
Clayton, Johnston, Quincy, Ireland, Felder, Gadd
& Roundtree, P.A.
111 Southeast First Avenue
Gainesville, FL 32601

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/17/1999 13:16
Document ID 1597302
Book/Page 2221/ 2413

DTAX 0.70

Parcel ID Number: 5893-010-001

Warranty Deed

This Indenture, Made this _____ day of _____, 19____ A.D., Between
Loic Gilbert and Michel Gilbert, as tenants in common

of the City of Perijny _____, Country of France _____, grantors, and
U. S. SPARS, INC., a corporation existing under the laws of the State
of Florida
whose address is: 6320 NW 123rd Place, Gainesville, FL 32653

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

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

Lot One (1) of UNIT NO. ONE (1) of MCGINLEY INDUSTRIAL PARK, a
Planned Unit Development as per plat thereof, recorded in Plat Book
"K", Page 48, of the Public Records of Alachua County, Florida.

Conveyance between related parties of unencumbered property,
therefore, minimum documentary stamps are affixed.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is:
12 Grande Rue, Perijny, France, 17180.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 1998.

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

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

Signed, sealed and delivered in our presence:

Oren Siv
Printed Name: Oren Siv
Witness
Patricia Philbin
Printed Name: PATRICIA PHILBIN
Witness

Loic Gilbert (Seal)
P.O. Address: 12 Grande Rue, Perijny, France 17180
Michel Gilbert (Seal)
P.O. Address: 12 Grande Rue, Perijny, France 17180

Country of
City of

REPUBLIC OF FRANCE CITY OF PARIS
EMBASSY OF THE UNITED STATES OF AMERICA } SS

The foregoing instrument was acknowledged before me this 17th day of February, 1999 by
Loic Gilbert and Michel Gilbert, as tenants in common

who are personally known to me or who have produced passports as identification.

Elizabeth P. Gourlay
Consul
of the United States
CONSUL OF THE UNITED STATES OF
AMERICA
My Commission Expires Indefinite

1365.00
15.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2505187 2 PGS
May 28, 2009 03:03 PM
BOOK 3881 PAGE 335
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 409452

Doc Stamp-Deed: \$1,365.00

Prepared by and return to:



2505187

2 PGS

File Number:
USM 174138
Will Call No.:

Case No. 1:06-cr-00035-MP-AK

[Space Above This Line For Recording Data]

United States Special Warranty Deed

This Indenture, made this 22 day of MAY, 2009, between **UNITED STATES OF AMERICA**, whose post office address is c/o US Marshals Office, 111 N. Adams Street, Room 277, Tallahassee, FL 32301, grantor, having divested title pursuant to and in accordance with the terms of the Final Order of Forfeiture entered on the 16th day of May, 2008, by the United States District Court for the Northern District of Florida, Gainesville Division, in the case of United States of America v. Bruce David Adams, Case No. 1:06-cr-00035-MP-AK, and

QUINN ADAMS #4, LLC, a Florida limited liability company

whose post office address is 6211 NW 124th Place, Gainesville, FL 32653, grantee:

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

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

**Lot 4 of a REPLAT OF LOT 4 OF UNIT
NO. 1, MCGINLEY INDUSTRIAL PARK as per plat thereof recorded in Plat
book "P", page 88 of the public records of Alachua County, Florida;**

Case No. 1:06-cr-00035-MP-AK

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances.
2. Restrictions, covenants, conditions, easements and other matters of record.
3. Taxes and assessments subsequent to December 31, 2008.

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 to specially warrant title to the property hereby conveyed against any claim or action arising for the federal case styled United States of America v. Brue David Adams, Case No. 1:06-cr-00035-MP-AK, decided in the United States District Court for the Northern District of Florida, Gainesville Division, the Final Order of Forfeiture as filed May 16, 2008 and recorded June 5, 2008 as Instrument Number 2432959, Public Records of Alachua County, Florida.

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 lawfull 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 claiming by, through or under the grantors.

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

Signed, sealed and delivered in the presence of:

Lauren Buchanan
Witness Name: Lauren Buchanan
Piper Pinkney
Witness Name: Piper Pinkney

UNITED STATES OF AMERICA

Christine V. Barnett
By: Acting Real Property Team Lead

Asset Forfeiture Unit
Case No. 1:06-cr-00035-MP-AK

State of Virginia)
County of Prince William)SS

Before me, the undersigned authority, this 27th day of April, 2009, personally appeared, Christine V. Barnett, as the Acting Real Property Team Lead on behalf of United States of America,, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed. He is personally known to me.

Seal:

Teroksha S. Purce
Notary Public
State of Virginia
My Commission Expires: 11/30/2013

Record & Return To:
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2378020 2 PGS
2007 OCT 11 12:12 PM BK 3690 PG 112
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#349581
Doc Stamp-Deed: 327.60

Parcel ID Number: 05893-010-005

Warranty Deed

This Indenture, Made this 8th day of October, 2007 A.D., **Between**

Bryan Murnahan, a married man and Curtis Phillips, a married man d/b/a B & C Crane Service
of the County of Alachua, State of Florida, **Grantor**, and

B & C Crane Service, Inc., a Florida corporation
whose post office address is : Post Office Box 1476, Alachua, FL 32616

of the County of Alachua, State of Florida, **Grantee**

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

LOT FIVE (5), OF MCGINLEY INDUSTRIAL PARK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING:

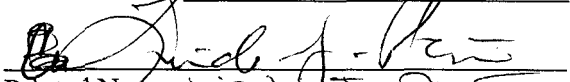
- A. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands; and
- B. Restrictions, conditions, reservations, easements and other matters contained on the Plat of McGinley Industrial Park Unit No. 1, as recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida; and
- C. Covenants, restrictions, easements and other limitations in instrument recorded in O.R. Book 1426, page 775; Amendment recorded in O.R. Book 1787, page 241 of the Public Records of Alachua County, Florida; and
- D. Mortgage recorded in O. R. Book 2427, page 2925, and future advance recorded in OR 2892, Page 253 of the Public Records of Alachua County, Florida; and
- E. Taxes for the year 2007 and subsequent years.

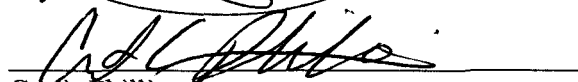
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantors hereby warrant and represent that the subject property is not their Constitutional Homestead, nor of their spouse(s), if any, nor is it contiguous thereto.

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

Signed, sealed and delivered in our presence:


Printed Name: Sandra E. Howe

Printed Name: Linda J. Rowe

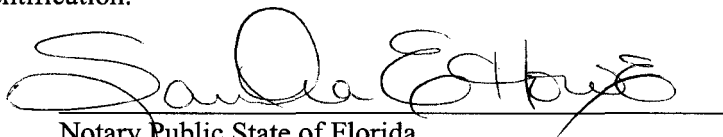
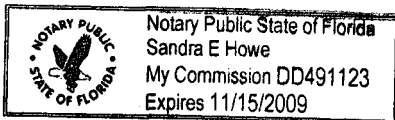

Bryan Murnahan

Curtis Phillips



2378020

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 8th day of October, 2007, by Bryan Murnahan and Curtis Phillips d/b/a B & C Crane Service who are personally known to me or have produced their Florida drivers license as identification.

A handwritten signature in cursive script, appearing to read "Sandra E. Howe", written over a horizontal line.

Notary Public State of Florida
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2009

Name: J. STEVEN GRAVES, P.A.

Address: 3720 N.W. 43RD STREET, SUITE 101
GAINESVILLE, FLORIDA 32606

This instrument Prepared by:

J. STEVEN GRAVES

Address: 3720 N.W. 43RD STREET, SUITE 101
GAINESVILLE, FLORIDA 32606Property Appraisers Parcel Identification (Folio) Number(s):
05893-010-006 AND 05893-010-007

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDED
OFFICIAL RECORDS

93 DEC -1 AM 9:04

CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.This Warranty Deed Made the 24th day of NOVEMBER A.D. 19 93 by
FRED C. PHILLIPS

hereinafter called the grantor, to

ANDREWS PAVING, INC., a Florida corporation

whose post office address is 5200 N.W. 34th Street, Gainesville, Florida 32605

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00----- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Alachua County, State of Florida, viz:

See attached Exhibit "A" attached hereto and incorporation herein by this reference.

GRANTOR WARRANTS AND REPRESENTS THAT THE SUBJECT PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD.

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, and hereby 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, 1993.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: J. Steven Graves
Printed Signature: J. Steven Graves

Signature: _____

Printed Signature: _____

Signature: Michele M. Litsinger

Printed Signature: Michele M. Litsinger

Signature: _____

Printed Signature: _____

STATE OF FLORIDA

COUNTY OF ALACHUA

FRED C. PHILLIPS

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person:

personally known to me

and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 24th day of November, A.D. 19 93.

Signature: Michele M. Litsinger
Notary Signature: _____

Printed Notary Signature: Michele M. Litsinger

O.R. 1937 PG2821

Doc. St. Amt. \$1225.00
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - B. Jean L. West, Jr.

1236081

EXHIBIT "A"

LOT SIX (6), UNIT NO. 1, MCGINLEY INDUSTRIAL PARK, a Planned Unit Development, as per plat thereof recorded in Plat Book "K", page 48, of the Public Records of Alachua County, Florida.

Lots 7 and 8 of McGinley Industrial Park, Unit No. 1, a planned unit development as per plat thereof recorded in Plat Book K, Page 48, of the public records of Alachua County, Florida.

SUBJECT TO covenants, restrictions, easements and other limitations in instrument dated April 10, 1980, recorded July 28, 1982 in O.R. Book 1426, page 775 of the public records of Alachua County, Florida.

SUBJECT TO covenants, restrictions, easements and other limitations in instrument dated September 28, 1990, recorded October 1, 1990 in O.R. Book 1787, page 241.

SUBJECT TO assessments due on said Planned Unit Development, if any.

Stamp 1057.50
me 766.50

return to: ↓

This instrument was prepared by: William B. Watson, III, Esquire
WATSON, FOLDS, STRADHAM,
SPROULL, CHRISTMANN & BRASHEAR
527 East University Avenue
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, A.D. 1984,
between BETA OF ALACHUA, INC. of the County of Alachua State of Florida,
hereinafter referred to as "Grantor," and RAY'S METAL WORKS, INC., whose
post office address is P.O. Box 906 Alachua FL 32413, Alachua, of
the County of Alachua, State of Florida, hereinafter referred to as
"Grantee,"

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars
(\$10.00), and other good and valuable considerations to said Grantor in
hand paid by said Grantee, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantee, and Grantee's heirs and
assigns forever, the following described land, situate, lying and being in
Alachua, County, Florida to-wit:

Lot Nine (9), Unit No. 1, McGinley Industrial Park, a
Planned Unit Development, as per plat thereof recorded
in Plat Book "K", page 48, public records of Alachua
County, Florida.

SUBJECT TO taxes accruing subsequent to December 31,
1983, easements, restrictions, conditions and
limitations of record, if any now exist.

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

"Grantor" and "Grantee" are used for singular or plural, as context
requires.

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

Signed, sealed and delivered
in our presence as witnesses:
William B. Watson, III
Gail G. Allnatt

BETA OF ALACHUA, INC.
BY: Charles G. Jones
TITLE: President

RECORDED
85 DEC 20 AM 9 59
CLERK OF DISTRICT COURT
ALACHUA COUNTY FL

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day before me, an officer duly qualified
to take acknowledgments, personally appeared Charles G. Jones, as
President of Beta of Alachua, Inc. to me known to be the person described
in and who executed the foregoing Warranty Deed and acknowledged before me
that he executed the same.

WITNESS my hand and official seal in the County and State last
aforesaid this 6th day of December, A.D. 1984.

William B. Watson, III
Notary Public, State at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 8 1988
BONOMO JOHN GENERAL MRS. L. M. B. B. B. B. B.



DOC. ST.-AMT \$ 1057.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Gail G. Allnatt

760502

FILED 1612 PAGE 699

Sale Price: 39,000.00
Recording: 18.50
Doc. Stamp: 223.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3113478 2 PG(S)
March 27, 2018 10:28:58 AM
Book 4585 Page 190
J.K. JESS, IRBY Clerk Of Court
ALACHUA COUNTY, Florida

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

Doc Stamp-Deed: \$273.00



Tax Parcel #05893-020-001

WARRANTY DEED

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

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

Lot 1 of McGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, florida

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

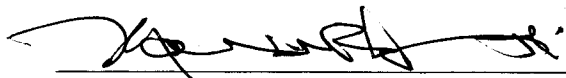
TO HAVE AND TO HOLD, the same in fee simple forever.

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

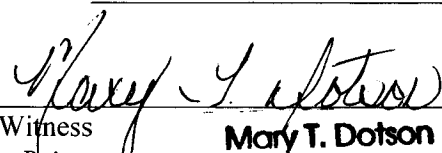
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

QA Properties LLC.


 Witness **Marvin W. Bingham, Jr.**
 Print: _____

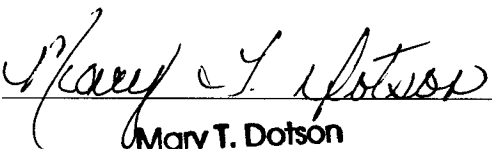
By: 
Timothy J. Myers, Manager
 Grantor


 Witness **Mary T. Dotson**
 Print: _____

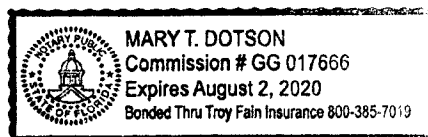
STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by **Timothy J. Myers, Manager of QA Properties LLC.**, who is ☐ personally known to me or ☐ who has produced VALID DRIVER'S LICENSE as identification.

Notary Public - State of Florida

Sign: 
 Print: **Mary T. Dotson**

My Commission Expires



1850
1109.75
554.75

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2761203 2 PG(S)
December 26, 2012 11:28 25 AM
Book 4160 Page 219
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida
Doc Stamp-Mort: \$554.75

Prepared by and return to:
Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, Florida 32616

Doc Stamp-Deed: \$1,109.50



*This instrument prepared without
benefit of abstract, title examination
or legal opinion of title*

Tax Parcel #: 05893-020-002

WARRANTY DEED

This Indenture, made this 18th day of December, 2012 between **Kevin Lyons, a married person**, whose post office address is 6100 NW 123rd Place, Gainesville, Florida 32653, Grantor, and **KD LYONS-6100, LLC, a Florida Limited Liability Company**, whose post office address is 6100 NW 123rd Place, Gainesville, Florida 32653, Grantee;

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and 00/100 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 assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

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

Subject to that certain Mortgage to Capital City Bank, f/k/a First National Bank of Alachua, as recorded in Official Records Book 3019, Page 436; as modified in Official Records Book 3929, Page 1310 of the Public Records of Alachua County, Florida, which by acceptance of this Deed, Grantee hereby agrees to assume and pay in accordance with the terms thereof.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, nor of his spouse, nor is it contiguous to or a part of homestead property.

SUBJECT TO and together with encumbrances, covenants, easements, reservations and restrictions of record, and taxes for the year 2012 and all subsequent years,

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 said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has a 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, 2011.

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

Signed, sealed and delivered in our presence:


 Witness
 Print: MARVIN W. BINGHAM, JR.


 Kevin Lyons


 Witness
 Print: SHARRON D. RUTHERFORD

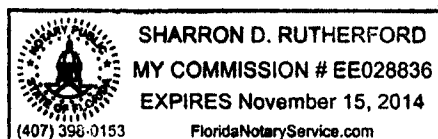
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 5th day of December, 2012 by Kevin Lyons, who is ☐ personally known to me ☐ or who has produced a Florida Driver's License as identification.

Notary Public - State of Florida

My Commission Expires:

Sign: 
 Print: SHARRON D. RUTHERFORD



6.00
857.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1810440 1 PG
2002 JAN 22 02:41 PM BK 2416 PG 1527
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#080364
Doc Stamp-Deed: 857.50
By: Andria L. Copeland D.C.

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

File Number: 01-456
SS#:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of January, 2002 between **BRUCE D. ADAMS, SR. and SUZANNE M. ADAMS, husband and wife** whose post office address is 6211 N.W. 124th Place, Gainesville, FL 32653, grantor, and **INNOVATIVE PROPERTY, INC.** whose post office address is 2420-A2 N.W. 66th Court, Gainesville, FL 32653, grantee:

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

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

Lot Five (5) of MCGINLEY INDUSTRIAL PARK, UNIT NO. 2 as per plat thereof recorded in Plat Book "N", page 8 of the public records of Alachua County, Florida.

Parcel Identification Number: 05893-020-005

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, 2001**.

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:

Carl L. Johnson
Witness Name: CARL L. JOHNSON

Suzanne Elliott Krall
Witness Name: Suzanne Elliott Krall

Carl L. Johnson
Witness Name: CARL L. JOHNSON

Suzanne Elliott Krall
Witness Name: Suzanne Elliott Krall

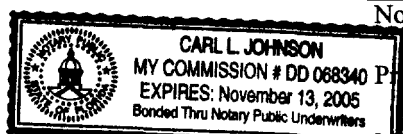
Bruce D. Adams Sr. (Seal)
BRUCE D. ADAMS, SR.

Suzanne M. Adams (Seal)
SUZANNE M. ADAMS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15th day of January, 2002 by **BRUCE D. ADAMS, SR. and SUZANNE M. ADAMS**, who [X] are personally known or [] have produced a driver's license as identification.

[Notary Seal]



Carl L. Johnson
Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1834522 3 PGS
2002 MAY 07 10:00 AM BK 2446 PG 340
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#092616
Doc Stamp-Deed: 161.00
By: Subs. Marler D.C.

① 43
15.00
161.00
176.00

Prepared by and Return to:
Deborah Bissell, an employee of
First American Title Insurance Company,
1025-3C N Main Street
High Springs, Florida 32643-8923
386-454-2727

File Number: 020470

Corporate Warranty Deed

This Indenture, made , April 30, 2002 A.D

Between

Customized Concepts, Inc. whose post office address is: 5679 NW 90th Ave., High Springs, FL 32643 a corporation existing under the laws of the State of , Grantor and **Innovative Property Inc.**, whose post office address is: 2420-A2 NW 66th Court, Gainesville, FL 32653, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10 00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to, covenants, restrictions and easements of record, and taxes for the current year.

Parcel Identification Number: 05893-020-006

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

*Signed, sealed and delivered in the presence
of these witnesses.*

Customized Concepts, Inc

Lorraine Handler

Witness signature

Lorraine Handler

Print witness name

Deborah L. Bissell

Witness signature

Deborah L. Bissell

Print witness name

By: Dena Provini

Dena Provini, President

(Corporate Seal)

State of Florida

County of Alachua

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this April 30, 2002, by Dena Provini, as President by and on behalf of Customized Concepts, Inc., a corporation existing under the laws of the State of Who produced a valid driver's license as identification.


Notary Public
My Commission Expires _____



Schedule "A"

Lot 6, McGINLEY INDUSTRIAL PARK, UNIT NO. 2, A PLANNED UNIT DEVELOPMENT, as per plat thereof recorded in Plat Book N, page 8 of the Public Records of Alachua County, Florida.

Prepared by and return to:

Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: 16-1209

Doc Stamp-Deed: \$262.50



Consideration - \$37,500.00

Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed made this 11th day of April, 2016 between

Mary G. McGinley, Individually and as Sole Trustee of the McGinley Trust, UTD July 11, 1990 conveying vacant commercial property,
whose address(es) is(are): 5700 S.W. Highway 484, Ocala, FL 34473, grantor, and

KSG Hauge Properties, LLC, a Florida Limited Liability Company document #L16000043946,

whose address(es) is(are): Lot 7 McGinley Industrial Park, Unit No. 2, Alachua, FL 32615, grantee:

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

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, their successors and assigns forever, the real property in Alachua County, Florida, described as:

Lot 7, MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893 020 007

SUBJECT TO:

- (1) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- (2) Restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and
- (3) Subject to taxes for 2016 and subsequent years.

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead or the homestead of any beneficiary of the Grantors' Trust within the meaning set forth in the constitution of the State of Florida nor is it contiguous to or a part of homestead property of the Grantors' or any beneficiary of the Grantors' Trust.

The property described above is neither the Trustee named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same to the Grantee, their heirs and assigns, in fee simple forever.

Grantor makes no warranty of any kind with respect to the title to the above described or with respect to the condition of the above described property or with respect to any other matter.

Trustee's Deed

Page 2

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:

McGinley Trust, UTD July 11, 1990

Witness Name: Jonathan M. Turner

Mary G. McGinley
Mary G. McGinley, Individually & as Trustee

Witness Name: Lamela Kay O'Steen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 11th day of April, 2016 by **Mary G. McGinley, Individually & as Trustee** and as Sole Trustee of the McGinley Trust, UTD July 11, 1990, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jonathan M. Turner
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Philip A. DeLaney
Attorney at Law
***Scruggs & Carmichael, P.A.**
2234 N.W. 40th Terrace, Suite B
Gainesville, FL 32605
PAD: 16-1351

Doc Stamp-Deed: \$0.70



Consideration - \$10.00
Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Trustee's Quit Claim Deed

This Warranty Deed made this **15th** day of **June, 2016** between

Mary G. McGinley Individually as the Sole Trustee of the McGinley Trust, UTD July 11, 1990,
whose address(es) is(are): **5700 S.W. Highway 484, Ocala, FL 34473**, grantor, and

Richard McGinley, an unmarried person,

whose address(es) is(are) **5700 SW Hwy 484, Ocala, FL 34473**, 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)

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, their successors and assigns forever, the real property in Alachua County, Florida, described as:

Lot 8, McGinley Industrial Park Unit No. 2, A Planned Unit Development, according to the map or plat thereof, as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-020-008

SUBJECT TO:

- (1) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- (2) Restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and
- (3) Subject to taxes for 2016 and subsequent years.

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead or the homestead of any beneficiary of the Grantors' Trust within the meaning set forth in the constitution of the State of Florida nor is it contiguous to or a part of homestead property of the Grantors' or any beneficiary of the Grantors' Trust.

Neither the Trustee named herein, nor the spouse of the Trustee, nor anyone for whose support they are responsible for reside on or adjacent to the property herein described and the property conveyed herein is not therefore their homestead property.

TO HAVE AND TO HOLD the same to the Grantee, their heirs and assigns, in fee simple forever.

Grantor makes no warranty of any kind with respect to the title to the above described or with respect to the condition of the above described property or with respect to any other matter.

Trustee's Quit Claim Deed

Page 2

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:

McGinley Trust, UTD July 11, 1990

Witness Name:

Jonathan M. Turner

Witness Name:

Mary G. McGinley
Mary G. McGinley, Individually as Sole Trustee

Witness Name:

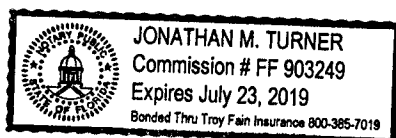
Pamela K. O'Steen

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Mary G. McGinley Individually as the Sole Trustee of the McGinley Trust, UTD July 11, 1990, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____



2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05893 000 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-16 \$3,118.83
Receipt #18-0020182

Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 000 000
Alternate Key: 1026966
Millage code: 1700
Millage rate: 22.5620

Assessed value: 140,300
School assessed value: 140,300
Unimproved land value: 140,300



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,165.44
Non-ad valorem: \$83.34
Total Discountable: 3248.78
No Discount NAVA: 0.00
Total tax: \$3,248.78

Legal description

ALL N1/2 OF NE1/4 E OF RR PER DB 355/380 & OR 186/554 DB 355/380 LESS R/W LESS MCGINLEY INDUSTRIAL PARK UNIT #1 PB K-48 LESS N 210 FT OF W 210 FT OF E 660 FT LESS MCGINLEY IND PARK UNIT #2 PB N-8 OR 2812/1068

Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893000000
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04000
Total acres: 16.100





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 001 000

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-11-16 \$558.68
Receipt #18-0020182

Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 001 000
Alternate Key: 1026967
Millage code: 1700
Millage rate: 22.5620

Assessed value: 22,100
School assessed value: 22,100
Unimproved land value: 22,100



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$498.62
Non-ad valorem: \$83.34
Total Discountable: 581.96
No Discount NAVA: 0.00
Total tax: \$581.96

Legal description

N 210 FT OF W 210 FT OF E 660 FT LESS R/W OR 2812/1068
Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893001000
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04000
Total acres: 1.012





2018 Roll Details — Real Estate Account At 6320 NW 123RD PL

Print this page

Real Estate Account #05893 010 001 Parcel details Latest bill View/Print full bill history

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-11-15 \$3,153.48
Receipt #18-0017780

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

Account number: 05893 010 001
Alternate Key: 1026968
Millage code: 1700
Millage rate: 22.5620

Assessed value: 132,300
School assessed value: 132,300
Unimproved land value: 42,100



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2,984.96
Non-ad valorem: \$299.92
Total Discountable: 3284.88
No Discount NAVA: 0.00
Total tax: \$3,284.88

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 1 OR 2221/2413
Location

Book, page, item: 2221-2413-
Geo number: 28-08-19-05893010001
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.209





2018 Roll Details — Real Estate Account At 6211 NW 124TH PL

Print this page

Real Estate Account #05893 010 004

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

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2002

PAID

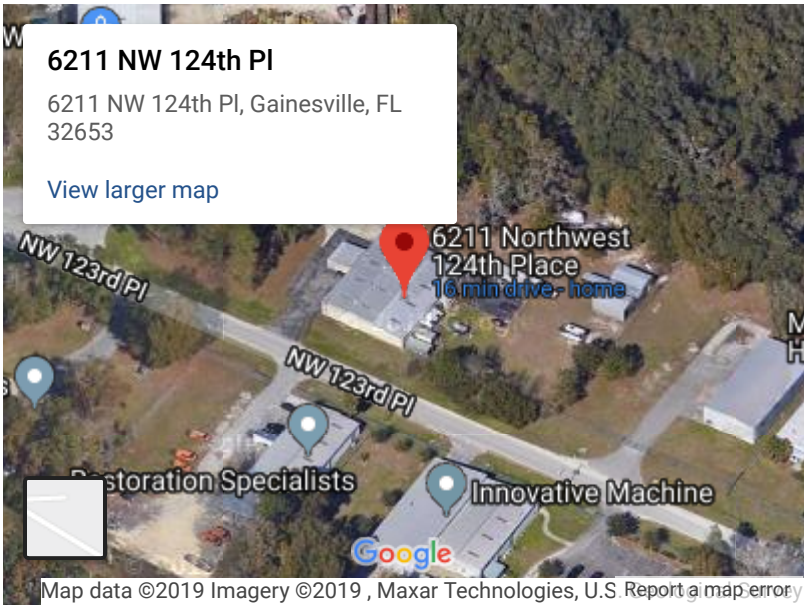
Get Bills by Email

PAID 2018-11-28 \$4,074.64
Receipt #18-0034639

Owner: QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615
Situs: 6211 NW 124TH PL

Account number: 05893 010 004
Alternate Key: 1026971
Millage code: 1700
Millage rate: 22.5620

Assessed value: 174,900
School assessed value: 174,900
Unimproved land value: 55,800



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$3,946.10
Non-ad valorem: \$298.32
Total Discountable: 4244.42
No Discount NAVA: 0.00
Total tax: \$4,244.42

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 A REPLAT OF LOT 4 PB P-88 OR 3881/0335

Location

Book, page, item: 3881-335-
Geo number: 28-08-19-05893010004
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.600





2018 Roll Details — Real Estate Account At 6217 NW 123RD PL

Print this page

Real Estate Account #05893 010 005

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

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2002

PAID

Get Bills by Email

PAID 2018-11-16 \$2,208.48

Receipt #18-0020174

Owner: B & C CRANE SERVICE INC

PO BOX 1476

ALACHUA, FL 32616

Situs: 6217 NW 123RD PL

Account number: 05893 010 005

Alternate Key: 1026972

Millage code: 1700

Millage rate: 22.5620

Assessed value: 92,800

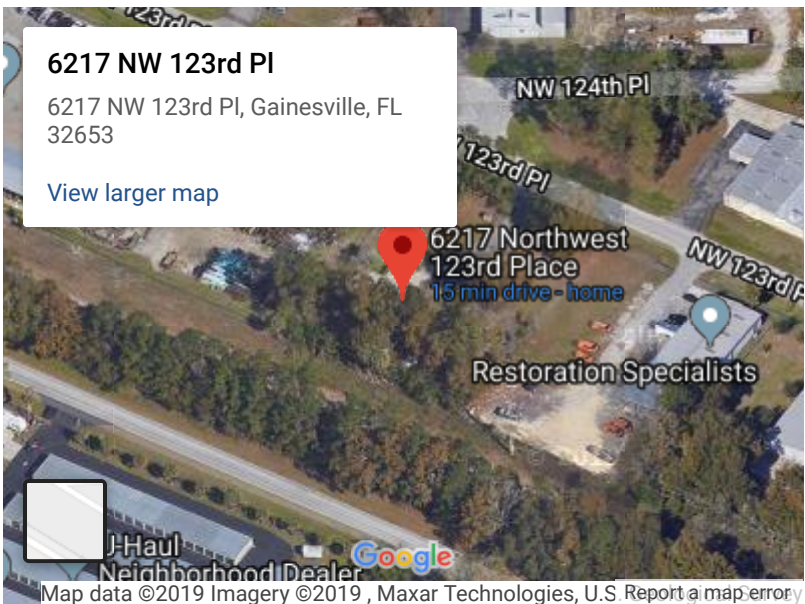
School assessed value: 92,800

Unimproved land value: 35,000

6217 NW 123rd PI

6217 NW 123rd PI, Gainesville, FL
32653

[View larger map](#)



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2,093.74

Non-ad valorem: \$206.76

Total Discountable: 2300.50

No Discount NAVA: 0.00

Total tax: \$2,300.50

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 5 OR 3690/0112

Location

Book, page, item: 3690-112-

Geo number: 28-08-19-05893010005

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04800

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 010 006

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2018-11-16 \$886.57
Receipt #18-0019928

Owner: ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070
Situs: Unassigned Location RE

Account number: 05893 010 006
Alternate Key: 1026973
Millage code: 1700
Millage rate: 22.5620

Assessed value: 36,900
School assessed value: 36,900
Unimproved land value: 35,000



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$832.54
Non-ad valorem: \$90.97
Total Discountable: 923.51
No Discount NAVA: 0.00
Total tax: \$923.51

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 6 OR 1937/2821
Location

Book, page, item: 1937-2821-
Geo number: 28-08-19-05893010006
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04900
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6327 NW 123RD PL

Print this page

Real Estate Account #05893 010 007

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

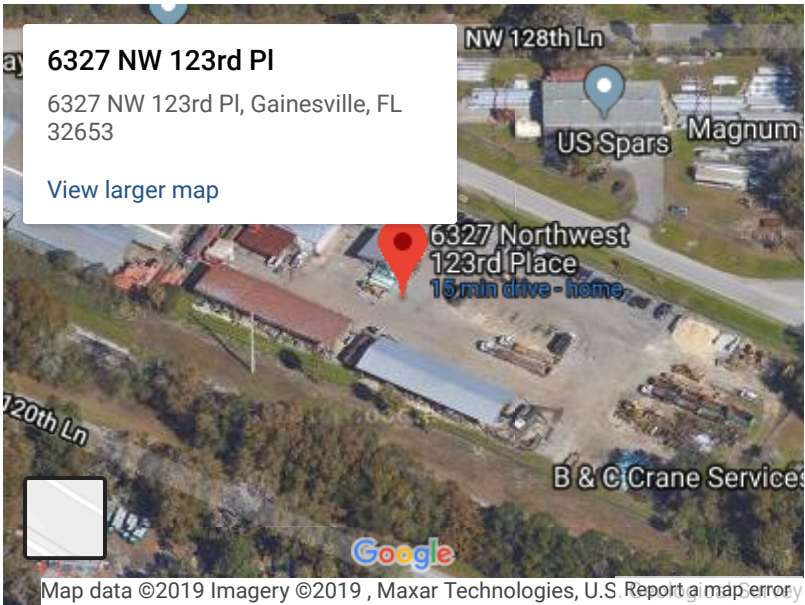
Get Bills by Email

PAID 2018-11-16 \$5,058.02
Receipt #18-0019928

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

Account number: 05893 010 007
Alternate Key: 1026974
Millage code: 1700
Millage rate: 22.5620

Assessed value: 214,500
School assessed value: 214,500
Unimproved land value: 70,000



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$4,839.55
Non-ad valorem: \$429.22
Total Discountable: 5268.77
No Discount NAVA: 0.00
Total tax: \$5,268.77

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOTS 7 & 8 OR 1937/2821
Location

Book, page, item: 1937-2821-
Geo number: 28-08-19-05893010007
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 2.009





2018 Roll Details — Real Estate Account At 6409 NW 123RD PL

[Print this page](#)

Real Estate Account #05893 010 009 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-02-04 \$11,141.70
Effective 2019-01-31
Receipt #18-0099012

Owner: RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700
Situs: 6409 NW 123RD PL

Account number: 05893 010 009
Alternate Key: 1026975
Millage code: 1700
Millage rate: 22.5620

Assessed value: 459,500
School assessed value: 459,500
Unimproved land value: 74,000



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$10,367.24
Non-ad valorem: \$1,001.84
Total Discountable: 11369.08
No Discount NAVA: 0.00
Total tax: \$11,369.08

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Location

Book, page, item: 1612-699-
Geo number: 28-08-19-05893010009
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 2.124





2018 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #05893 010 010

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

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No taxes due

Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 010 010
Alternate Key: 1026976
Millage code: 1700
Millage rate: 22.5620

Assessed value: 100
School assessed value: 100
Unimproved land value: 100

Flags

Taxes under minimum



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2.25
Non-ad valorem: \$0.00
Total Discountable: 2.25
No Discount NAVA: 0.00
Total tax: \$2.25

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 COMMON AREA STREETS OR 2812/1068
Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893010010
Range: 19
Township: 08
Section: 28
Neighborhood: 233200.94
Use code: 04000
Total acres: 0.000





2018 Roll Details — Real Estate Account At Unassigned Location RE

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Real Estate Account #05893 020 001

Parcel details

Latest bill

View/Print full bill history

2018

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2016

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PAID

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2002

PAID

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PAID 2019-01-15 \$857.75
Receipt #18-0086573

Owner: KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653
Situs: Unassigned Location RE

Account number: 05893 020 001
Alternate Key: 1026977
Millage code: 1700
Millage rate: 22.5620

Assessed value: 35,100
School assessed value: 35,100
Unimproved land value: 35,100



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$791.92
Non-ad valorem: \$83.34
Total Discountable: 875.26
No Discount NAVA: 0.00
Total tax: \$875.26

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 1 OR 4585/0190
Location

Book, page, item: 4585-0190-
Geo number: 28-08-19-05893020001
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04000
Total acres: 1.007





2018 Roll Details — Real Estate Account At 6100 NW 123RD PL

Print this page

Real Estate Account #05893 020 002

Parcel details

Latest bill

View/Print full bill history

2018

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2016

PAID

2015

PAID

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2002

PAID

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PAID 2019-01-15 \$3,538.47
Receipt #18-0086573

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

Account number: 05893 020 002
Alternate Key: 1026978
Millage code: 1700
Millage rate: 22.5620

Assessed value: 148,900
School assessed value: 148,900
Unimproved land value: 35,000

6100 NW 123rd PI

6100 NW 123rd PI, Gainesville, FL
32653

[View larger map](#)



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$3,359.48
Non-ad valorem: \$251.20
Total Discountable: 3610.68
No Discount NAVA: 0.00
Total tax: \$3,610.68

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 2 OR 4160/0219

Location

Book, page, item: 4160-219-
Geo number: 28-08-19-05893020002
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04800
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6115 NW 123RD PL

Print this page

Real Estate Account #05893 020 005

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

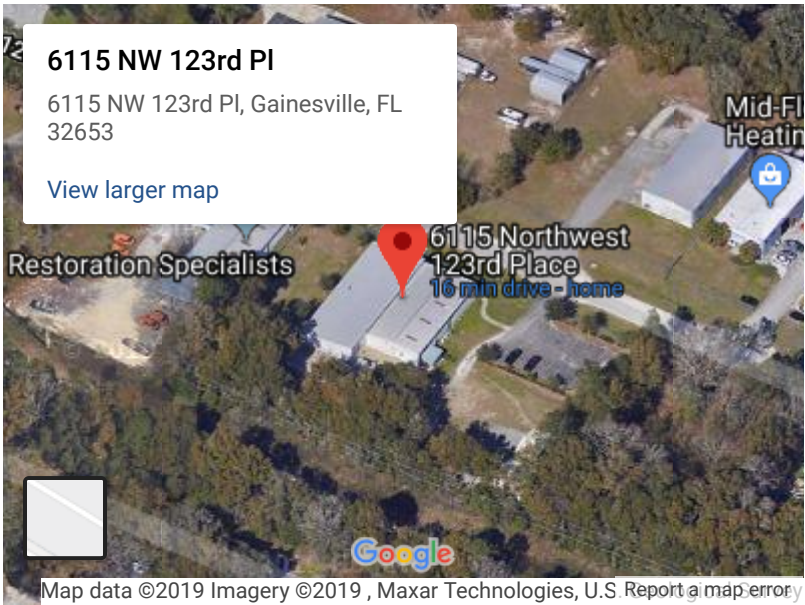
Get Bills by Email

PAID 2019-01-08 \$6,335.22
Receipt #18-0080962

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

Account number: 05893 020 005
Alternate Key: 1026981
Millage code: 1700
Millage rate: 22.5620

Assessed value: 259,400
School assessed value: 259,400
Unimproved land value: 30,600



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$5,852.58
Non-ad valorem: \$611.93
Total Discountable: 6464.51
No Discount NAVA: 0.00
Total tax: \$6,464.51

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 5 OR 2416/1527

Location

Book, page, item: 2416-1527-
Geo number: 28-08-19-05893020005
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6109 NW 123RD PL

Print this page

Real Estate Account #05893 020 006

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2019-01-08 \$616.90

Receipt #18-0080968

Owner: INNOVATIVE PROPERTY INC

6115 NW 123RD PL

GAINESVILLE, FL 32653

Situs: 6109 NW 123RD PL

Account number: 05893 020 006

Alternate Key: 1026982

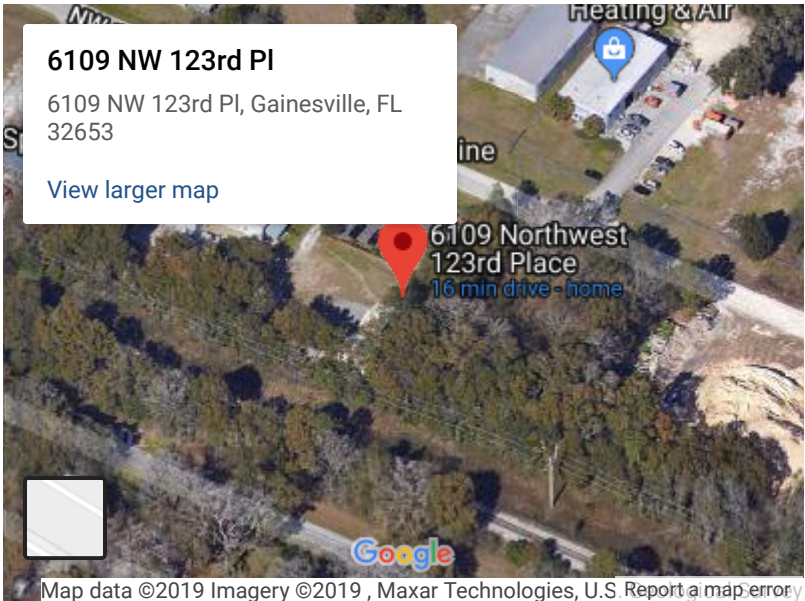
Millage code: 1700

Millage rate: 22.5620

Assessed value: 21,170

School assessed value: 30,600

Unimproved land value: 30,600



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$546.15

Non-ad valorem: \$83.34

Total Discountable: 629.49

No Discount NAVA: 0.00

Total tax: \$629.49

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 6 OR 2446/0340

Location

Book, page, item: 2446-340-

Geo number: 28-08-19-05893020006

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05893 020 007

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

[Get Bills by Email](#)

PAID 2019-01-08 \$758.27

Receipt #18-0080958

Owner: KSG HAUGE PROPERTIES LLC

6115 NW 123RD PL

GAINESVILLE, FL 32653

Situs: Unassigned Location RE

Account number: 05893 020 007

Alternate Key: 1026983

Millage code: 1700

Millage rate: 22.5620

Assessed value: 30,600

School assessed value: 30,600

Unimproved land value: 30,600

[View larger map](#)



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$690.40

Non-ad valorem: \$83.34

Total Discountable: 773.74

No Discount NAVA: 0.00

Total tax: \$773.74

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 7 OR 4423/1316

Location

Book, page, item: 4423-1316-

Geo number: 28-08-19-05893020007

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 020 008

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2018-11-15 \$742.79
Receipt #18-0017011

Owner: MCGINLEY RICHARD
5700 SW HWY 484
OCALA, FL 34473

Situs: Unassigned Location RE

Account number: 05893 020 008

Alternate Key: 1026984

Millage code: 1700

Millage rate: 22.5620

Assessed value: 30,600

School assessed value: 30,600

Unimproved land value: 30,600

[View larger map](#)



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$690.40

Non-ad valorem: \$83.34

Total Discountable: 773.74

No Discount NAVA: 0.00

Total tax: \$773.74

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 8 OR 4439/1794

Location

Book, page, item: 4439-1794-

Geo number: 28-08-19-05893020008

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 020 009

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

Get Bills by Email

No taxes due

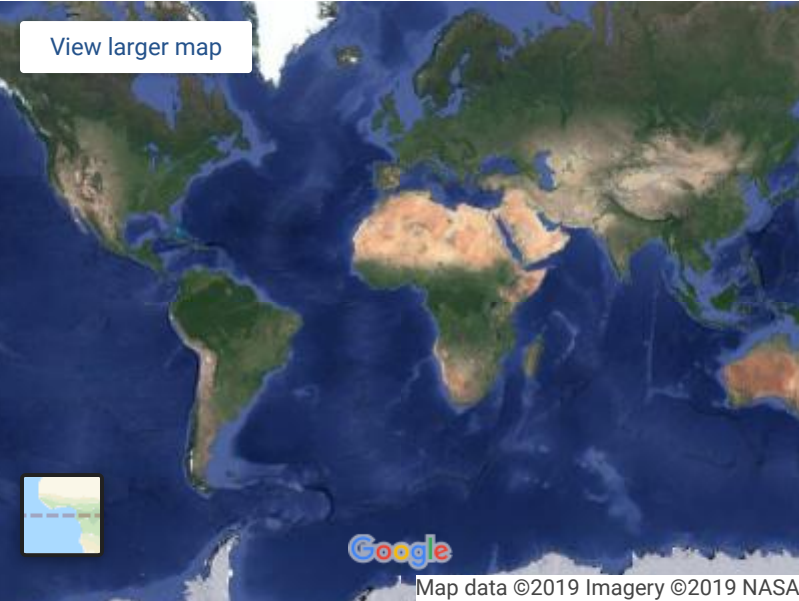
Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 020 009
Alternate Key: 1026985
Millage code: 1700
Millage rate: 22.5620

Assessed value: 100
School assessed value: 100
Unimproved land value: 100

Flags

Taxes under minimum



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2.25
Non-ad valorem: \$0.00
Total Discountable: 2.25
No Discount NAVA: 0.00
Total tax: \$2.25

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 COMMON AREA ROAD OR 2812/1068
Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893020009
Range: 19
Township: 08
Section: 28
Neighborhood: 233200.94
Use code: 04000
Total acres: 0.000



LEGAL DESCRIPTION

Tax Parcel 05893-000-000

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R-R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R.R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 15 5 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 15 5 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E.
Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public- Records of Alachua County, Florida.

Tax Parcel 05893-001-000

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning in the NW corner of NE ¼ of NE ¼ of NE ¼ of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

Tax Parcel 05893-010-010

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 COMMON AREA STREETS OR 2812/1068

Tax Parcel 05893-020-009

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 COMMON AREA ROAD OR 2812/1068

Tax Parcel 05893-020-008

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 8 OR 4439/1794

Tax Parcel 05893-010-006

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 6 OR 1937/2821

Tax Parcel 05893-010-007

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOTS 7 & 8 OR 1937/2821

Tax Parcel 05893-010-005

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 5 OR 3690/0112

Tax Parcel 05893-020-005

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 5 OR 2416/1527

Tax Parcel 05893-020-006

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 6 OR 2446/0340

Tax Parcel 05893-020-002

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 2 OR 4160/0219

Tax Parcel 05893-020-001

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 1 OR 4585/0190

Tax Parcel 05893-020-007

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 7 OR 4423/1316

Tax Parcel 05893-010-004

MCGINLEY INDUSTRIAL PARK UNIT NO 1 A REPLAT OF LOT 4 PB P-88 OR 3881/0335

Tax Parcel 05893-010-009

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Tax Parcel 05893-010-001

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 1 OR 2221/2413

TODAY IN HISTORY

In 1783, the first manned balloon flight took place in Paris as Jean-Francois Pilatre de Rozier ascended in a basket attached to a tethered Montgolfier hot-air balloon, rising to about 75 feet.

In 1940, Charles Chaplin's first all-talking comedy, "The Great Dictator," a lampoon of Adolf Hitler, opened in New York.

In 1945, the former premier of Vichy France, Pierre Laval, was executed for treason.

In 1946, Nazi war criminal Hermann Goering (GEH'-reeng) fatally poisoned himself hours before he was to have been executed.

In 1954, Hurricane Hazel made landfall on the Carolina coast as a Category 4 storm; Hazel was blamed for some 1,000 deaths in the Caribbean, 95 in the U.S. and 81 in Canada.

In 1976, in the first debate of its kind between vice-presidential nominees, Democrat Walter F. Mondale and Republican Bob Dole faced off in Houston.

In 1989, South African officials released eight prominent political prisoners, including Walter Sisulu (sih-SOO'-loo).

In 2003, eleven people were killed when a Staten Island ferry slammed into a maintenance pier. (The ferry's pilot, who'd blacked out at the controls, later pleaded guilty to eleven counts of manslaughter.)

In 2006, three members of Duke University's lacrosse team appeared on CBS' "60 Minutes" to deny raping a woman who'd been hired to perform as a stripper (Collin Finnerty, Reade Seligmann and David Evans were later exonerated).

TODAY'S BIRTHDAYS

Jazz musician **Freddy Cole** is 88. Singer **Barry McGuire** is 84. Actress **Linda Lavin** is 82. Singer **Tito Jackson** is 66. Actor-comedian **Larry Miller** is 66. Chef **Emeril Lagasse** is 60. Actress **Tanya Roberts** is 60. Rhythm-and-blues singer **Ginuwine** is 49. Actor **Devon Gummersall** is 41. Actor **Chris Olivero** is 40. Actor **Vincent Martella** is 27. Actress **Bailee Madison** is 20.

Hong Kong police: Homemade bomb targeted officers

By John Leicester
The Associated Press

HONG KONG — A homemade, remote-controlled bomb intended to “kill or to harm” riot control officers was detonated as they deployed against renewed violence in Hong Kong over the weekend, police said Monday, in a further escalation of destructive street battles gripping the business hub.

The “loud thud” Sunday night close to riot officers who had been clearing away a protester-built road block marked the first known use of an explosive device during protests that started in June over a contested extradition bill and have snowballed into an anti-government, anti-police and anti-China movement.

“It exploded less than 2 meters (yards) away from a police vehicle. We have reason to believe that the bomb was meant to target police officers,” Deputy Commissioner Tang Ping-keung said at a news conference, speaking through a translator.

But despite spiraling



Protestors light their phones Monday during a peaceful rally in central Hong Kong's business district. [FELIPE DANA/ THE ASSOCIATED PRESS]

violence, widespread vandalism and gasoline-bomb attacks by black-clad hardcore protesters, and repeated government appeals for people not to take their side, the protest movement is still rousing determined support from more moderate demonstrators, broadly worried about the future of the semi-autonomous Chinese territory and its freedoms, unique in China.

A peaceful rally in central Hong Kong's swanky business district on Monday night drew a giant crowd

tens of thousands strong, a chanting, singing throng so massive that demonstrators filled side streets and broad boulevards. Holding aloft cellphones, the crowd looked like a galaxy of stars. Organizers said they drew 130,000 participants.

Many waved U.S. flags. The rally appealed for the U.S. Congress to press on with legislation that would require the secretary of state to annually review Hong Kong's special economic and trade status, providing a check on Beijing's influence over the

territory.

A banner where speakers whipped up the crowd appealed for President Donald Trump to “liberate Hong Kong.” Another read, “Make Hong Kong great again.”

The majority of demonstrators wore face masks, a practice first adopted by many to protect their identities amid profound distrust of the police and government but now also a symbol of dissent since Hong Kong's leader, Carrie Lam, made the wearing of masks at rallies punishable by a year in jail.

Widespread defiance of the mask ban and the solid turnout for Monday's rally suggested that Lam's government is barely making headway with its efforts to get demonstrators to turn their back on the movement's more radical and destructive hardcore. Tang, the deputy commissioner, sought again to swing opinion at his news conference, saying violence against police has reached “a life-threatening level.”

“If members of the public continue to remain silent

and condone and tolerate such behavior they will go from bad to worse,” he said. “Please cut ties with these criminals and rioters.”

No casualties were reported from the detonation Sunday night on a usually busy thoroughfare in Kowloon that was among dozens of protest hotspots.

“There was a loud thud,” Chin-chiu Suryanto, an officer with the police force's bomb-disposal unit, said through a translator.

He held up a photo taken from a police vehicle dashcam that showed a blurry spot of light, circled in yellow on the picture.

“The intent (was) to kill or to harm the police officers at the scene,” Suryanto said, although he also said the explosion was “not a very strong” one, leaving burn marks.

The “improvised explosive device that was controlled by a mobile phone” was concocted with a “highly effective” explosive and placed in plants, he said. He likened its use to “terrorist events” seen elsewhere in the world.

Protests erupt as Spain convicts leading Catalan separatists

By Aritz Parra and Ciaran Giles
The Associated Press

MADRID — Riot police charged at protesters outside Barcelona's airport Monday after the Supreme Court sentenced 12 prominent Catalan separatists to lengthy prison terms for their roles in a 2017 push for the wealthy Spanish region's independence.

Police used batons against the protesters who converged on El Prat airport after a call by the grassroots group Democratic Tsunami, which supports Catalan secession. An Associated Press reporter at the scene saw police fire projectiles. Spanish media said police had used foam-type bullets.

A dozen people were treated for minor injuries at the scene, Catalan emergency service SEM said.



Riot policemen clash with protestors Monday outside El Prat airport in Barcelona, Spain. [EMILIO MORENATTI/ THE ASSOCIATED PRESS]

Spain's airport operator, AENA, said at least 67 flights were canceled.

The heavy prison sentences rallied the separatist cause, which is going through its most difficult period in years as its most charismatic leaders are behind bars or abroad, before Spain's Nov. 10 general election.

The Catalan separatist

movement's two main political parties have been at odds over strategy, and the grassroots organizations that have driven the movement have voiced criticism about the lack of political progress.

Spain's caretaker prime minister, Pedro Sanchez, said he hoped the sentence would mark a watershed in the long

standoff between national authorities in Madrid and separatists in the Catalan capital Barcelona. Sanchez said the court's verdict proved the 2017 secession attempt had become “a shipwreck.”

He urged people to “set aside extremist positions” and “embark on a new phase” for Catalonia.

But secessionists were

defiant and took to the streets in a show of force.

Protesters also halted some Catalan train services by placing burning tires and wood on tracks. They also blocked some roads in the region. Further marches and protests were scheduled for Monday evening.

The convicted Catalan leaders — jailed for nearly two years while their case was heard — have grown into powerful symbols for the separatists. Many sympathizers wear yellow ribbons pinned to their clothes as a sign of protest.

Separatist politicians said they would give no ground.

Catalan regional president Quim Torra described the court's verdict as “an act of vengeance.” He said it “will not stop us from acting on our determination to build an independent state.”

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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Alachua County PD to City of Alachua IG, General Industrial District, on tax parcel numbers
05893-010-006, 05893-010-007,
05893-010-005, 05893-020-005, 05893-020-006,
05893-020-002, 05893-020-001, 05893-020-007,
05893-000-000, 05893-001-000, 05893-010-010,
05893-020-009, 05893-020-008, 05893-010-004,
05893-010-009, and 05893-010-001, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 6:00 p.m. on October 29, 2019 at Innovative Machine at 6115 NW 123rd Pl., Alachua, FL 32653.

eda
engineers - surveyors - planners

Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
(352) 373-3541

LOTTERY

LOTTO
Wednesday's jackpot: \$11 million
Oct. 12: 9-25-34-37-40-46

FANTASY 5
Oct. 13: 9-11-23-26-27
PICK 2
Oct. 14: Midday: 2-1

Oct. 13: Evening: 8-5
PICK 3
Oct. 14: Midday: 2-1-5
Oct. 13: Evening: 6-4-1
PICK 4
Oct. 14: Midday: 7-4-0-7
Oct. 13: Evening: 0-4-1-0
PICK 5
Oct. 14: Midday: 7-6-7-5-7
Oct. 13: Evening: 6-9-2-5-2

JACKPOT TRIPLE PLAY
Today's jackpot: \$800,000
Oct. 11: 1-2-14-15-30-31

POWERBALL
Wednesday's jackpot: \$100 million
Oct. 12: 12-29-34-53-65
Powerball: 23

MEGA MILLIONS
Today's jackpot: \$65 million
Oct. 11: 14-22-30-37-60
Mega Ball: 8

CASH4LIFE
Oct. 13: 2-34-47-51-58
Cash Ball: 3

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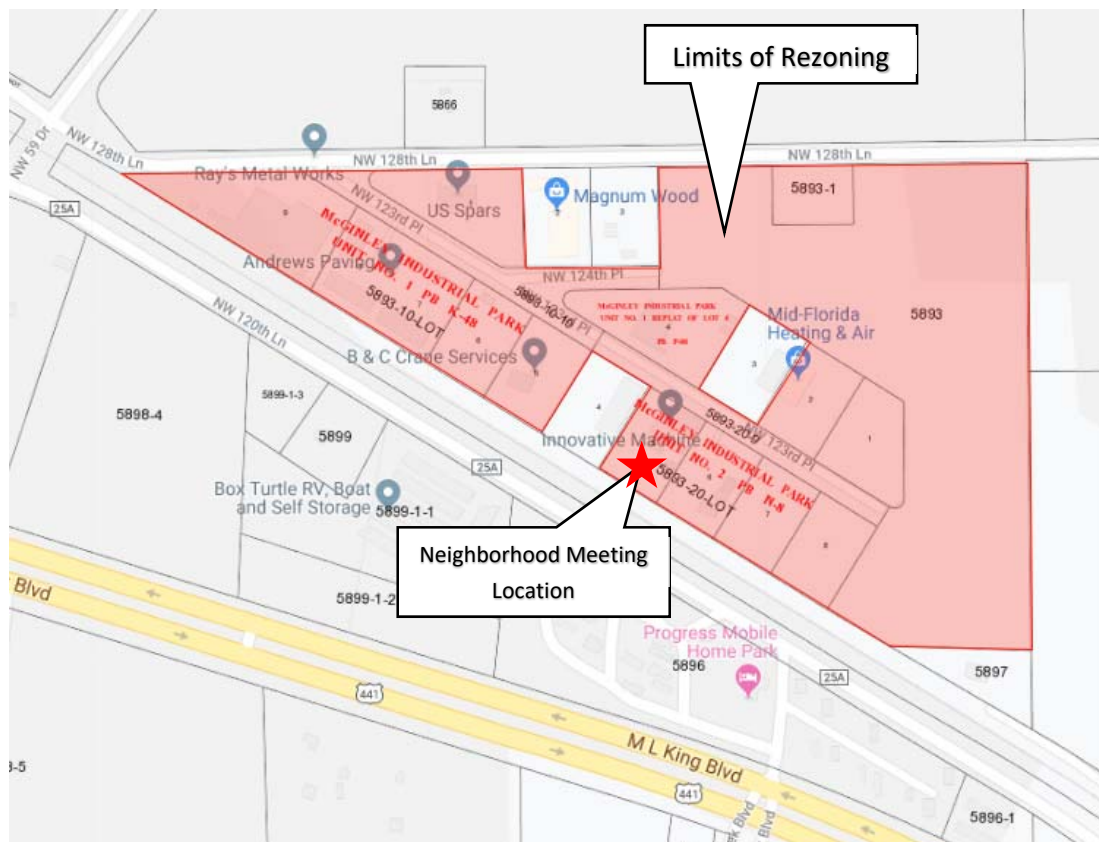
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NEIGHBORHOOD WORKSHOP NOTICE

Date: October 29, 2019
Time: 6:00 PM
Place: Innovative Machine
6115 NW 123rd Pl
Alachua, FL 32653
Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning from PD to IG, General Industrial District, on tax parcel numbers 05893-010-006, 05893-010-007, 05893-010-005, 05893-020-005, 05893-020-006, 05893-020-002, 05893-020-001, 05893-020-007, 05893-000-000, 05893-001-000, 05893-010-010, 05893-020-009, 05893-020-008, 05893-010-004, 05893-010-009, and 05893-010-001, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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

05884-001-002
STATE OF FLORIDA DEPARTMENT OF
1109 SOUTH MARION AVE
LAKE CITY, FL 32025-5874

05899-001-001
BTTOE LLC
1155 WEST L ST
BENICIA, CA 94510

05899-000-000
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05899-001-003
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05893-020-003
QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-004
QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

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

05897-000-000
GLASS & GREENO JR & GREENO
21404 NW 205TH ST
HIGH SPRINGS, FL 32643-4028

05893-010-002
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

05893-010-003
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

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

05893-000-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-001-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

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

05893-020-009
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-020-008
MCGINLEY RICHARD
5700 SW HWY 484
OCALA, FL 34473

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

05893-020-001
KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05896-001-000
MAGURA MARK & DIETRA
6101 NW 120TH LN LOT 63
GAINESVILLE, FL 32653-7894

05896-000-000
TANNER MAUDE HEIRS
6101 NW 120TH LN LOT 65
GAINESVILLE, FL 32653

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

05893-020-006
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-007
KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

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

05893-010-006
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

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

05910-000-000
NORDHAUSEN & WILLCOX H/W
6822 NW 126TH AVE
GAINESVILLE, FL 32653-1079

05898-003-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05868-001-000
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL 32627-7117

05884-001-003
CITY OF GAINESVILLE
PO BOX 147117 STA A-130
GAINESVILLE, FL 32614-7117

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

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

05893-010-009
RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700

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5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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410 Turkey Creek
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23 Turkey Creek
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16801 NW 166th Drive
Alachua, FL 32615



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

MA

05898-003-000 & 05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

JACKSONVILLE
FL 320
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Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan

Date & Time: October 29, 2019 at 6:00 PM

Location: Innovative Machine
6115 NW 123rd Pl
Alachua, FL 32653

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Rezoning

Meeting Date & Time: October 29, 2019 at 6:00 PM

Location: Innovative Machine
6115 NW 123rd Pl
Alachua, FL 32653

Community Participants: 5

Attendees: As listed on attached Sign-in-Sheet

Project Representatives: Clay Sweger, eda
Ashley Scannella, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed rezoning of McGinley Industrial Park from PD to IG, General Industrial District.

Q: Why is the IG zoning proposed?

A: The property currently has an expired County PD zoning. The IG zoning is the appropriate zoning district to match the underlying Industrial future land use designation.

Q: What is the timeline for approval?

A: The rezoning will be submitted this week and should take approximately 4 months to be processed through the City.

Q: What does PD stand for?

A: Planned development. Site-specific zoning, usually with a master plan associated with it.

Q: So, the self-storage across the street is already zoned IG?

A: That is correct.

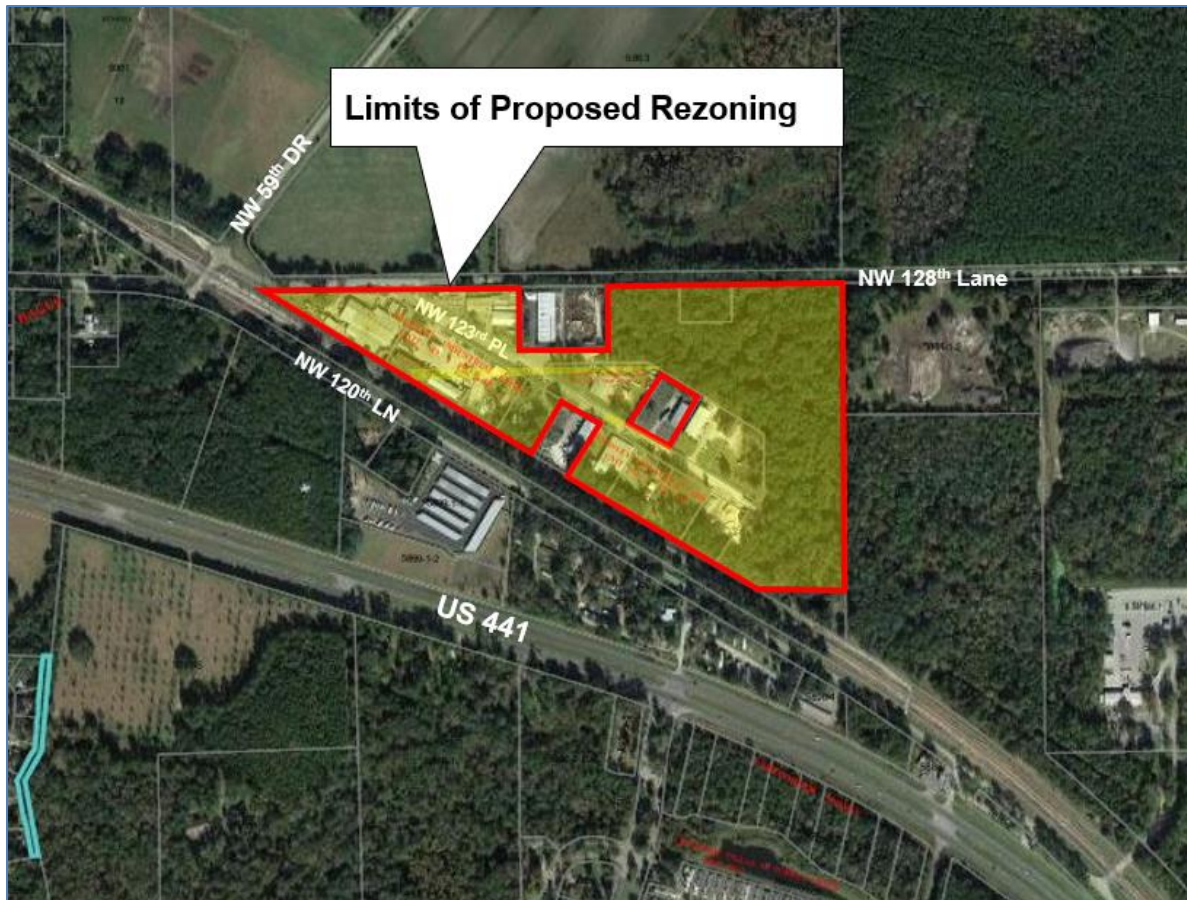
Q: What are the other nearby zonings?

A: CI is Commercial Intensive, RM is Mobile Home Park, A is Agriculture



engineers • surveyors • planners, inc.

Rezoning Justification Report



Project Request: Rezoning application from County PD to City of Alachua IG (Industrial General)

Location: 6000-6400 Block of NW 123rd PL & 6211 NW 124th PL

Parcel Number: Multiple parcels (see application)

Acreage: Approximately 34.6 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Multiple property owners (see application)

Date: October 31, 2019; Updated November 25, 2019

Table of Contents

Background	1
Statement of Proposed Change	2
Environmental Analysis	5
Comprehensive Plan Consistency	10
Public Facilities Analysis	21
Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas	26

List of Figures

Figure 1: Location Map	1
Figure 2: Existing Zoning	3
Figure 3: Existing Future Land Use Map	3
Figure 4: Proposed Zoning	5
Figure 5: Wetlands	6
Figure 6: Strategic Ecosystem	7
Figure 7: Soils	8
Figure 8: FEMA Flood Zones	9
Figure 9: Topography	10
Figure 10: Surrounding Uses	28

Background

The subject properties are located in the 6000-6400 block of NW 123rd Place & 6211 NW 124th Place (see Figure 1 below). The proposal concerns a portion of the McGinley Industrial Park, consisting of approximately 34.6 acres.



There are 16 tax parcels with multiple property owners (please see the application for names of owners):

- 05893-000-000
- 05893-001-000
- 05893-010-001
- 05893-010-004
- 05893-010-005
- 05893-010-006
- 05893-010-007
- 05893-010-009

- 05893-010-010
- 05893-020-001
- 05893-020-002
- 05893-020-005
- 05893-020-006
- 05893-020-007
- 05893-020-008
- 05893-020-009

These parcels are all located within Section 28, Township 8, Range 19. The parcels were annexed into the City of Alachua in 2001 and 2007. The platted portion of the McGinley Industrial Park was annexed September 6, 2001 by Ordinance 0-01-41. The remaining unplatted portion was annexed January 14, 2008 by Ordinance 07-47.

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

Subsequent to annexation, the future land use designation on the subject parcels was changed to City of Alachua Industrial in 2005 and 2008. The platted parcels were designated Industrial by Ordinance 05-06 adopted April 11, 2005. The Industrial land use category was placed on the unplatted portion on January 14, 2008 by Ordinance 07-34.

The current zoning on the parcels remains Alachua County PD, which is inconsistent with the City of Alachua's underlying land use designation. And, since the PD is expired and invalid within the City of Alachua, no new projects or development can occur on the property until an appropriate City of Alachua zoning designation is placed on the property.

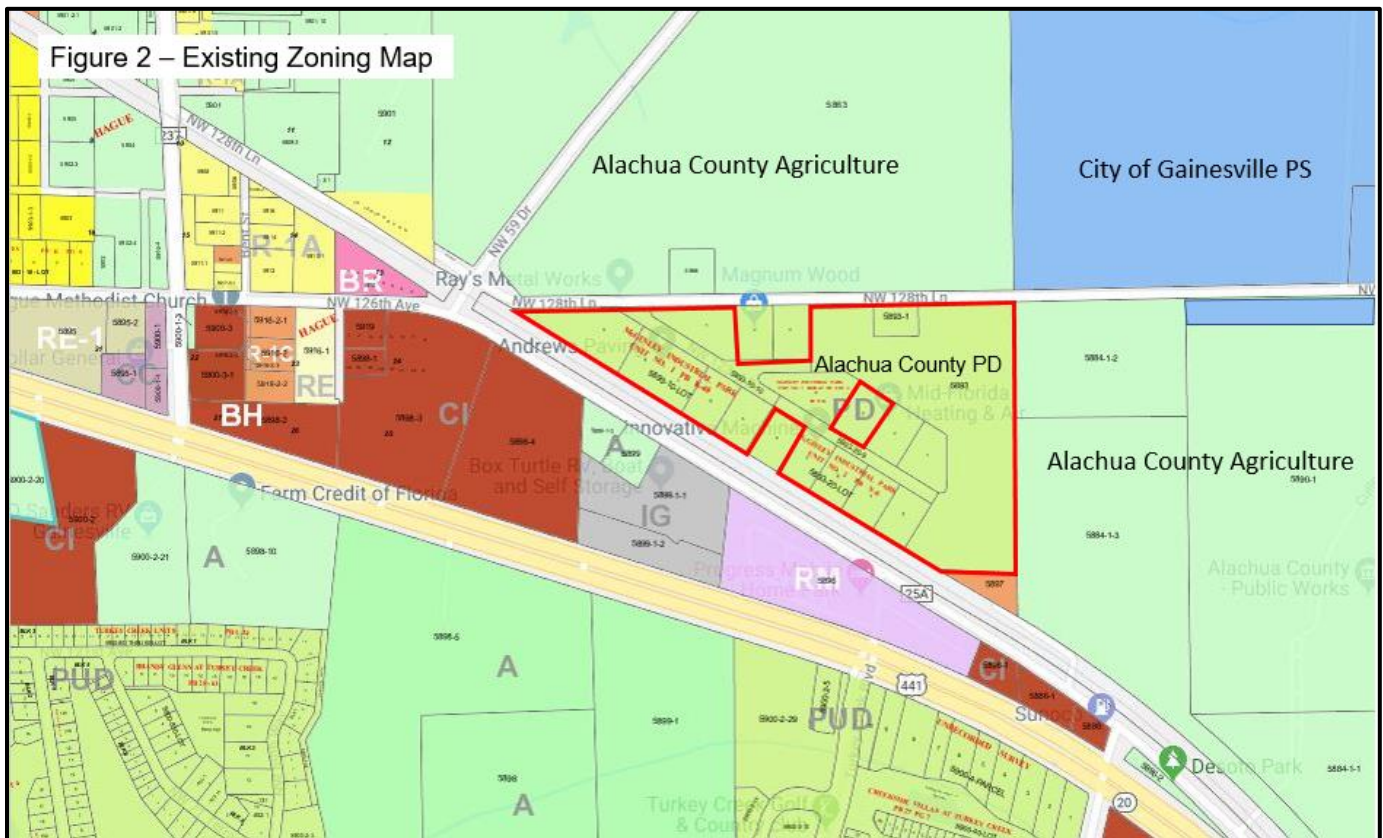
Statement of Proposed Change

The property owners request to amend the Official Zoning Atlas from Alachua County PD to City of Alachua IG (Industrial General) on approximately 34.6 acres of a portion of the McGinley Industrial Park. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning designation that is consistent with the underlying future land use designation of Industrial. It should be noted that four parcels within the McGinley Industrial Park are not included within the rezoning request because those property owners are not participating in the application process.

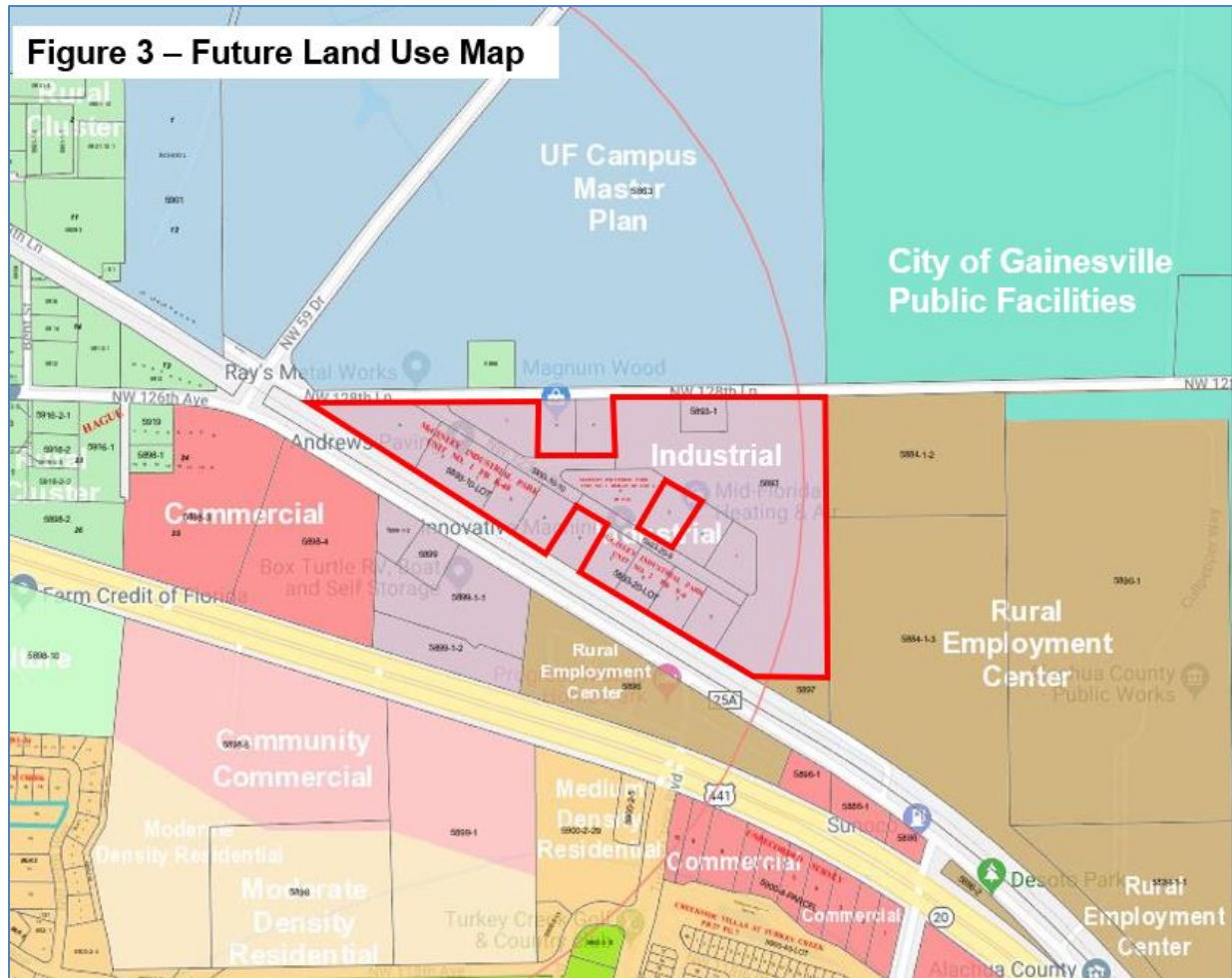
The subject parcels are bounded to the north by NW 128th Lane (north across from NW 128th Lane is vacant land owned by the State of Florida, to the south by an active CSX rail line and a single-family dwelling on a parcel in unincorporated Alachua County, to the west by the intersection of NW 128th

Lane and NW 59th Drive and to the east by vacant land owned by the Florida Department of Transportation and City of Gainesville.

Currently, the subject property is utilized for a variety of industrial and warehousing uses with 9 separate owners. The Property Appraiser's Office indicates that 8 of the 16 parcels are vacant, which comprise approximately 23.4 acres. However, two of those vacant parcels (2.9 acres) are utilized as access (private roads) to the various lots (NW 123rd PL and NW 124th PL) in the industrial park.



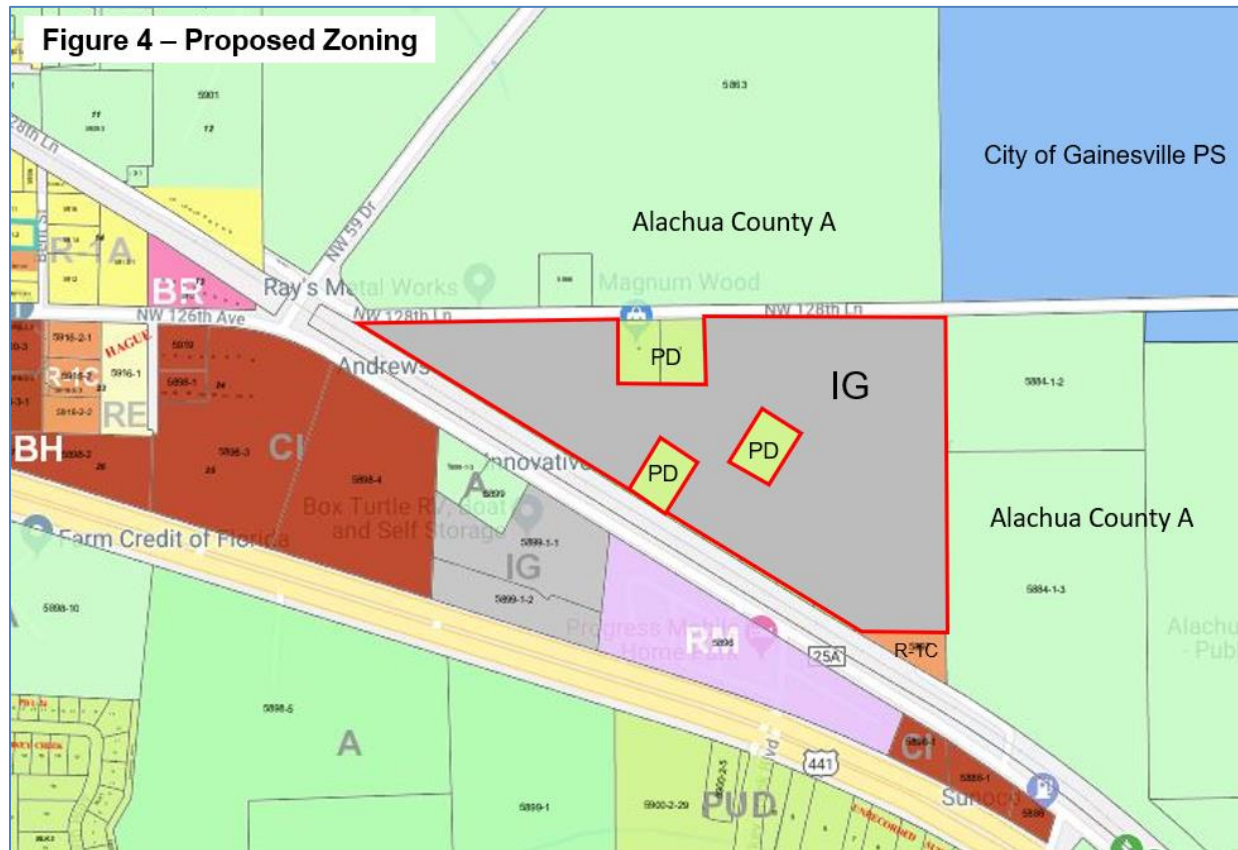
The Future Land Use map is illustrated below in Figure 3:



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

Figure 4 below illustrates the proposed IG zoning district on the approximately 34.6-acre subject parcels. It is logical to change these parcels to the IG zoning district given the existing industrial uses on them (allowed by the Alachua County Industrial PD) and the fact that they already have a City of Alachua Industrial future land use category. This is consistent with the City’s Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Code

will ensure adequate buffering and design between any adjacent residential uses and the proposed Commercial uses on the property.



As described above, the proposed General Industrial (IG) zoning district is appropriate for these parcels based on the types of uses in the McGinley Industrial Park, the fact that the Industrial Park has frontage along an operating railroad line (CSX), and general compatibility with surrounding land use categories.

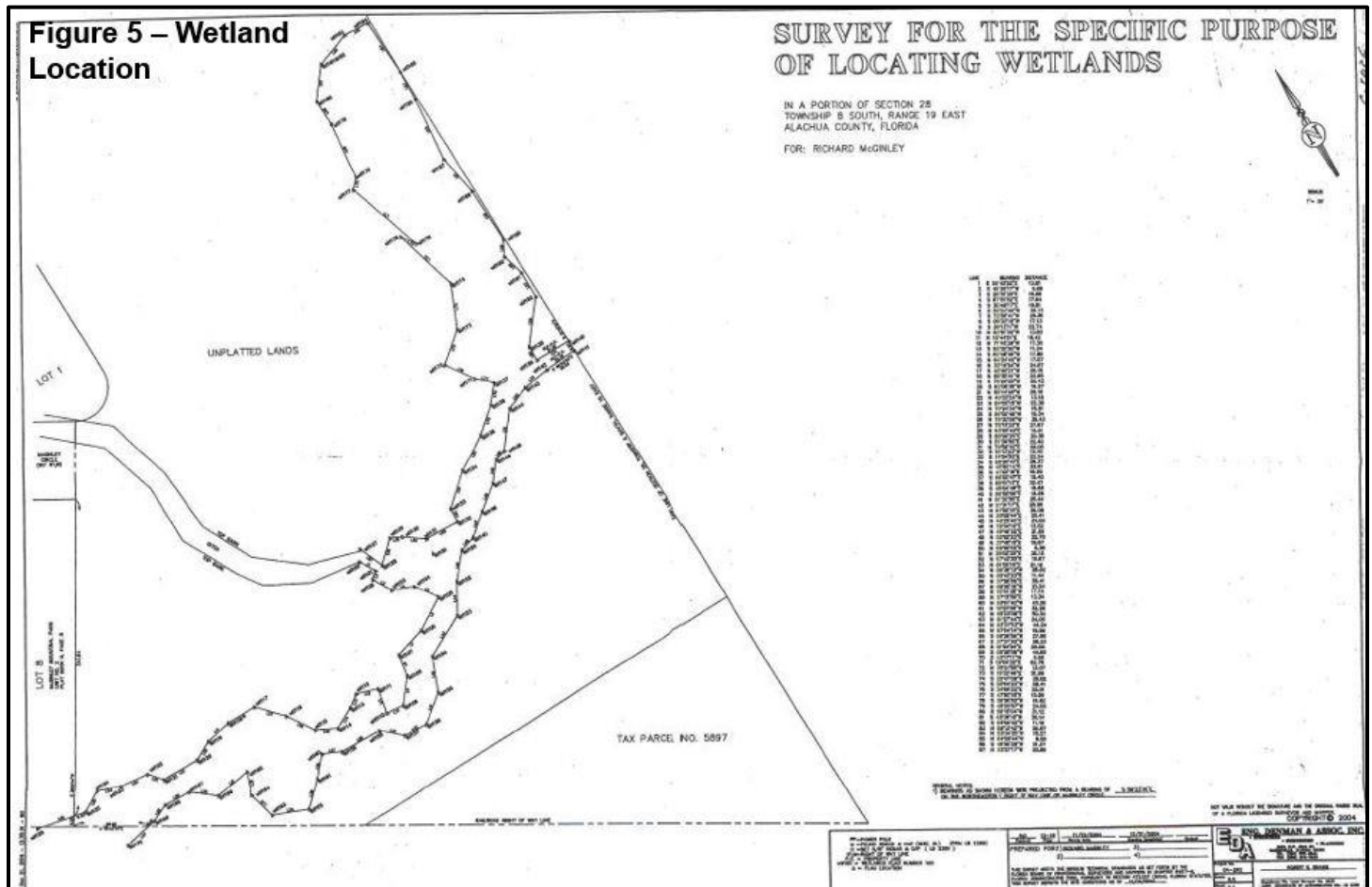
Environmental Analysis

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

Wetlands:

With the exception of Parcel 05893-000-000, there are no wetlands on the site. Based on a delineation by Pete Wallace of ERC, a portion of Parcel 05893-000-000 contains wetlands (see Figure 5). According to the ERC Report, a creek runs through the wetland area. "This creek, likely a branch of

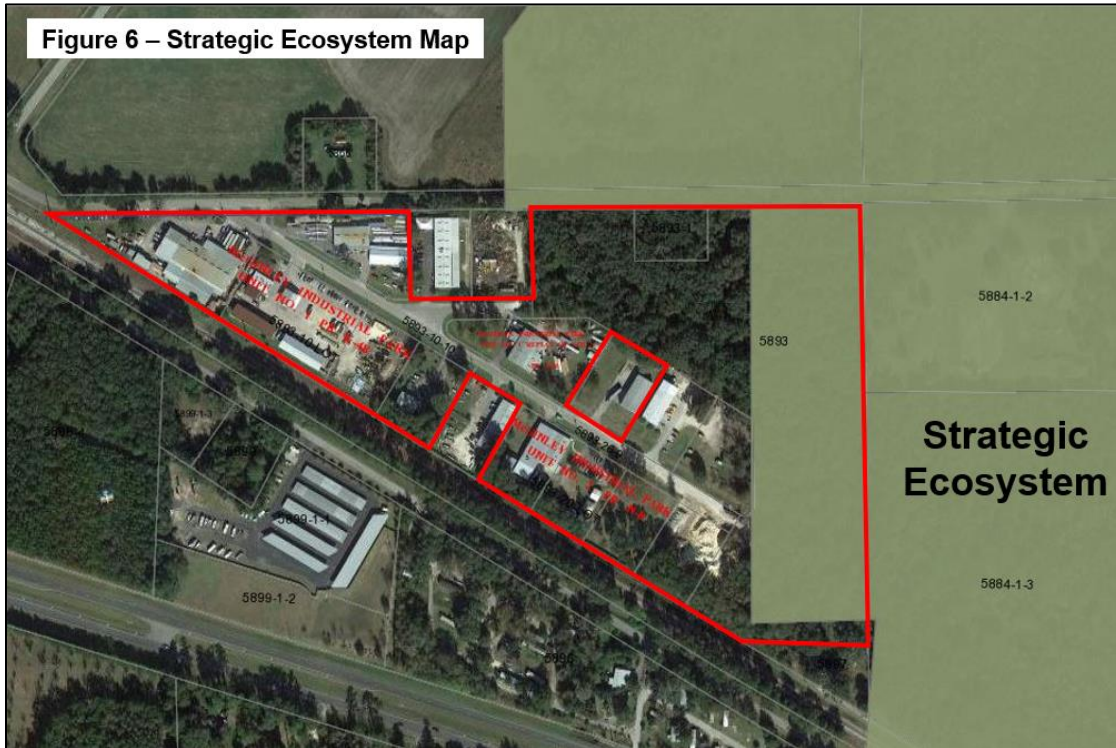
Turkey Creek, is deeply-incised and flows to the south, under US 441 and ultimately to Pinkoson Springs. The wetland has been significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary.”



Strategic Ecosystem:

A portion of Parcel 05893-000-000 is shown as being within the Alachua County Strategic Ecosystem (see Figure 6). This delineation was made prior to the parcel being annexed into the City of Alachua. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems. However, due to the adjacency with the larger Hague Flatwoods Strategic Ecosystem in unincorporated Alachua County, any future development proposals on the property probably will be shared with Alachua County for review.

Figure 6 – Strategic Ecosystem Map

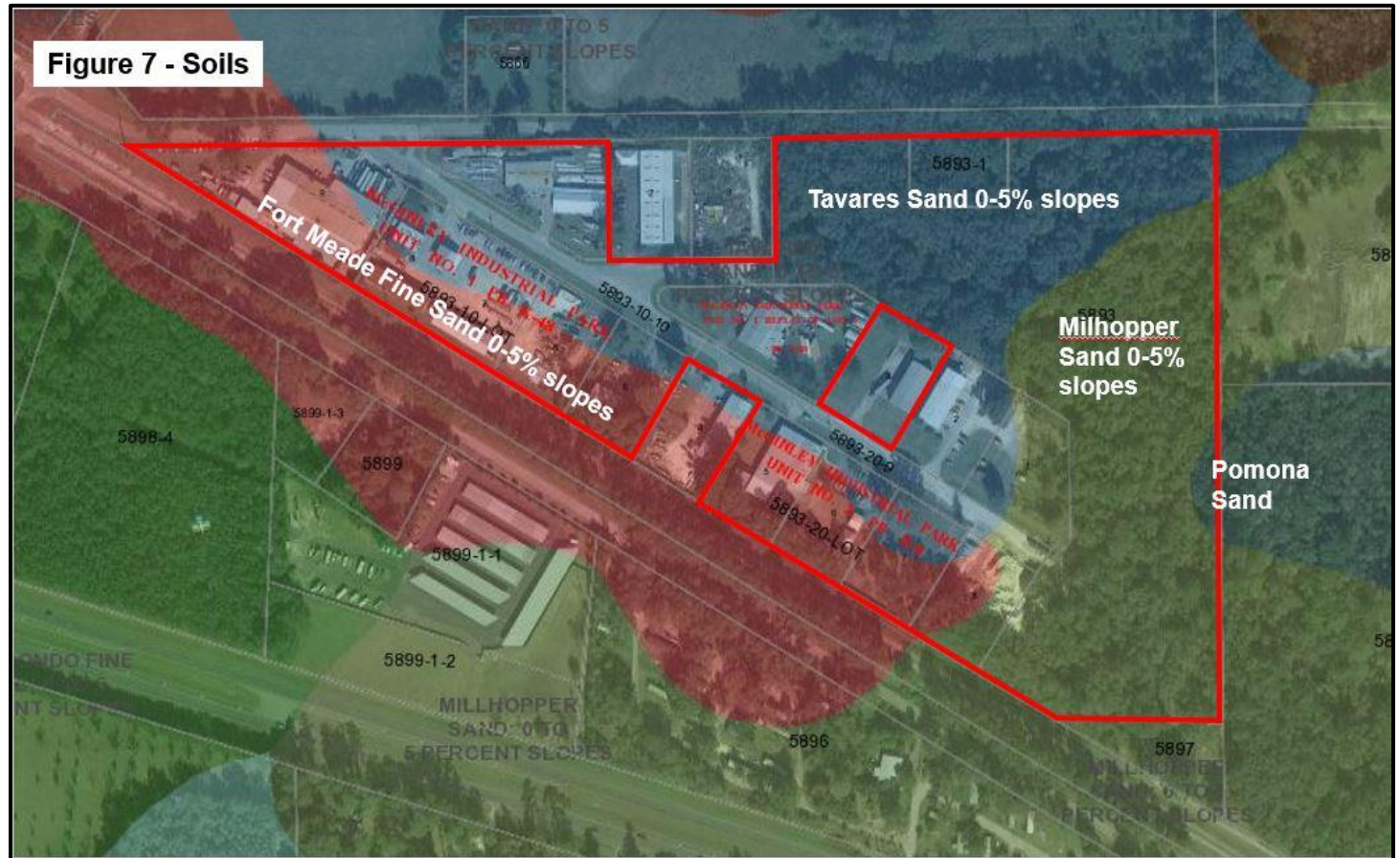


A 2007 geotechnical study associated with the land use amendment for Parcels 05893-000-000 and 05893-001-000 (adopted by Ordinance 07-34 on March 10, 2008) identified an area near the extreme southern portion of the parcel with an isolated ground depression or sinkhole condition. The depression was noted to be just a few feet lower than the surrounding ground surface. At the time of any future development proposal, further engineering evaluation of that surface depression should be made.

Soils:

Soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes, Tavares Sand; 0 to 5 percent slopes, Millhopper Sand; 0 to 5 percent slopes, and a very small portion of Pomona Sand (only on Parcel 05893-000-000). According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is “a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.” Tavares sand, 0 to 5 percent slopes is a “nearly level to gently sloping, moderately well drained soil....This soil has slight limitations for dwellings without basements, small commercial buildings, and local road and streets.” Millhopper sand, 0 to 5 percent slopes is a “nearly level to gently sloping, moderately well drained soil in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods....This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.” Pomona sand is a “nearly level, poorly drained soil in small and large areas in the flatwoods....This Pomona soil has several limitations for

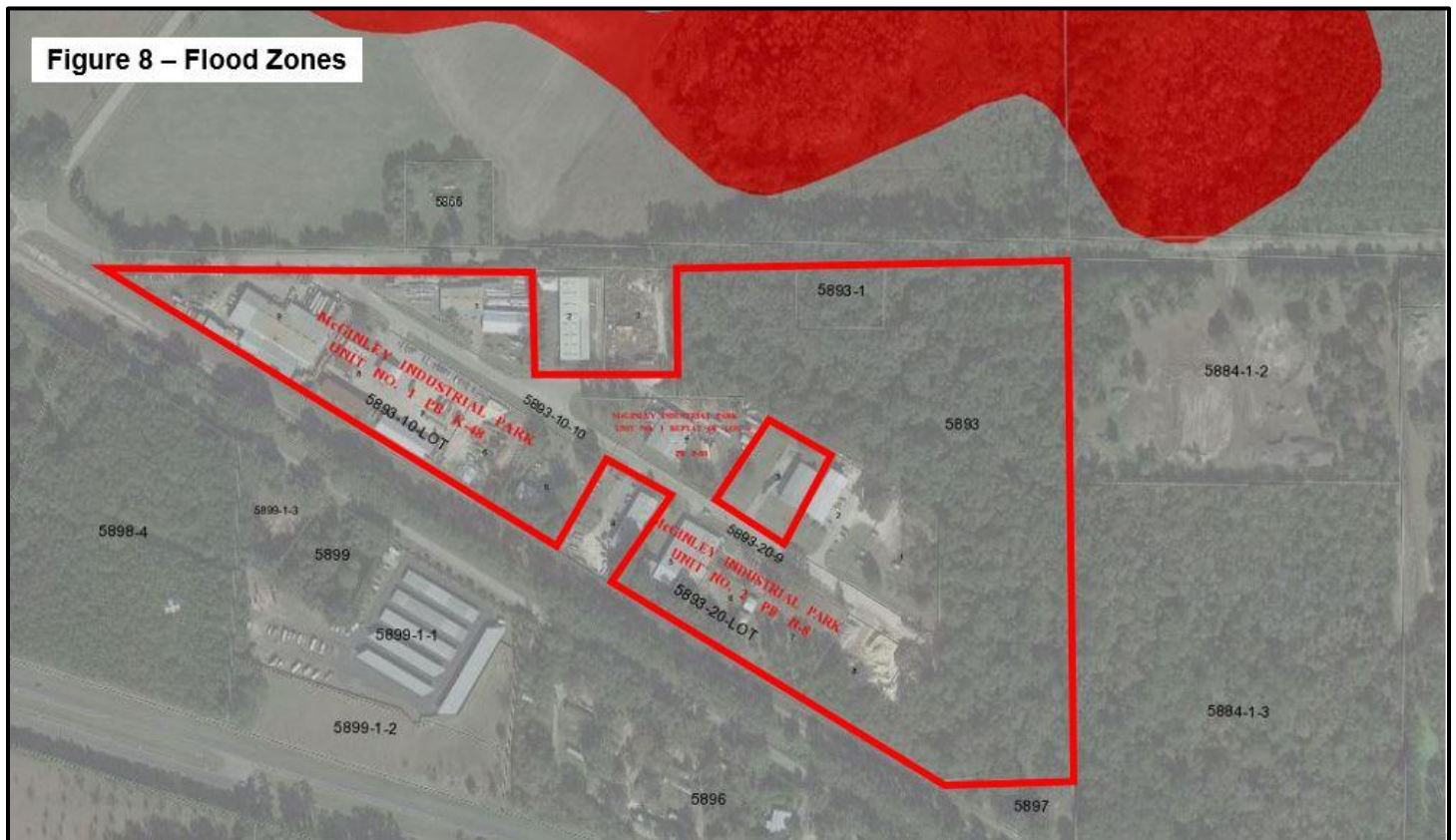
urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets.”



100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property. All of the parcels are in Flood Zone X, outside the 0.2% annual chance of flood hazard.

Figure 8 – Flood Zones

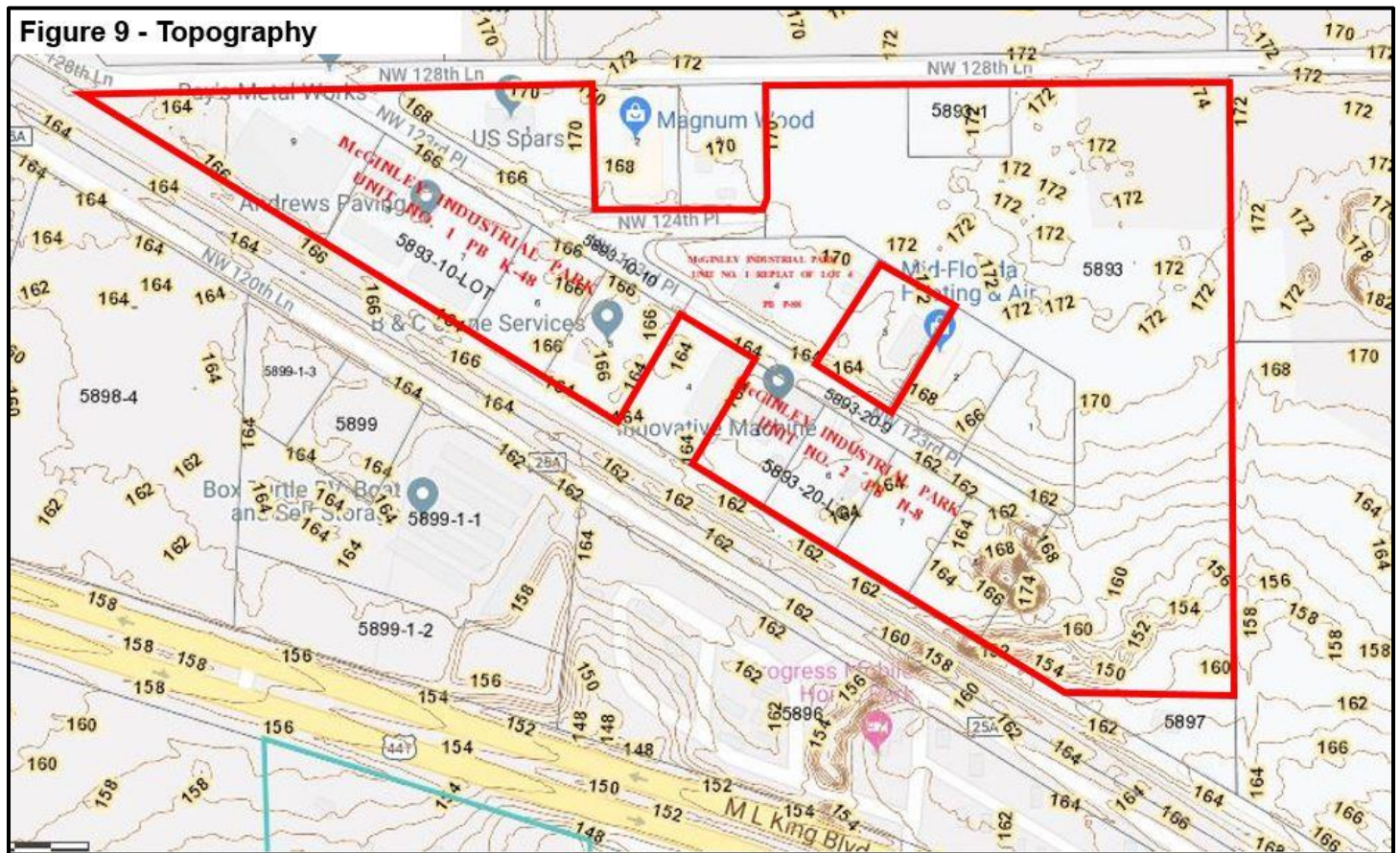


Wellfield Protection Zone:

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

Topography:

Figure 9 illustrates the topography on the subject parcels. The site elevation is generally flat except in the southeastern portion where there is a drop from north to south of up to 24 feet. This area is generally in the location of the wetland identified by Pete Wallace of ERC (see Figure 5).



Comprehensive Plan Consistency

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

Future Land Use Element:

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

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

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

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

Consistency: As described in the Objective listed above, the proposed IG zoning district is consistent with the existing Industrial land use category. The City of Alachua provides a set of allowable uses in the IG zoning district that are compatible with the types of uses in the McGinley Industrial Park. Existing industrial uses in the McGinley Industrial Park can be expanded or redeveloped after the rezoning to IG is implemented; and there are existing vacant lots that can be developed, which can attract a variety of business and employment opportunities. Because the current Alachua County PD zoning remains on these parcels, no new development or redevelopment can occur until City of Alachua zoning is placed on the properties.

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

Consistency: The uses in the McGinley Industrial Park on parcels proposed for the IG zoning district are generally intense industrial uses as described in the Policy above. Consistent with this Policy, the McGinley Industrial Park parcels are located along an active rail line and have close access to US 441. Performance standards in Policy 1.5.d for industrial uses will ensure that new development and redevelopment will be compatible with surrounding uses.

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

Consistency: The uses in the McGinley Industrial Park on parcels proposed for the IG zoning district will be consistent with the uses allowed in the IG zoning district and the Industrial future land use category.

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

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

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

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

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

Consistency: Several of the parcels subject to this rezoning are already developed and have been for many years. Any future development or redevelopment on the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Consistency: Any new development or redevelopment on site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

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

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

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Several of the parcels involved in this rezoning request are already developed and a large portion of the McGinley Industrial Park is in an existing platted

subdivision. Any new development on site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development.

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

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

Consistency: Many of the parcels at this site are already developed and surrounded by existing development. This is an older industrial park (dating back to the 1980s) that has some vacant parcels that would constitute infill development. Development and redevelopment of these parcels would be consistent with support for infill and redevelopment in the City of Alachua.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. As indicated in the Environmental Analysis portion of this report, soils at the site include Fort Meade Fine Sand; 0 to 5 percent slopes, Tavares Sand; 0 to 5 percent slopes, Millhopper Sand; 0 to 5 percent slopes, and a very small portion of Pomona Sand (only on Parcel 05893-000-000). Only one of these soil types, Pomona Sand, has limitations for urban development. The portion of the site with Pomona sand is very small and can be avoided in any future development proposal.

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

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: Several of the parcels in the industrial park that are proposed for rezoning are already developed and have been for decades. Those parcels are not being served by public potable water and wastewater facilities. There are existing private roads within the development

and City and state roads exist that connect to those private roads. New development at the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves parcels with an Industrial land use category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) are currently available, however, there is no potable water or wastewater service available to serve the site. Development in this area will need to factor these existing conditions.

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

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

Consistency: Several of the parcels in the industrial park that are proposed for rezoning are already developed and have been for decades. Those parcels are not being served by public potable water and wastewater facilities. Any new development or redevelopment at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

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

Consistency: The McGinley Industrial Park has been partially developed for many years and existing developed parcels have access from private streets within the development. The industrial park has an existing connection to a local street. New development of additional parcels will be accessed internally from the private street system.

GOAL 1: *Provide for a traffic circulation system, which serves existing and future land uses.*

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

Consistency: The proposed zoning change is to bring an existing Industrial PD-zoned group of parcels into consistency with industrial zoning (proposed IG zoning district) in the City of Alachua (with an existing Industrial future land use category). There should be no change in the projected trip generation as a result of this rezoning. In addition, half (8 of 16) of the parcels area already developed, with an additional 2 parcels used for access to the industrial subdivision parcels. Any expansion or redevelopment of the developed parcels would require a concurrency analysis at the development plan application stage.

An analysis of the vacant parcels (see the “Public Facilities Analysis” section of this justification report) based on land use maximum development scenarios reveals that the proposed zoning change will not result in an increase in traffic impacts that will exceed the adopted Level of Service standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Consistency: Consistency with this element is demonstrated in the ‘Public Facilities Analysis’ and the ‘Environmental Analysis’ sections of the report. New development or redevelopment will be required to connect with potable water and wastewater facilities, if available, consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: There are no development proposals associated with this rezoning, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the 'Environmental Analysis' section of this application, there are four soil types present on this site. Only one of these soil types, Pomona Sand, has limitations for urban development. The portion of the site with Pomona sand is very small and can be avoided in any future development proposal.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: As noted in the Environmental Analysis section of this report, a surface depression or sinkhole condition was noted in 2007 when a geotechnical consultant studied Parcels 05893-000-000 and 05893-001-000 for the proposed land use amendment (see Ordinance

07-47). Any future development proposal on Parcel 05893-000-000 should provide further analysis on this area to ensure consistency.

Objective 1.8: Hazardous Materials

Consistency: The parcels proposed for rezoning are all industrial in nature, which may result in the presence of hazardous materials at the site. Any hazardous materials stored or used at this industrial site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: As noted in the Environmental Analysis section of this report, according to a 2007 environmental study by Pete Wallace of ERC, there is a wetland on Parcel 05893-000-000. At the time of development review, the specific limits of this will be delineated and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations. Specifically, Policy 1.10.g establishes the required natural vegetative buffers around wetlands. Any future development of the site will be consistent with the required buffer widths.

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: As indicated in the Environmental Analysis section of this report, “a creek, likely a branch of Turkey Creek, does runs through the wetland area.” At the time of development, the wetland and creek shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities, if available, consistent with the requirements stated in the Community Facilities and Natural Groundwater Aquifer Recharge Element Policies 1.2.a, 4.1.b, and 4.2.a.

At the time of development review, the specific limits of any surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the

Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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

Intergovernmental Coordination Element:

Objective 1.2: The City shall provide the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals.

Consistency: The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. However, the parcels proposed for the zoning change are adjacent to properties in unincorporated Alachua County. Adjacent properties to the north and east fall within the Alachua County Strategic Ecosystem designation (Hague Flatwoods). Notice of the application will be given to all applicable agencies throughout the rezoning application process.

Policy 1.2.b. The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.

Policy 1.2.c: The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy 1.2.d: The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

Policy 1.2.e: The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.

Consistency: There are no development proposals associated with this rezoning application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.

Consistency: Half of the parcels in the McGinley Industrial Park are already developed and served by available public facilities. Any expansion or redevelopment of these parcels would require an analysis for availability of public facilities consistent with adopted LOS standards. Two parcels serve as access (05893-010-010 & 05893-020-009) and will be retained for access per the subdivision plat. The remaining undeveloped 6 parcels (consisting of 20.4 acres +/-) will be subject to development review and concurrency analysis at the time of development application.

The existing uses at the site are connected to electric, but not potable water or wastewater services. The site is currently served by septic tanks and private wells. New development or redevelopment at the site will be required to connect to the “public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer” (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities and Natural Groundwater Aquifer Recharge Element establish the requirements for connection to the public wastewater and potable water systems. At this time, public potable water and wastewater facilities are not available to serve the site according to Harry Dillard in the City’s Public Services Department.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” below). However,

any future development plan applications would be subject to review for required capital improvements.

Public Facilities Analysis (Concurrency Impact Analysis)

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

1. The rezoning is from an Alachua County Industrial PD zoning district to a City of Alachua Industrial zoning district (proposed for IG). The rezoning does not significantly change the allowable uses or density/intensity at the site; the rezoning merely brings the site into consistency with the existing City of Alachua Industrial future land use category.
2. The subject parcels are part of an existing, developed industrial park that was constructed in the 1980s and 1990s. Eight of the 16 parcels proposed for rezoning are already developed. Two of the vacant parcels are considered private streets to provide access to the industrial lots per the plat. The table below indicates the subject tax parcels and their development status that will be used in the subsequent Public Facilities analysis.

Tax Parcel Number	Acreage (+ / -)	Development Status
05893-000-000	15.64	Vacant
05893-001-000	0.74	Vacant
05893-010-001	1.47	Developed
05893-010-004	1.61	Developed
05893-010-005	1.01	Developed
05893-010-006	1.01	Developed
05893-010-007	2.02	Developed
05893-010-009	2.14	Developed
05893-010-010	1.7	Private Street (access)
05893-020-001	1.13	Vacant
05893-020-002	1.01	Developed
05893-020-005	0.99	Developed
05893-020-006	0.99	Vacant
05893-020-007	0.99	Vacant
05893-020-008	0.99	Vacant
05893-020-009	1.19	Private Street (access)

To provide information about the potential impacts from development of the vacant parcels (excluding the acreage associated with the two parcels used as private streets in the McGinley Industrial Park), the following level of service analysis projects public facilities impacts from the 6 vacant parcels

associated with a maximum development scenario for industrial uses (based on the maximum floor area ratio stated in Future Land Use Element Policy 1.5.d 11.). Because the existing and proposed zoning districts are the same (Industrial), the tables below show only the results for the proposed Industrial zoning district. In addition, since there is no residential component, there is no impact on public schools facilities and recreation.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any proposed development allowed in the proposed Industrial General (IG) zoning district will operate within the level of service standards outlined in the Code.

The maximum development scenario for the 6 vacant parcels is shown in the table below using the floor area ratios (FAR) established in Future Land Use Element Policy 1.5.d 11.:

Parcel Number	Acreage	FAR	Maximum Developable Acreage based on FAR	Maximum Building Square Footage based on FAR
05893-020-006	0.99	1.0	0.99	43,124.4
05893-020-001	1.13	0.75	0.85	37,026.0
05893-020-007	0.99	1.0	0.99	43,124.4
05893-000-000	15.64	0.5	7.82	340,639.2
05893-001-000	0.74	1.0	0.74	32,234.4
05893-020-008	0.99	1.0	0.99	43,124.4
TOTAL:	20.48		12.38	539,272.8

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed IG zoning district for the 539,272.8 building square footage (as calculated above) is illustrated in the tables below:

Traffic (using the ITE 10th Edition):

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	AVERAGE RATE	DAILY TRIPS (ADT)
110	539,272.8 SF	General Light Industrial	4.96 / 1,000 SF	2,675
Total Daily Trips (ADT)				2,675

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	539,272.8 SF	General Light Industrial	0.63 / 1,000 SF	340
Total Daily Trips (PM PEAK HOUR OF ADJACENT STREET TRAFFIC)				340

Potential Increase in Daily Trips

- ADT: 2,675
- PM PEAK Of ADJACENT STREET TRAFFIC: 340

Affected Roadway Segments

- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (2,675 ADT, 340 PM Peak)
- 50% Distribution on US 441 Segment 7 (1,338 ADT, 170 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7
Maximum Service Volume	45,700	43,000
Existing Traffic and Reserved Trips	18,602	21,005
Project Trips (Net ADT)	2,675	1,338
Available Capacity	24,423	20,657

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to July 2019

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

Traffic System Category	US 441 Segment 6	US 441 Segment 7
Maximum Service Volume	4,110	3,870
Existing Traffic and Reserved Trips	1,767	1,909
Project Trips (Net PM Peak)	340	170
Available Capacity	2,003	1,791

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to July 2019

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the rezoning site. It should be noted that, since this application involves only the rezoning of parcels, capacity will not be reserved

and any future development at the site will have to meet concurrency requirements at the time of application,

Sanitary Sewer:

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

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

It should be noted that the subject parcels currently are not served by public sewer facilities. Based on information from Harry Dillard with the City's Public Services Department, there is currently no City wastewater service near the site. The following analysis examines public facilities impacts should City wastewater facilities become available to serve the parcels.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 1,900 GPD may occur. This was calculated by using the loading bay rate of 1 loading bay for 5 of the 6 vacant parcels that range in size from 0.74 acres to 1.13 acres in size. The result is 5 loading bays x 100 gallons per day (GPD) = 500 GPD.

For the larger, vacant parcel (15.64 acres in size), the 0.5 FAR would allow up to 340,639 square feet of building square footage (see earlier table in the Public Facilities Analysis section). Using Table 6.1-2 in the City of Alachua Land Development Code, there is a requirement for 1 loading space for buildings ranging from 5,000 – 24,999 square feet. Extrapolating from this, 340,639 square feet / 24,999 = 13.6. The resulting requirement would be for 14 loading bays. Calculating this for wastewater impact: 14 x 100 GPD = 1,400 GPD

If wastewater services become available to the site, adequate capacity is available to support these parcels in the future, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	1,900 GPD
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1. Per 64E-6.008, F.A.C. (Warehouse): 19 x 100 GAL/Loading Bay = 1,900 GPD

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	82,760
Parcel Demand for Site	1,900
Residual Capacity	686,340

Source:

City of Alachua Public Services Department, July 2019

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

It should be noted that the subject parcels currently are not served by public potable water facilities. Based on information from Harry Dillard with the City's Public Services Department, there is no City potable water service near the site. The following analysis examines public facilities impacts should City potable water facilities become available to serve the parcels.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 1,900 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	1,900 GPD
---	-----------

1. Per 64E-6.008, F.A.C. (Warehouse): (19 x 100 GAL/Loading Bay = 1,900 GPD

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	86,978
Parcel Demand for Site	1,900
Residual Capacity	915,519

Source:

City of Alachua Public Services Department, July 2019

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	1,181 Tons
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1. *Formula**: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 539,272.8 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 1,181 \text{ Tons/Year}$

**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

No impact on recreation facilities because there is no residential component.

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development or redevelopment on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

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

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

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

(1) *Competent Substantial Evidence Provided*

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

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

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

(b) Consistent with Ordinances

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

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

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

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow for new development in an existing, older industrial park for the remaining vacant lots, thus resulting in an infill pattern. In addition, the subject parcels are located along an existing active CSX railroad track. The proposed IG zoning for an existing industrial park (that has an Alachua County Industrial PD zoning) will be a logical placement of the current development pattern on the lots.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. Eight of the 16 parcels involved in the rezoning are already developed. Two of the remaining eight vacant parcels are actually used as private streets for access to the businesses/lots in the McGinley Industrial Park, which was developed in the 1980s and 1990s. Any new development of these parcels would be considered infill. The property is located in the urbanized area of Alachua near US 441 and along the existing CSX Railroad track. There is existing, developed IG-zoned property across NW 120th Lane and the CSX Railroad ROW from the proposed rezoning parcels. There is also vacant land with the CI zoning designation nearby. Property designated with the Rural Employment Center future land use designation (by Alachua County) is abutting to the east.

(e) *Incompatible with Adjacent Lands*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing uses for the surrounding properties:

The existing uses and zoning districts of the adjacent properties are as follows:

North: NW 128th Lane / Vacant Campus Master Plan & Mobile Home
Alachua County Agriculture Zoning

East: Vacant Land
Alachua County Agriculture Zoning

West: Intersection of NW 59th Drive & NW 128th Lane
Agriculture Zoning

South: CSX Railroad ROW; NW 120th Lane; Vacant; Mobile Home Park; Warehouse
City of Alachua CI Zoning; City of Alachua Agriculture; IG; Alachua County Residential Medium; Alachua County R-1C



The subject parcels are in an existing industrial park abutting roads on two sides, the CSX Railroad ROW on the south side, and vacant land to the east. It will continue to be developed in a similar fashion to that which currently exists in the industrial park. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible with the adjacent developments. A small portion of Parcel 05893-000-000 abuts a single-family residence and will be required to meet compatibility standards established in the Alachua Land Development Code as a result.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to future development or redevelopment of a portion of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.
- (12) *Placement or configuration of site design.* Placement or configuration of site design.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility.

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. Half of the subject parcels have been developed as industrial uses since the 1980s. In addition, the property is located along the CSX Railroad ROW. The proposed IG zoning is compatible with the existing development in the area.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with the pattern of development in the existing industrial park. These parcels have been zoned Alachua County PD Industrial since 1977. This is considered an infill site because half of the parcels have been developed since the 1980s. The pattern in the area is industrial (south) and agricultural to the north and east.

(h) *Encourage Sprawl*

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning should be considered infill (not sprawl) due to its location in the urbanized area and due to the fact that the site has had development on it since the 1980s. Half of the parcels under consideration for rezoning already contain buildings/development. Development on the remaining vacant lots would be considered infill.

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

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. In fact, half of the subject parcels are already developed and have been since the 1980s. The remaining vacant parcels that are under consideration have developable land area that can be developed without impacting the existing wetland or presumed creek on the southeastern portion of the site.

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

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

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

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

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

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

(i) Spot Zoning

Consistency: Two parcels to the south across NW 120th Lane and the CSX Railroad track have the same IG zoning designation. Additional parcels to the southwest across NW 120th Lane have a CI designation. It should also be noted that the existing zoning on the site is Alachua County Industrial PD. This rezoning will not change the general pattern in the area. Therefore, the proposed rezoning is not spot zoning.

(j) Public Facilities

Consistency: The site is served by electric, but it is not currently served by potable water, or wastewater services. The site is connected to existing public roads by an existing internal, private road system. As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities if potable water and/or wastewater become available.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the Environmental Analysis section of this report (see above), the only environmentally sensitive area on the site is at the southeastern portion of Parcel 05893-000-000, where there was a wetland and a likely branch of Turkey Creek. According to Pete Wallace of ERC, the wetland has been significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary required by the Land Development Code. This area would be protected should any future development proposal come forward on this one parcel. Therefore, there are no adverse effects on the environment due to the proposed rezoning.

STATE BRIEFS

TALLAHASSEE
Gene Berkowitz,
mayor at end of
civil-rights era, dies

Eugene "Gene" Harold Berkowitz, who was a Tallahassee mayor and city commissioner at the end of the civil-rights era, died early Sunday. He was 93.

Berkowitz, a local business owner, served as mayor twice when the five elected city commissioners rotated through the position. He was mayor in 1968 and again in 1971.

He was the second of two Jewish men to ever serve in the role, according to the Institute of Southern Jewish Life. The first was Sam Wahnish in 1939. Berkowitz was a member of Temple Israel.

Berkowitz's time on the city commission also coincided with integration efforts in the capital.

During the summers of 1964-67, the city

commission closed public swimming pools to avoid integrating them, according to Democrat archives. Berkowitz, who served 1967-73, was among the commissioners who voted to reopen city pools in 1968 after Martin Luther King Jr. was assassinated.

*CD Davidson-Hiers/
Tallahassee Democrat*

BOYNTON BEACH
Teen arrested for
threatening violence
at grocery

Authorities took a 14-year-old boy into custody late Monday after the teen posted threats on social media that he would commit a mass shooting at a supermarket.

The Boynton Beach Police Department said they learned of the threat Monday afternoon after being contacted by an employee of Publix Super

Markets. The post was made on the chain's corporate Instagram page.

In his post, the teen wrote that he was "gonna commit a mass shooting" at the Publix store in Boynton Beach.

Authorities were able to track down the owner of the account that appeared to have originated the post. When they arrived at the boy's home, the teenager admitted to making the post but told investigators that he meant it as a joke.

HOLLYWOOD
Authorities arrest man in
stabbing death of father

Authorities arrested a man on murder charges late Monday after fatally stabbing his father multiple times during a struggle.

Hollywood police were responding to a domestic violence call when they spotted the suspect fleeing the scene in a red Camaro.

A high-speed chase ensued along the Florida Turnpike through Broward and Miami-Dade counties, ending when the suspect's vehicle spun out of control.

The suspect, identified by police as 24-year-old Jamal Hall, was arrested without further incident. He was taken to Broward County's main jail, where he was booked on a charge of first-degree murder.

The suspect's father, Malik Ali Hall, 49, was stabbed multiple times, police said. Emergency crews rendered aid, but he died at the scene.

A motive for the slaying was not immediately known, police said.

White nationalist who ran for Senate arrested in Fla.

MELBOURNE — A white nationalist who ran for the U.S. Senate in Florida and was a featured

speaker during the 2017 "Unite the Right" rally in Charlottesville, Virginia, was arrested on charges of kidnapping, domestic violence and possession of a firearm during a crime of violence.

Augustus Sol Invictus, 36, was arrested Monday at a Florida mall by Brevard County Sheriff's deputies on a warrant issued out of South Carolina, the Miami Herald reported. Jail records described him as an "out of state fugitive."

The Herald noted that news of the arrest was first reported on Twitter by the journalist Nick Martin, who focuses on covering "hate and extremism" in the U.S.

Invictus, an Orlando-area attorney, has called for violent uprisings. During his 2016 Senate bid to unseat U.S. Sen. Marco Rubio, he got widespread attention for

claiming that he killed a goat and drank its blood as part of a pagan ritual. He failed, however, to win the nomination from Florida's Libertarian Party to challenge Rubio.

White nationalist Richard Spencer, who organized the deadly Charlottesville rally that refocused attention on the country's frayed race relations, had credited Invictus with drafting the core tenets behind the rally.

Jail records show that Invictus is being held without bond and is to appear before a judge on Jan. 15.

Invictus was taken into custody Monday afternoon by deputies from the Brevard County Sheriff's fugitive unit, public information officer Tod Goodyear said Wednesday.

The Associated Press

FOOD

From Page B1

Between 1976 and 1984, the Airstream made it to eastern Canada, the Ozarks and all the way down to Panama.

Opus Airstream will feature special drinks related to its past destinations, such as a coffee with huckleberry syrup inspired by its time at Glacier National Park in Montana and a pineapple nitro cold brew coffee with coconut, a nod to its adventures in Panama and Costa Rica.

Opus Airstream's hours are Monday-Saturday from 8 a.m. to 3 p.m.

Humble Wood Fire

If you're in the mood for Neapolitan-style pizza, or maybe a grilled bagel, Humble Wood Fire has an oven set up to deliver food to your taste buds in under five minutes.

Humble Wood Fire's counter service space at 405 SW Fourth Ave. is planning to open by fall 2020, but until then, customers can get a taste of classic and unique pizza and bagel flavors at their mobile location, set up in the food park weekly.

Pizzas range from classic Margherita, which has a tomato sauce base topped with mozzarella and basil, to the exotic Coconut Curry, which has a coconut curry sauce base topped with Yukon potatoes, marinated tempeh or chicken, red onion, mozzarella and cilantro.

Owner Brett Ader's favorite is the Funghi, which has a base of cashew alfredo sauce and is topped with thyme, shiitake mushroom "bacon," crimini mushrooms and mozzarella.

"The shiitake mushrooms are prepared in a way that is similar to bacon, and they get all crispy," said Ader, who is a vegetarian.

Many pies have vegetarian tempeh available as their protein.

On Fridays, the Fourth Avenue location sells organic, homemade, wood-fired bagels. Bagels are sold from 8 a.m. until noon or sellout. A variety of toppings are available.

Humble Wood Fire also has a fixed-trailer location at Depot Park next to the Boxcar. The location is open Thursday-Friday from 5-9 p.m. and Saturday-Sunday from 12-9 p.m.

Ferhenbacher's Artisan Sausage

After attending culinary school and working at restaurants for several years, Adam Fehrenbacher decided to return to his Midwestern



Adam Fehrenbacher holds a tray of his sausages at Fehrenbacher's Artisan Sausages, 411 SW Fourth Ave., on Dec. 18 in Gainesville. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

farming roots.

"I was getting burned out from working all the long hours, every holiday," he said.

Two years ago, he founded Fehrenbacher's Artisan Sausage, 411 SW Fourth Ave., where he pulls from his culinary heritage, hunting and farming with his family and his professional experience to create classic and unique sausage flavors and dishes.

"What makes ours unique is what we don't put in it," he said.

Rather than using preservatives and other additives, the shop uses as few ingredients in its products as possible.

Ferhenbacher's favorite sausage contains just the meat (a pork sausage in this case) and three spices: salt, pepper and paprika.

Some of the shop's more exotic flavors include a Szechuan sausage that contains Szechuan peppercorns and gochujang, a Korean chili paste; and a Kimchi sausage, named for the Korean side dish of fermented salted vegetables.

"We try to keep some eclectic things on the menu," Fehrenbacher said.

All sausage is also hand-cranked through a manual grinder. Last year, Fehrenbacher said his team cranked 12,000 pounds of sausage at the shop.

Fehrenbacher's features about six or seven choices of sausage on the menu at any given time, and has featured more than 70 varieties total. A menu of sandwiches and meat boards rotates with the sausages. Beer and wine are available.

Fehrenbacher's Artisan Sausage is open for lunch and dinner Tuesday-Friday from 10 a.m. to 6 p.m. and Saturday from 11 a.m. to 6 p.m.

Sublime Tacos

Sublime Tacos, formerly Cilantro Tacos, opened at the park 317 SW Fourth Ave. in July

and rebranded in October.

Sublime's menu consists of a variety of tacos, with everything from shrimp, chicken and barbecue to vegetarian and vegan options.

Nachos, burritos and quesadillas also are available.

Fresh chips and salsa or elote, Mexican grilled corn, are some side-dish choices to round out your

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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

meal.

Owner Sen Khiez previously told The Sun the restaurant menu did not change after its rebranding, but will likely offer new options in the future.

Sublime Tacos is open Monday-Saturday from 11 a.m. to 9 p.m. The restaurant is closed Sundays.

BakerBaker

Amanda Bowers started baking her way through a cookbook to pass time several years ago, and she hasn't stopped since.

"People told me I have a knack for it," she said. "It's just something I really love."

She folds and kneads and presses dough to create the cookies, breads, muffins, scones

and more she offers to her wholesale partners at BakerBaker, 407 SW Fourth Ave.

Pastry-seeking Gainesville residents can find Bowers' goods at Opus Coffee locations, including new items that will be special to the Airstream.

Bowers bakes 1,000 pastries daily for Opus.

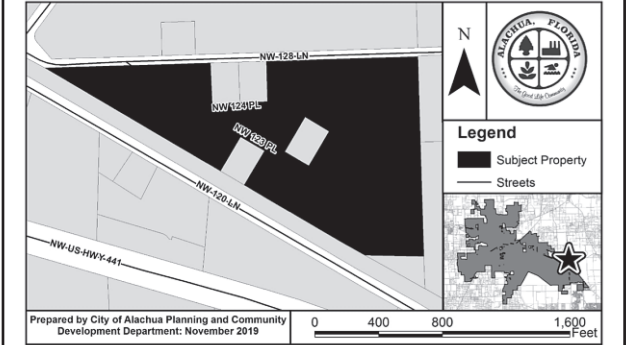
Her favorite good to make is croissants because they require the most skill and finesse. One of the keys to good croissants, Bowers said, is high-quality butter.

Bowers' flaky croissants take a total of four days to make from start to finish, she said, because of the time the dough needs to rest between steps.

"You have to be patient," she said.

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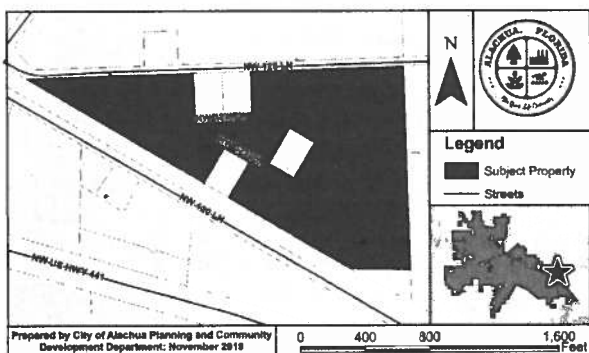
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City of ALACHUA

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
SIGN ON 12-11-19 FOR THE McGinley Industrial Park Rezoning - PZB
(name)
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

6 (six)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

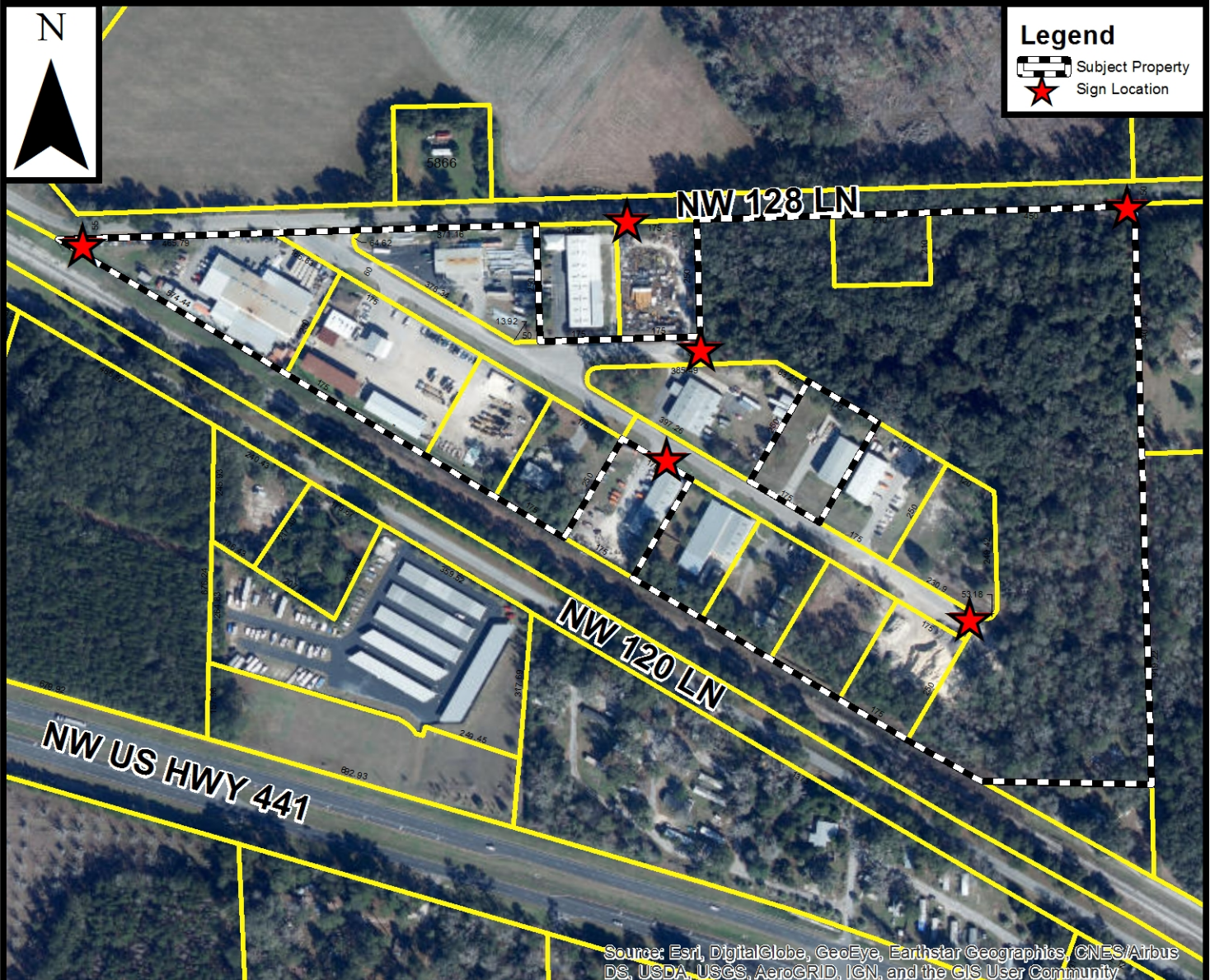
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

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



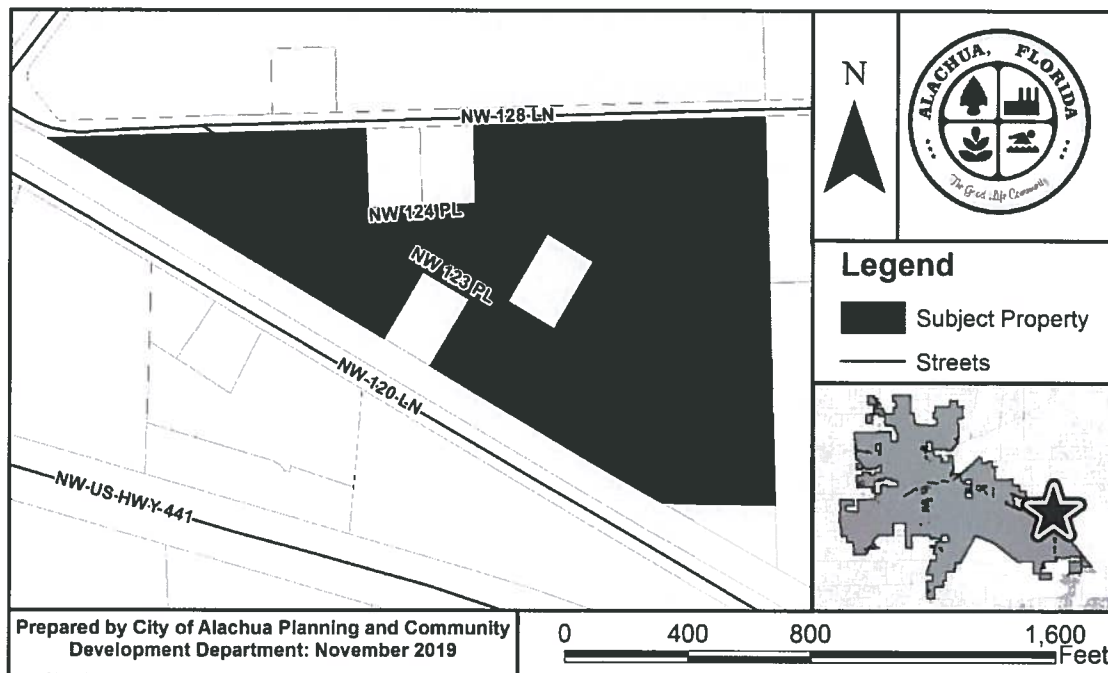
McGinley Industrial Park Rezoning



mailed
 12/19/2019
 (KC)

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
 Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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

05884-001-002
STATE OF FLORIDA DEPARTMENT OF
1109 SOUTH MARION AVE
LAKE CITY, FL 32025-5874

05899-001-001
BTTOE LLC
1155 WEST L ST
BENICIA, CA 94510

05899-000-000
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05899-001-003
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05893-020-003
QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-004
QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

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

05897-000-000
GLASS & GREENO JR & GREENO
21404 NW 205TH ST
HIGH SPRINGS, FL 32643-4028

05893-010-002
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

05893-010-003
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

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

05893-000-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-001-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

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

05893-020-009
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-020-008
MCGINLEY RICHARD
5700 SW HWY 484
OCALA, FL 34473

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

05893-020-001
KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05896-001-000
MAGURA MARK & DIETRA
6101 NW 120TH LN LOT 63
GAINESVILLE, FL 32653-7894

05896-000-000
TANNER MAUDE HEIRS
6101 NW 120TH LN LOT 65
GAINESVILLE, FL 32653

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

05893-020-006
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-007
KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

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

05893-010-006
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

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

05910-000-000
NORDHAUSEN & WILLCOX H/W
6822 NW 126TH AVE
GAINESVILLE, FL 32653-1079

05898-003-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05868-001-000
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL 32627-7117

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

05884-001-003
CITY OF GAINESVILLE
PO BOX 147117 STA A-130
GAINESVILLE, FL 32614-7117

05893-010-009
RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

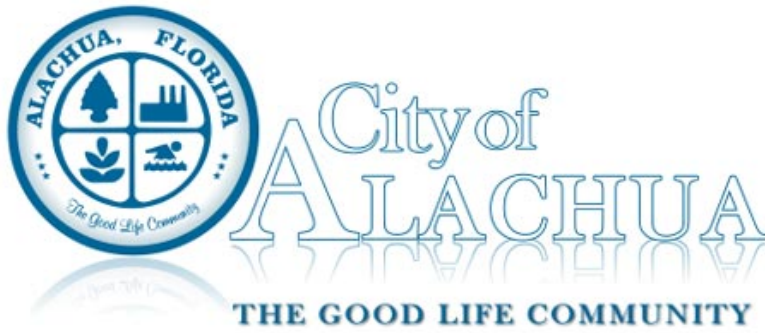
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



Board/Committee Agenda Item

MEETING DATE: 1/14/2020

SUBJECT: Site Plan - Sheth Parking Lot: A request by Craig Hedgecock, P.E., applicant and agent for Subhas and Elaine Sheth, property owners, for consideration of a Site Plan to construct a parking lot with associated paving, grading, drainage, and landscaping improvements, on a $\pm$ 0.46 acre subject property, located at 15303 NW 140th Street; Tax Parcel Number 03342-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

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, subject to the four (4) conditions provided in Exhibit "A" and on page 21 of the January 14, 2020 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Subhas and Elaine Sheth, property owners, for the construction of a six (6) space parking lot with associated storm water management facility, paving, grading, and landscaping improvements. The existing structure is a residential use that the property owner would like to convert into professional services offices.

The subject property is $\pm$ 0.46 acres in area and is located at 15303 NW 140th Street. Access to the subject property would be provided by one (1) ingress/egress drives directly onto NW 152nd Place.

The proposed development will convey the development's stormwater runoff to a proposed stormwater system located to the east of the proposed parking lot.

ATTACHMENTS:

Description

- ☐ Site Plan
- ☐ Staff Report and Staff Supporting Materials
- ☐ Application and Supporting Materials
- ☐ Public Notice Materials for the 01/14/2020 PZB Hearing



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

Benchmark: Assumed 100.00'
at finish floor of door way
at cat door into building.

ONE STORY
BUILDING

COVERED PORCH

HC SIGN
RAMP
1:12
MAX.

RAILS
BOTH
SIDES

6'x6'

5' SIDEWALK
1:20 MAX.

40" OAK

30" OAK

R=5' TYP.

R=15' TYP.

REMOVE EX. SIDEWALK

REMOVE EX. PAVEMENT

TRANSITION SIDEWALK TO DRIVEWAY (BOTH SIDES)

EXISTING 3' SIDEWALK

EDGE OF PAVEMENT

EX. SANITARY
SEWER MANHOLE
RIM ELEV.=96.58
INV.=91.0±

APPROXIMATE LOCATION OF 8" CITY OF ALACHUA SANITARY SEWER

APPROXIMATE LOCATION OF SANITARY SEWER SERVICE

64'
98.95
1.4%

SRWMD
100 YEAR/24 HOUR
DHW = 96.18

MAX. BOTTOM ELEVATION = 96.0

4:1 SIDE SLOPES - SOD ALL SIDES

MINIMUM TOP ELEVATION = 97.0

51" DOUBLE OAK

6'±

3'

10'

3'

2.0%

27'±

5' SIDEWALK 1:20 MAX.

6"

98.00

97.90

98.26

98.40

98.40

98.50

98.55

98.19

98.20

98.48

98.56

98.32

98.41

98.31

98.37

98.06

98.22

97.89

97.73

97.53

97.05

96.90

97.01

96.44

96.65

97.23

97.21

97.48

97.54

97.79

97.90

98.02

98.12

98.22

97.89

97.73

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IRRIGATION REQUIREMENTS

WATERING BY HOSE BIB OR BY OWNER TO BE APPROVED BY CITY OF ALACHUA

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS
BUBBLERS ZONES (EACH)= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 30 GALLONS/DAY
SPRAY HEADS= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

BUBBLERS-1/2" PIPE
1 1 1/2" 3
12 BUBBLERS

INTERIOR PARKING LOT LANDSCAPE REQUIREMENT
1 CANOPY PER 1800 SF + SHRUBS
INTERIOR LOT = 3,149 SF = 2 SHADE TREES, PROVIDED ON EXTERIOR (1 WHITE OAK + 1 EXISTING OAK)

NOTE: Parking= 6 spaces, lower than requirement of 8 spaces for interior landscape per 6.2.2Landscaping standards.
(B)Applicability.(7)Parking lot. Development of a parking lot for eight or more spaces.

PARKING LOT BUFFER-
4 CANOPY + 2 ORNAMENTAL PER 100 LF + SHRUBS
PROPOSED = 1 NEW OAK + 1 EXISTING OAK + 1 REDBUD MAINTAIN 2.5 FT. FOC

NORTH BUFFER C - OPT 1
1 CANOPY TREE/30 LF + HEDGE
PROPOSED=2 WHITE OAK (PARKING LOT TREE & EAST BUFFER TREE) + 5 RED MAPLES + SHRUB HEDGE

(35) SWEET VIBURNUM
TREE PROTECTION FENCE, TYP.
(2) RED MAPLE

IRRIGATION KEY

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, OR INDIVIDUAL ZONE CONTROL PROVIDE RAIN SENSOR
- SCHEDULE 40 PVC MAINLINE, AS NEEDED
- CLASS 160 LATERAL LINE, SIZE AS NOTED
- ⊙ ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- ooo BACKFLOW PREVENTER, IF SEPARATE IRR. METER
- XERI-BUG EMITTER, 2 GPH 30 PSI

3/4" DRIP POLY PIPE SYSTEM
SOD NOT IRRIGATED, HAND WATER UNTIL ESTABLISHED
1572 SF IRRIGATED

NOTE: IRRIGATION ZONE LAYOUT MAY CHANGE DUE TO WATER SUPPLY AND CONTROLLER LOCATION

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting:	Watering frequency:
1-2	Daily
3-12	Every 2-3 days
Until established*	Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1-2 years.

Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy.
Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1-1.5
2	3	2-3
3	4.5	3-4.5
4	6	4-6
5	7.5	5-7.5
6	9	6-9

*apply 1-1 1/2 gallons per inch of stem caliper at each watering

EAST BUFFER D - OPT 2
1 CANOPY TREE/25 LF + 1 ORNAMENTAL/35 LF + 1 SHRUB/5 LF
PROPOSED =
2 WHITE OAK + 2 RED MAPLE + 3 REDBUD + 20 SHRUBS

DOWNING SUB PLAT BOOK

POLY DRIP-3/4" PIPE
2 3/4" 6
1487 SF IRRIGATED

(7) SWEET VIBURNUM
SEED & MULCH
DISTURBED AREAS

STATISTICAL SITE DATA:

1545 SQ.FT. EX. BUILDING OR 7.7% [FAR=0.077]
550 SQ.FT. EX. PORCHES OR 2.8%
2786 SQ.FT. NEW PARKING OR 14.0%
455 SQ.FT. SIDEWALKS OR 2.3%
14664 SQ.FT. OPEN SPACE/RETENTION OR 73.2%
20000 SQ.FT. TOTAL SITE OR 0.459 ACRES ±

TREE PRESERVATION

(2) OAKS (30" AND 36") = 11 TREE CREDITS
(1) 36" MAGNOLIA = 6 TREE CREDITS

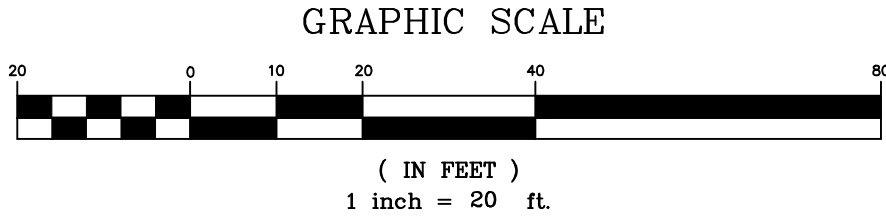
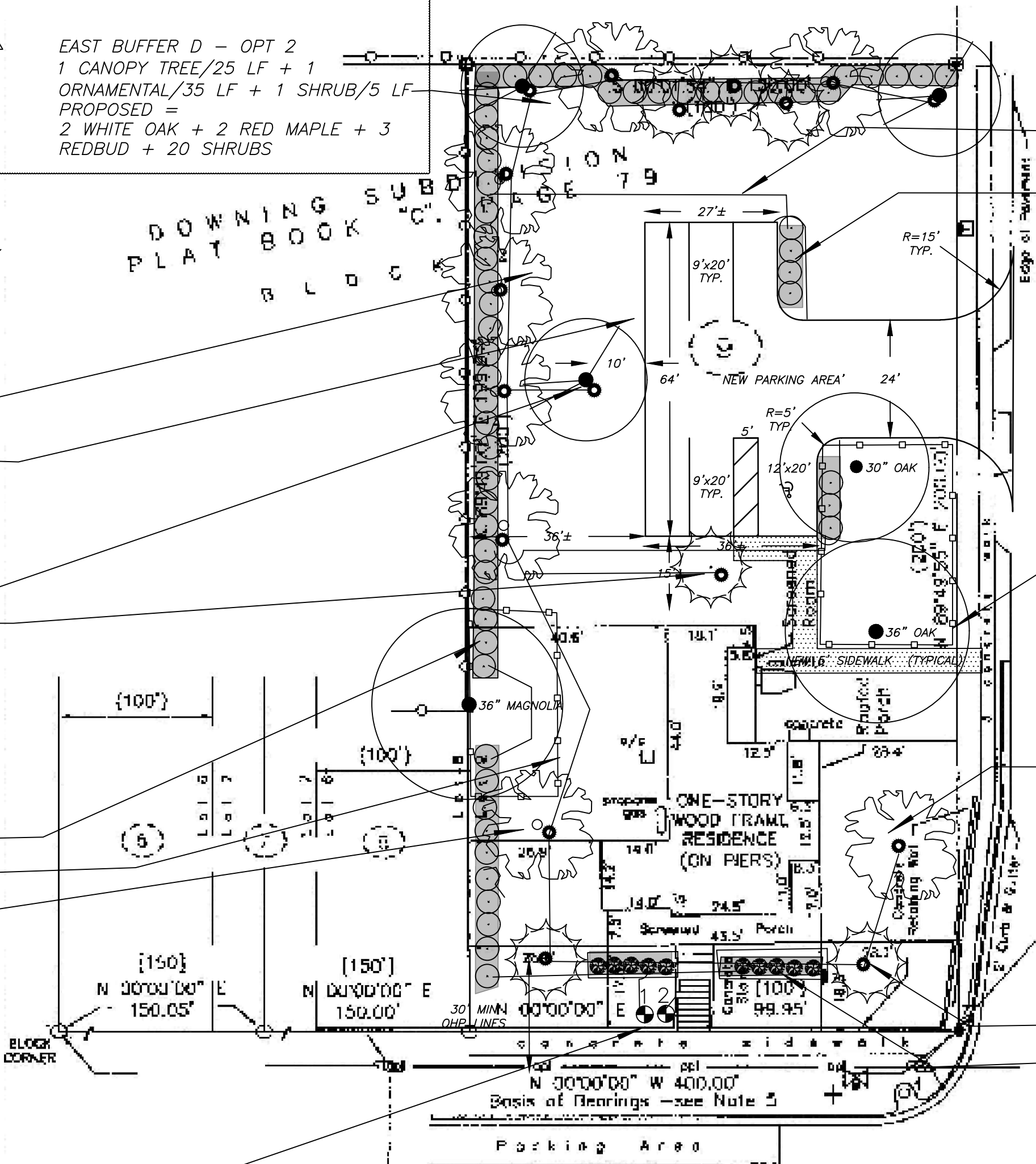
TREE PROTECTION FENCE, TYP.

(1) RED MAPLE

FACADE -
4 CANOPY PER 100 LF + SHRUBS
PROPOSED = 2 RED MAPLE + 2 REDBUD + 10 BOXWOOD

(2) REDBUD

(10) BOXWOOD



LANDSCAPE LEGEND

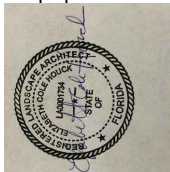
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	3	QUERCUS ALBA	WHITE OAK	MIN. 8' HT., 3.5" CAL MIN.	Y
	6	ACER RUBRUM	RED MAPLE	MIN. 8' HT., 3.5" CAL. MIN.	Y
UNDERSTORY					
	6	CERCIS CANADENSIS	RED BUD	1-1/2" MIN. CAL.	Y
SHRUBS					
	62	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 5' O.C. 24" HT, MIN., 36" IN 3 YRS	N
	10	BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	3 GAL., 2' OC, 12" HT.	N
MULCH		TYPE B PINE BARK OR PINE STRAW			
SOD		SEE & MULCH OR ARGENTINE BAHIA			
		TREE PROTECTION BARRIER			

LANDSCAPE & IRRIGATION

DATE:	10/18/19
DRAWN BY:	ELIZABETH C. HOUCK
CHECKED BY:	ELIZABETH C. HOUCK
DRAWING NO.	19-110

ELIZABETH C. HOUCK LANDSCAPE ARCHITECTURE, LLC SITE PLANS * CONSULTATION * CONSTRUCTION DOCUMENTS (352) 919-5651 (CELL)
--

REVISIONS:	Per Comments 11/21/19
1	



NOT VALID UNLESS SIGNED AND SEALED BELOW
ELIZABETH C. HOUCK, R.L.A., A.S.L.A. - DATE
LA # 00001754 - FLORIDA

LANDSCAPE & IRRIGATION PLAN
PREPARED FOR: SUBHAS & ELAINE SHETH 15303 NW 140TH STREET - TAX PARCEL NO. 03342-000-000 CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

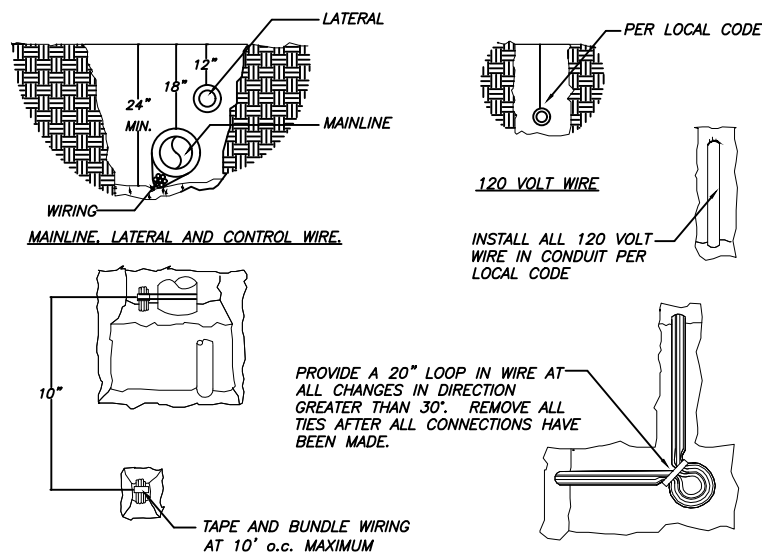
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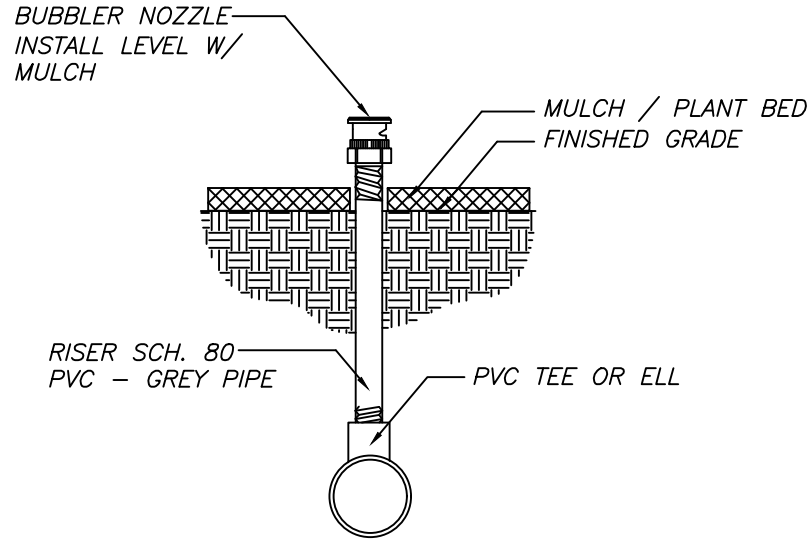
SHEET 3 OF 4

IRRIGATION NOTES

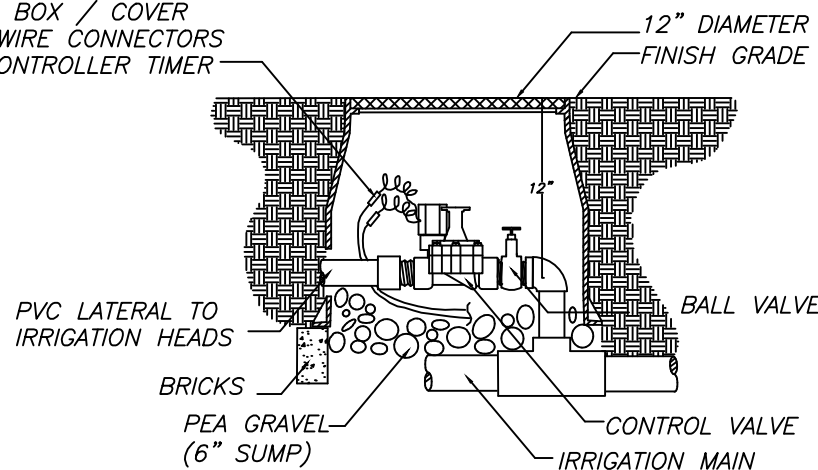
1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be determined. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini-Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf of gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
12. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
13. All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.
15. Irrigation System to include backflow device. Rainsensor to be installed at controller.



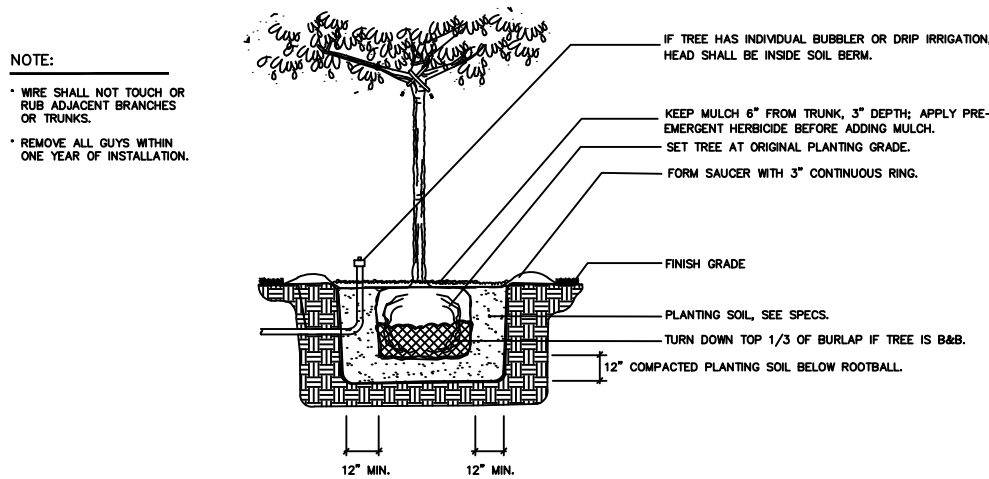
1 PIPING/WIRING DETAIL
SCALE: NOT TO SCALE



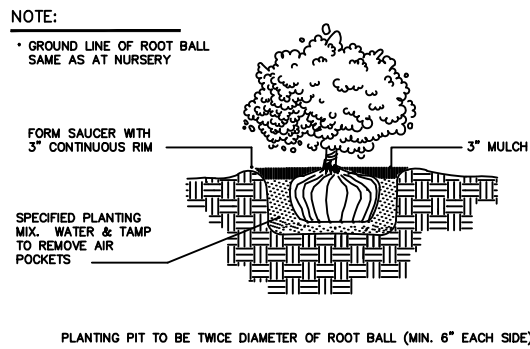
2 BUBBLER HEAD DETAIL
SCALE: NOT TO SCALE



3 CONTROL VALVE DETAIL
SCALE: NOT TO SCALE



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE

LANDSCAPE NOTES

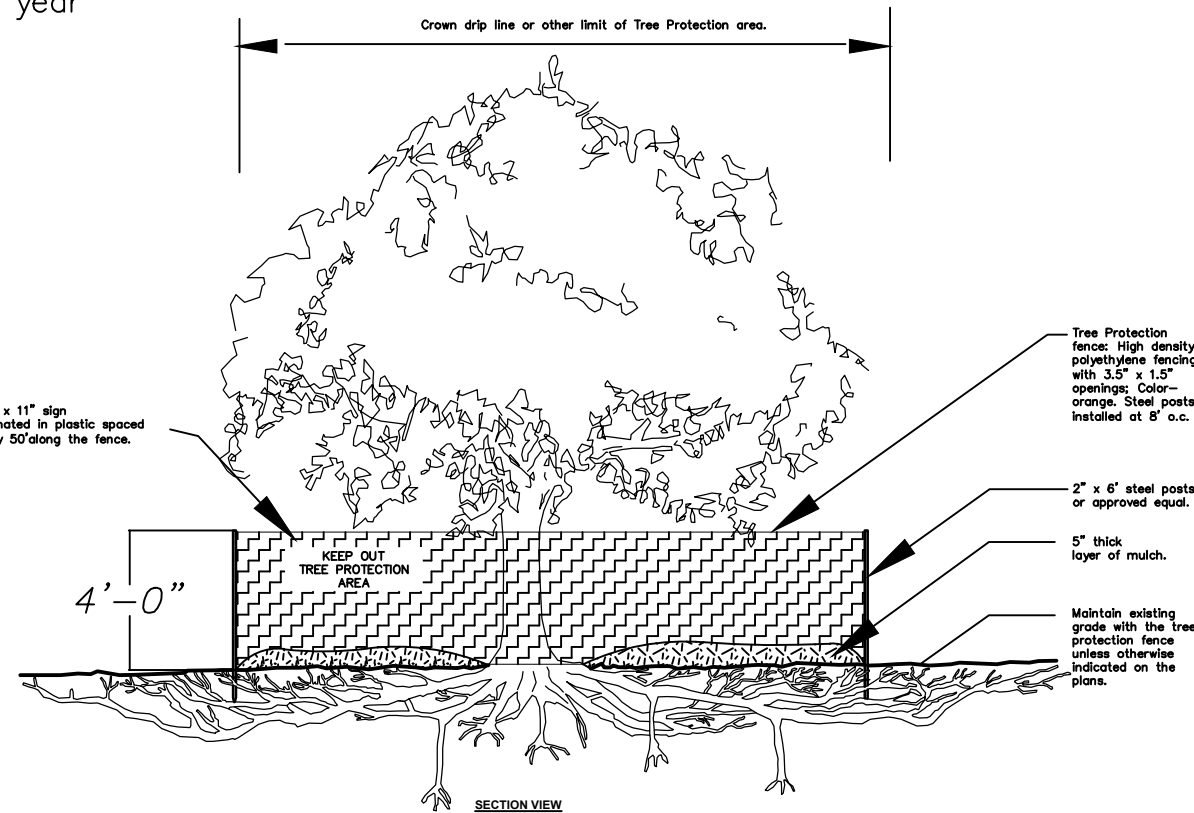
1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

15 gallon containers = one (3 oz.) Handy Pac
30 gallon containers = two (3 oz.) Handy Pacs
Up to 3" caliper = one (3 oz.) Handy Pac
4" to 5" caliper = two (3 oz.) Handy Pacs
Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

All plant beds shall be top-dressed with 3" of pine bark nuggets.

7. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
8. All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
9. All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. Guaranty (from time of job completion and retainage release):

Trees and shrubs = 1 year



3 TREE PROTECTION
Notes:
1- If there is no existing irrigation, see specifications for watering requirements.
2- No pruning shall be performed except by approved arborist.
3- No equipment shall operate inside the protective fencing including during fence installation and removal.

DATE: 10/18/19	DRAWN BY: ELIZABETH C. HOUCK	CHECKED BY: ELIZABETH C. HOUCK	DRAWING NO. 19-110
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ELIZABETH C. HOUCK LANDSCAPE ARCHITECTURE, LLC SITE PLANS * CONSULTATION * CONSTRUCTION DOCUMENTS 2200 LORAIN AVE., SUITE 100 GAINESVILLE, FL 32609 (352) 357-9251 (CELL)
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REVISIONS: Per Comments 11/21/19	
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 NOT VALID UNLESS SIGNED AND SEALED BELOW ELIZABETH C. HOUCK, R.L.A. AS.L.A. - F.L.A. LA # 00007124 - FLORIDA

DETAIL PLAN PREPARED FOR: SUBHAS & ELAINE SETHI 15303 NW 140TH STREET - TAX PARCEL NO. 03342-000-000 CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
--

BOUNDARY SURVEY MAP IN SECTION 14, TOWNSHIP 8 S, RANGE 18 E, ALACHUA COUNTY, FLORIDA City of Alachua

SURVEY REPORT

1. Property Description, as furnished:

Lot 9, Block 2 of DOWNINGS ADDITION TO ALACHUA, according to the plat thereof, as recorded in Plat Book C, Page 79 of the Public Records of Alachua County, Florida.

2. This survey is for the benefit of:

Subhas M. Sheth
Elaine Sheth
First American Title Insurance Company
Marvin W. Bingham, Jr.

3. The boundary survey shown hereon is based on field measurements, observations, found monumentation and set monumentation, dated September 27, 2007.

4. Flood Note: According to Community Map No. 32001003400 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Alachua County, Florida, dated June 5, 2006, the subject property lies within Flood Zone "X," i.e. an "area determined to be outside the 0.2% annual chance floodplain."

5. The basis of bearings for this survey is the assumed bearing of N 00°00'00" E along the east right-of-way line of NW 140th Street (BROAD ST.). The record plat depicts no angles or directional bearings in regards to Block 2 of Downings Addition.

6. All property line ties are measured perpendicular to the property line.

7. All existing utilities and/or improvements, either above or below ground, may not be included hereon.

8. Charles James Land Surveying neither performed nor received a title search of the subject property. Easements, rights-of-way, governmental jurisdictional areas or other obscure instruments, either recorded or unrecorded, may potentially affect the boundary shown hereon.

9. This survey map/report is not valid without the original signature and raised seal of Florida Professional Surveyor and Mapper No. 5612.

LEGEND

- Found 1" dia. iron pipe with no ID
- Found drill hole in concrete sidewalk
- Found 60d nail with no ID
- Set 1/2" rebar with "PSM 5612" aluminum cap
- Set cap with ID "PSM 5612 CTJ" in concrete walk
- (---) Plat data
- (---) Deed data
- (5) Subdivision lot number designation

- ⊗ Water valve
- ⊕ Telephone utility pedestal
- ⊖ Wooden electric power pole
- Sign
- Overhead electric power line
- 4' Chain link fence

ABBREVIATIONS

- ID identification
- R/W right-of-way
- ac air conditioner

THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET 2.

REPORT

Charles Thomas James

Charles Thomas James
Professional Surveyor and Mapper
Florida Registration No. 5612

9/27/07
signature date:

Charles James Land Surveying

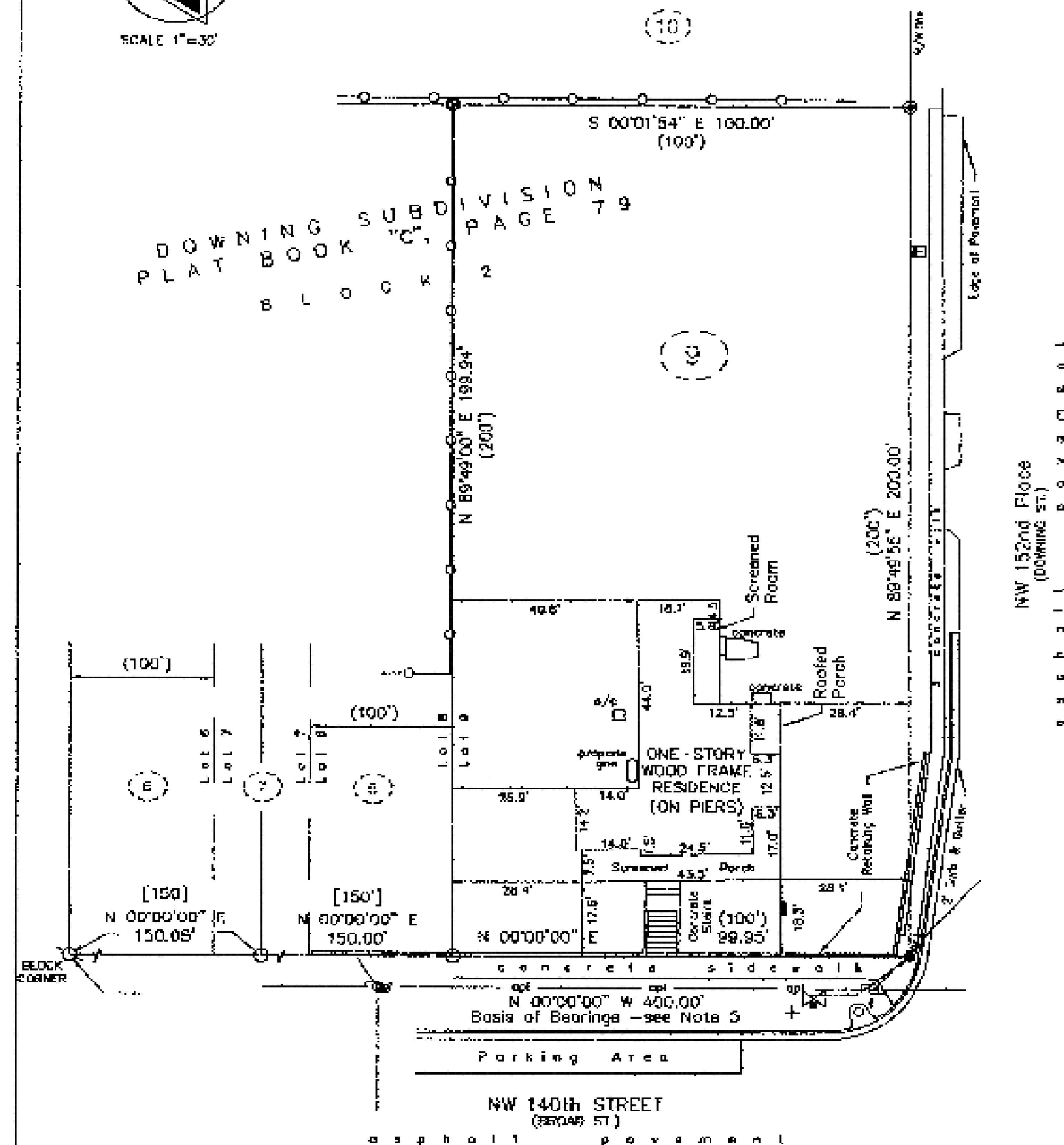
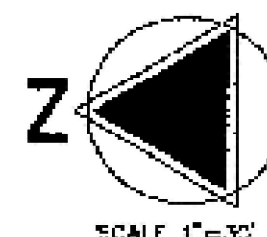
Land Survey Planning Mapping
801 N.W. 25th Avenue
Gainesville, Florida 32608
(352) 367-8200
CHECKED BY CTJ
SURVEY NO. 110507
SURVEY DATE: Month 27, 2007
SHEET 1 OF 2

BOUNDARY SURVEY MAP IN SECTION 14, TOWNSHIP 8 S, RANGE 18 E, ALACHUA COUNTY, FLORIDA City of Alachua

LEGEND

- Found 1" dia. iron pipe with no ID
- Found drill hole in concrete sidewalk
- Found 60d nail with no ID
- Set 1/2" rebar with "PSM 5612" aluminum cap
- Set cap with ID "PSM 5612 CTJ" in concrete walk
- (---) Plat data
- (---) Deed data
- (5) Subdivision lot number designation

- ⊗ Water valve
- ⊕ Telephone utility pedestal
- ⊖ Wooden electric power pole
- Sign
- Overhead electric power line
- 4' Chain link fence



NW 152nd Place
(Downing St.)
asphalt pavement

MAP

Charles James Land Surveying

Land Survey Planning Mapping
801 N.W. 25th Avenue
Gainesville, Florida 32608
(352) 367-8200
CHECKED BY CTJ
FIELD BOOK NO. PAGES 23-25
SCALE: 1" = 30'
SURVEY NO. 110507
SURVEY DATE: Sept. 27, 2007
SHEET 2 OF 2

THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET 1.

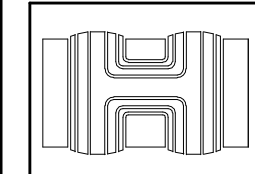
DATE: DECEMBER 4, 2019
DRAWN BY: CRAIG R. HEDGECOCK
CHECKED BY: CRAIG R. HEDGECOCK
DRAWING NO. SHETH SP3B

CRAIG R. HEDGECOCK
ENGINEERS - PLANNERS - SURVEYORS
27 N.W. 48TH BOULEVARD
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW
FOR REVIEW ONLY
CRAIG R. HEDGECOCK, P.E./P.S.M.
P.E. NO. 24651 - P.S.M. NO. 3506 - FLORIDA
DATE

SITE PLAN
PREPARED FOR: SUBHAS & ELAINE SHETH
15303 NW 140th STREET - TAX PARCEL NO. 03342-000-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 14, 2020
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for the construction of a six (6) space parking lot with associated storm water management facility, paving, grading, and landscaping improvements

APPLICANT/AGENT: Craig Hedgecock, P.E., P.S.M.

PROPERTY OWNER: Subhas and Elaine Sheth

LOCATION: 15303 NW 140th Street

PARCEL ID NUMBER: 03342-000-000

FLUM DESIGNATION: Community Commercial

ZONING: CC ("Community Commercial")

OVERLAY: NA

ACREAGE: ± 0.46 acres

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" of this 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 approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 21 of the January 14, 2020 Staff Report to the Planning & Zoning Board.*

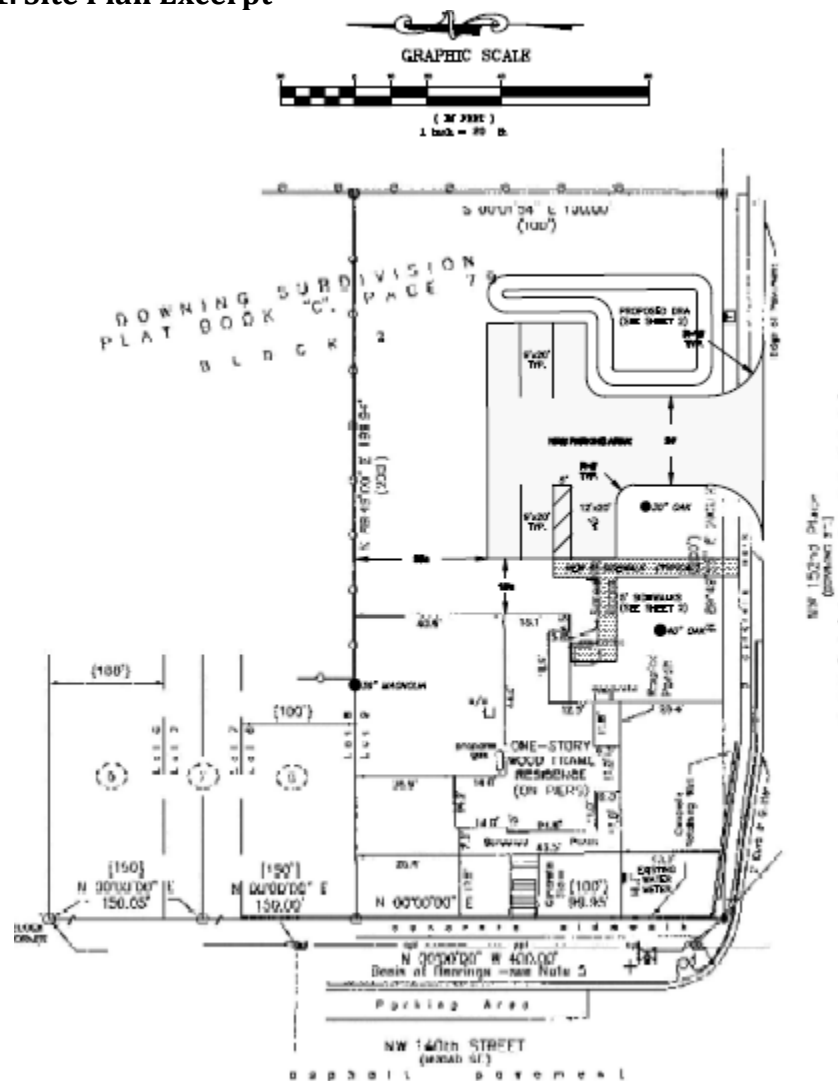
SUMMARY

The proposed site plan is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Subhas and Elain Sheth, property owners, for the construction of a six (6) space parking lot with associated storm water management facility, paving, grading, and landscaping improvements. The existing structure is a residential use that the property owner would like to convert into professional services offices.

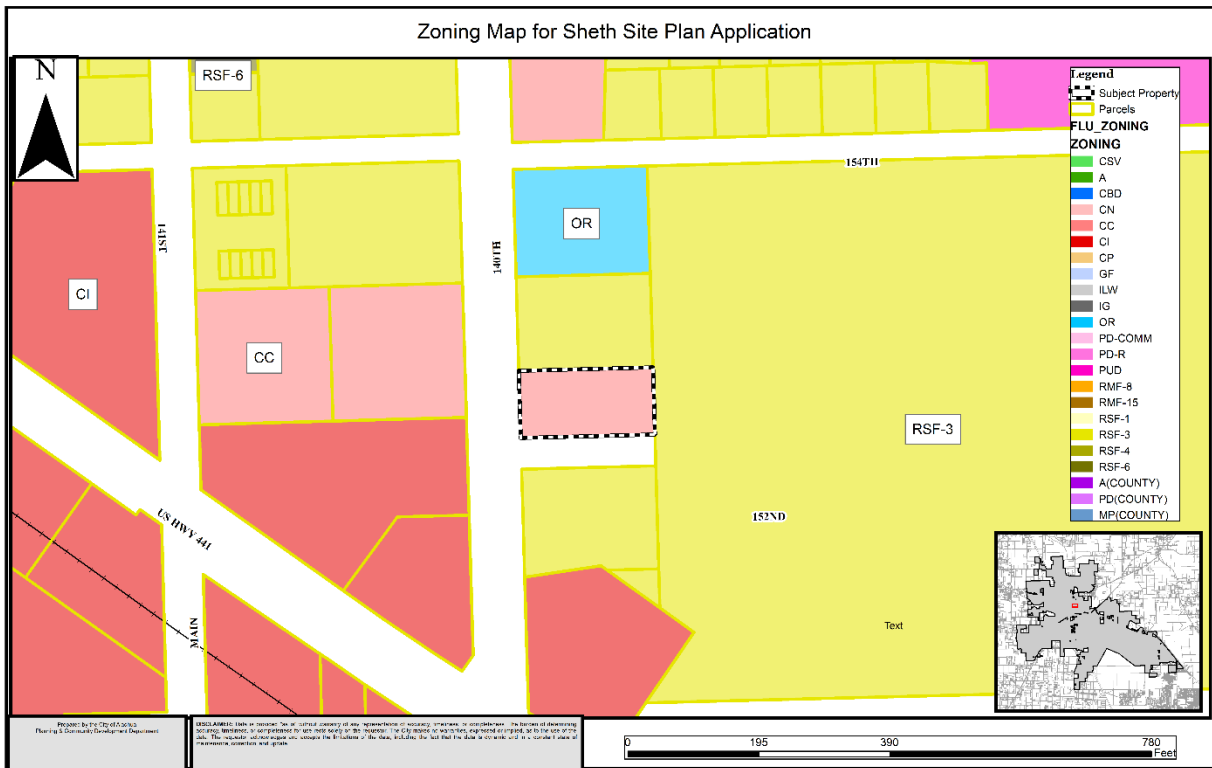
The subject property is ± 0.46 acres in area and is located at 15303 NW 140th Street. Access to the subject property would be provided by one (1) ingress/egress drives directly onto NW 152nd Place.

The proposed development will convey the development's stormwater runoff to a proposed stormwater system located to the east of the proposed parking lot.

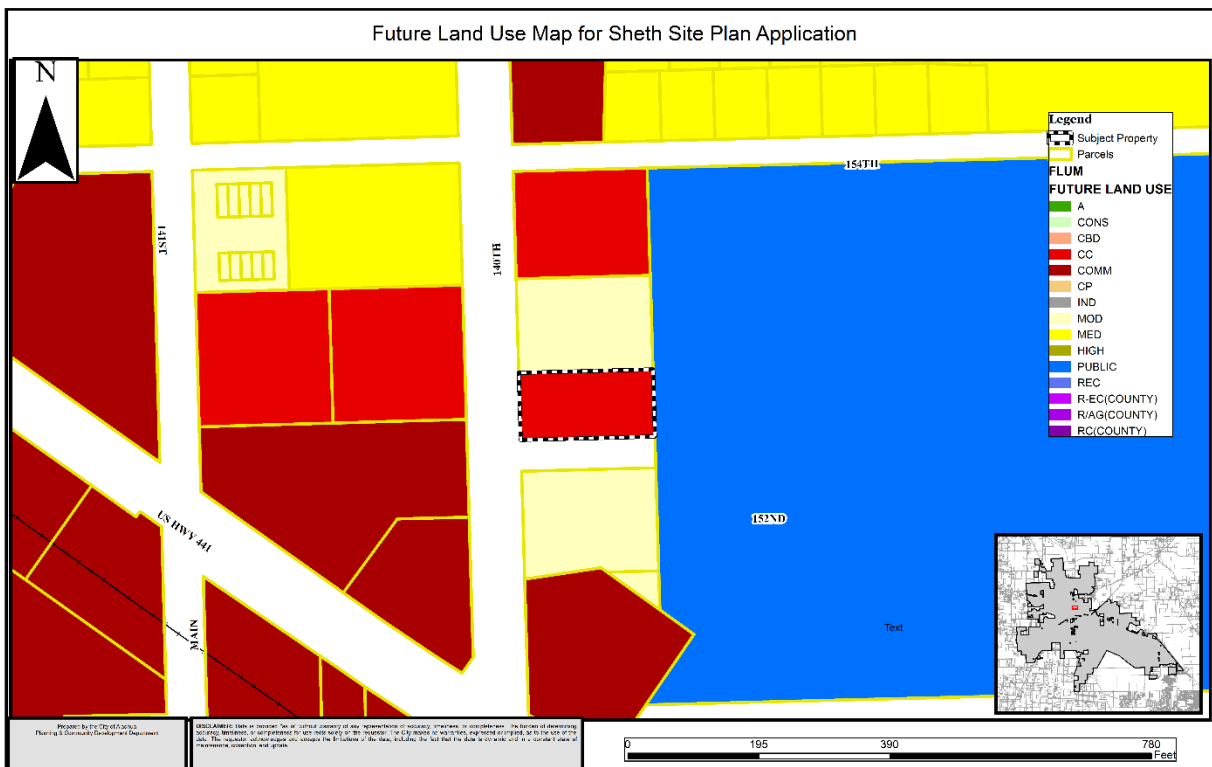
Illustration 1. Site Plan Excerpt



Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



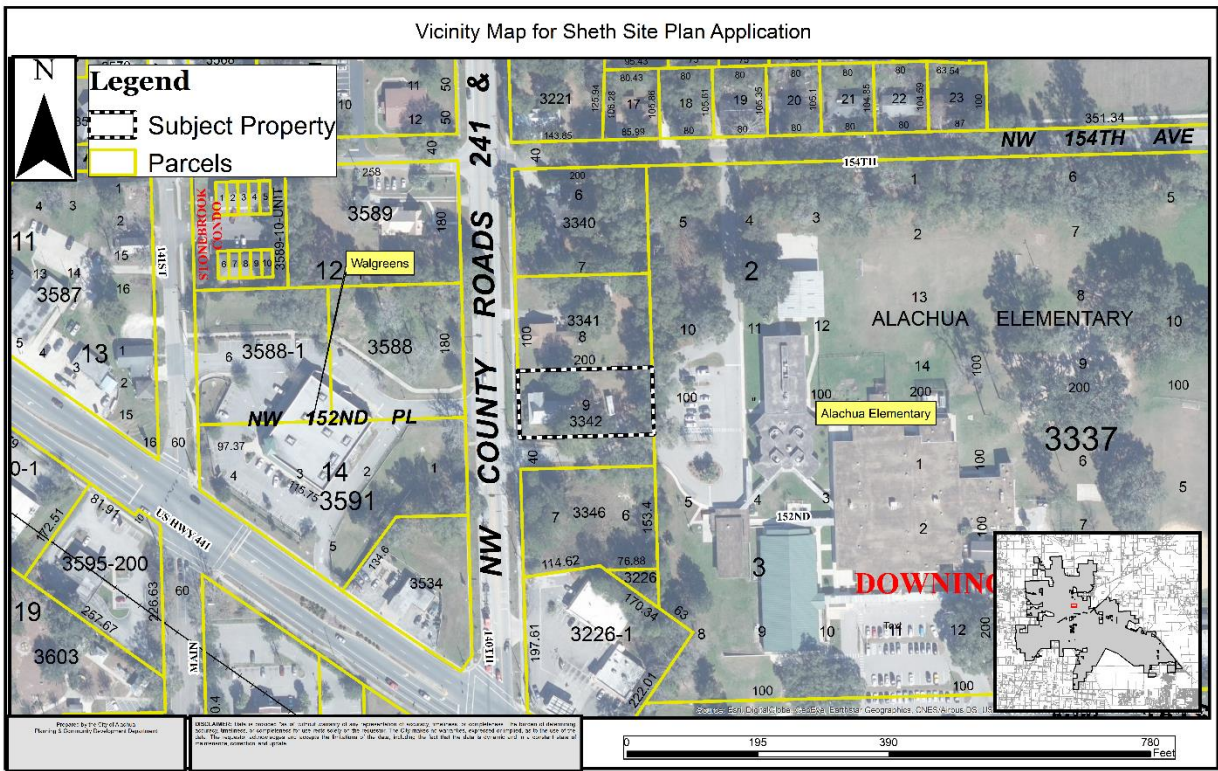
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential	Moderate Density Residential	RSF-3
South	Vacant Residential/Commercial	Moderate Density Residential	RSF-3
East	Institutional (Alachua Elementary)	Public	RSF-3
West	Commercial	Community Commercial/ Commercial	CC/CI

Map 3. 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 October 28, 2019 at the Alachua Branch Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by two (2) individuals from the public. A copy of the notice materials for Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3: Commercial

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

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

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;

4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy

1.3.a: The subject property has a Community Commercial FLUM Designation. The zoning of the subject property is Community Commercial (CC), which permits professional services offices.

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

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

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

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

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

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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

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

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

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that the subject property will include 1.35 acres of open space (50.03% of the site), exceeding the minimum 10% open space requirement.

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

Evaluation and Findings of Consistency with Objective 5.1: A review of the best available data indicates that the development will not adversely affect natural features. The site is currently developed.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

Evaluation and Findings of Consistency with Policy 9.1: The proposed development is currently connected to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

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

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

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

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d,, and 1.3.g: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

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

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and is currently connected to the City's wastewater system.

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

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

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

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

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

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

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and is currently connected to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does indicate that there are areas classified as potentially having 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. 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.

Based on previous reports of the site being used as an informal waste disposal area, the Florida Department of Environmental Protection conducted an inspection in March of 2010. The inspection failed to confirm that the site was a previous informal waste disposal site (historic promiscuous dumping) and the property owner was required to remove all current exposed solid waste. Some construction materials were encountered near surface during geotechnical investigation, but was not significant enough to warrant special concern by the

geotechnical engineer. As a condition of site plan approval, if solid waste materials are encountered during site development, the applicant must notify the City and FDEP in order to ensure materials are addressed in accordance with all applicable state and local rules and regulations.

Table 2. Soils

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo-urban land complex, 0 to 5 percent slopes	A	Well drained	Not Limited	100

Evaluation: The soil type found on the site has no limitations for small commercial buildings so, therefore, no concerns related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned CC (Community Commercial), which permits the professional services office use. The site plan proposes a new six (6) space parking lot with associated storm water management facility, paving, grading, and landscaping improvements. Applicant has indicated that the use will be a professional services office use, which is permitted within the CC zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no use-specific standards for professional services office uses.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision is proposed as a part of this site plan application, therefore, no issues related to subdivision standards.

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

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

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The only existing single family residential use adjacent to the subject property is to the north. To mitigate any future potential impacts, hours of operation are included as a condition of site plan approval. These hours are similar to existing commercial operations in the immediate vicinity.

COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). Uses exempt from the design

standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories, except when all or a portion of a building utilized for one of these uses is located within 500 feet of US Highway 441 right-of-way. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as an “offices use type”, but the proposed site plan does not include alterations to the exterior of the structure, and therefore not subject to the requirements of Section 6.8. Proposed future alterations to the site may require full compliance with this section.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (From US 441 to NCL)	2/U	Major Collector	COMM	D

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

Table 5. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Office (ITE Code 710)	15 (8/7)	2 (2/0)	2 (0/2)
Total Trips	15 (8/7)	2 (2/0)	5 (0/2)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: ITE Code 710– AADT –9.74 trips per 1,000 sf gfa x 1.54 ksf (50% entering/50% exiting); AM Peak Hour – 1.16 trips per 1,000 sf gfa x 1.54 ksf (86% entering/14 % exiting); PM Peak Hour – 1.15 trips per 1,000 sf gfa x 1.45 ksf (16 % entering/ 84% exiting)

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	SR 235 (From US 441 to NCL) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,400
Existing Traffic ³	7,537
Reserved Trips ⁴	135
Available Capacity ⁴	6,728
Increase/Decrease in Daily Trips Generated by Development ⁵	15
Residual Capacity After Development's Impacts⁶	6,713
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ Trip Distribution: SR235 - 100% ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	SR 235 (From US 441 to NCL) ¹
Maximum Service Volume ²	1,290
Existing Traffic ³	716
Reserved Trips ⁴	18
Available Capacity ⁴	556
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	2
Residual Capacity After Development's Impacts⁶	554
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua December 2019 Development Monitoring Report. ⁵ Trip Distribution- SR 235 -100% ⁶ 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 segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,603
Reserved Capacity ¹	135,738
Available Capacity	868,659
Projected Potable Water Demand from Application ³	29
Residual Capacity	868,630
Percentage of Permitted Design Capacity Utilized	62.23%
<i>Sources:</i> ¹ City of Alachua December 2019 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: 125% of wastewater demand = 15 gpd per 1 ksf = 15 x 1.54 x 1.25 = 29	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	729,000
Reserved Capacity ¹	127,855
Available Capacity	643,145
Projected Sanitary Sewer Demand from Application ²	23
Residual Capacity	643,122
Percentage of Permitted Design Capacity Utilized	57.13%
<i>Sources:</i> ¹ City of Alachua December 2019 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gp 1 ksf = 15 x 1.54 = 23 gpd	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620.00	7,413.15
Reserved Capacity ²	7,408.14	1,351.99
Demand Generated by Application ²	71	13
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 City of Alachua July 2019 Development Monitoring Report. 2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

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

Public School Facilities

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

EXHIBIT “A”
TO
SHETH; SUBHAS AND ELAINE SHETH

SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements.
3. The hours of any commercial operation are limited to between 7:00 a.m. and 10:00 p.m.
4. The applicant agrees that Conditions 1-3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 -3 as stated herein.

**EXHIBIT “B”
TO
SUBHAS AND ELAINE SHETH
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 18, 2019

Also submitted electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Notice of Hearing to be Scheduled for Sheth Site Plan

Dear Mr Hedgecock:

On December 4, 2019 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that the 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 each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 14, 2020** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Thursday, December 26, 2019***. Materials may be submitted earlier than this date (please note that City Hall will be closed December 24th and December 25th for Christmas Eve and Christmas Day).

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, December 30th, 2019***. The signs are prepared and ready for pick at the Building Department counter at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, January 13, 2020). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 19, 2019

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

Re: Sheth Parking Lot Site Plan

Dear Mr. Hall:

As you requested, we have reviewed the Sheth Parking Lot site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedecock and dated December 16, 2019. The latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely

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

Cc: Craig Hedecock



JBrown Professional Group

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December 12, 2019

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

Re: Sheth Parking Lot Site Plan

Dear Mr. Hall:

As you requested, we have reviewed the Sheth Parking Lot site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated December 4, 2019. Our review generated the following comments and recommendations that are outlined below.

Sheet 2 of 5

1. Please show existing spots and several more proposed spots at sidewalk connection to assure that the sidewalk is ADA compliant. Based on our analysis, it appears that you will have a sidewalk slope of greater than 1:20, which is the max for ADA compliance. Being close is not good enough for ADA compliant sidewalks.
2. The survey contour line going through the center of the parking lot should read 98, not 96 based on spots.
3. In your comment, you specified that the parking lot is at an even slope; however please indicate this on your plans with additional spot elevations or a note.
4. The ramp that is 1:12 leading up to the building will need to have handrails provided.

Sincerely,

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

Cc: Craig R. Hedgecock



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Dec 10, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 12/16/2019

RE: Sheth Site Plan

Public Services has reviewed the Sheth Site Plan (Dec 4th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Nov 12th Comment(s) Sheet 2 Please show the location of the wastewater gravity line, including the cleanout. The attached figure shows the location the gravity lateral and cleanout. Evaluate the location of the cleanout in relation to the new parking lot. If necessary, (1) increase cleanout height so it matches grade; or (2) if in the parking lot, provide a heavy-duty cover, or (3) relocate the cleanout as necessary. Revise and Resubmit Dec 4th Comment(s) To improve clarity, at the manhole, please call out the invert elevation of 91.0 plus or minus. Approved as Noted.
2.	Nov 12th Comment(s) Sheet 2 Please show the location of the water meter. This will require field evaluation as the COA does not have a record drawing that shows the location of this meter. Verify that the meter and its supply and distribution lines do not interfere with new construction. Revise and Resubmit Dec 4th Comment(s)

NO.	COMMENTS
	Approved
3.	Nov 12th Comment(s) Sheet 2 The attached figure shows that there is a wastewater lateral with cleanout on the property. It may be in the same location as the stormwater basin. Please verify that there is at least one foot of cover between the stormwater basin bottom and the crown of the wastewater lateral. Revise and Resubmit Dec 4th Comment(s) Approved
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2019

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

Also submitted electronically to chedgecock@cox.net .

RE: Sheth (Site Plan)-Development Review Team (DRT) Comments

Dear Mr Hedgecock:

On October 31, 2019 the City of Alachua received your application for the approval of a Site Plan for the Sheth Site Plan project, which proposes the construction of a 6 space parking lot and associated grading, paving, and landscaping improvements on a .46 acre subject property located at 15303 NW 140th Street (Parcel No. 03342-000-000). A Development Review Team meeting was held on November 21, 2019 to discuss the application deficiencies.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, December 4, 2019**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF (or cloudlink/ FTP link provided by the applicant) of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

A. Comprehensive Plan Consistency

1. Please provide analysis of application's consistency with Policies 1.3.a, 2.4.a, and 2.5.a of the Future Land Use Element.

B. Concurrency Impact Analysis

1. Provide ITE Code used to calculate trip generation and square footage of existing structure.
2. Provide calculation used to determine 23 gallons per day of wastewater generated by use.
3. Provide calculation used to determine potable water demand.
4. Provide calculation or source of data for solid waste generation. Typically, commercial uses generate approximately 12 pounds of solid waste per 1,000 square feet.

C. Development Standards

5. Section 6.2- Tree protection/landscape/xeriscape standards
 - a. Provide size (diameter at average breast height) of ligustrum tree identified to be removed.
 - b. Per Table 6.2-2, the appropriate buffer for the north property line is Type "D". Existing magnolia used for buffer credit appears to be primarily on adjacent property.
 - c. Per Section 6.2.2 (D)(2)(a)(iii)a, provide calculation of interior parking lot landscaping requirement.
6. Section 6.6.3 – Residential Protection Standards
 - a. Please address standards for Residential Protection found in Section 6.6.3 (A). Please provide analysis of proposed uses impacts to surrounding properties. As a condition of site plan approval, hours of operation shall be limited to between 7: 00 AM and 10:00 PM.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

1. The applicant must address the comments provided by JBrown Professional Group in a letter dated November 19, 2019 (attached to this memo).
2. The applicant must comply with all comments provided by the Public Services Department in a memo dated November 13, 2019 (attached to this memo).

E. Miscellaneous/General Issues

1. Provide updated mailing labels that includes parcel number 03226-001-000, as this parcel appears to be located within 400' of the subject property. Please contact Staff planner to discuss neighborhood meeting requirements.
2. Provide profile of proposed parking lot area.
3. Provide method of space delineation in parking lot area (thermoplast, paint, etc).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 13, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/13/2019

RE: Sheth Site Plan

Public Services has reviewed the Sheth Site Plan (Nov 7th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Nov 12th Comment(s) Sheet 2 Please show the location of the wastewater gravity line, including the cleanout. The attached figure shows the location the gravity lateral and cleanout. Evaluate the location of the cleanout in relation to the new parking lot. If necessary, (1) increase cleanout height so it matches grade; or (2) if in the parking lot, provide a heavy-duty cover, or (3) relocate the cleanout as necessary. Revise and Resubmit
2.	Nov 12th Comment(s) Sheet 2 Please show the location of the water meter. This will require field evaluation as the COA does not have a record drawing that shows the location of this meter. Verify that the meter and its supply and distribution lines do not interfere with new construction. Revise and Resubmit
3.	Nov 12th Comment(s) Sheet 2 The attached figure shows that there is a wastewater lateral with cleanout on the property. It may be in the same location as the stormwater basin. Please verify that there is at least one foot of cover

NO.	COMMENTS
	between the stormwater basin bottom and the crown of the wastewater lateral. Revise and Resubmit
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





JBrown Professional Group

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November 19, 2019

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

Re: Sheth Parking Lot Site Plan

Dear Mr. Hall:

As you requested, we have reviewed the Sheth Parking Lot site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 28, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

1. Existing building is not legible. Please redraw relevant parts of the existing survey to clarify all tie-in points.
2. Suggest placing a 5' turnout on the north side of parking lot to allow for cars to back out of spaces easier.
3. Show the location of the handicap sign.
4. Please provide dimensions on the proposed sidewalk.
5. Show the basin outline on this sheet and add a few dimensions showing the distance off of the proposed parking lot.

Sheet 2 of 5

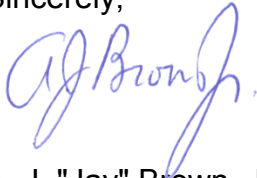
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2. Show spots at existing sidewalk connection to assure that the sidewalk is ADA compliant. Based on other spots in the area, it appears that this stretch could potentially be steeper than 1:20.
3. Show more spots at the center of the drive and edge of parking spaces to clarify grading and show that everything is ADA compliant.
4. Please denote the drainage area for this property on this sheet to show what will be flowing into the proposed basin.
5. Please provide a flush concrete sidewalk detail.
6. Please provide an asphalt driveway detail showing the thickness of the layers.
7. Please indicate silt fence if it is needed on this property.

Sheet 3 of 5

1. Large portions of the landscape plan are not legible.

2. Provide tree protection around all trees to be saved on the property. Consider providing a callout to make this more clear.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

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

Cc: Craig R. Hedgecock

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Sheth Parking Lot

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Craig Hedgecock, P.E.

PROPERTY OWNER: Subhas and Elain Sheth

DRT MEETING DATE: November 21, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Community Commercial

ZONING: CC ("Community Commercial")

OVERLAY: N/A

DEVELOPMENT AREA ACREAGE: ± 0.46 acres

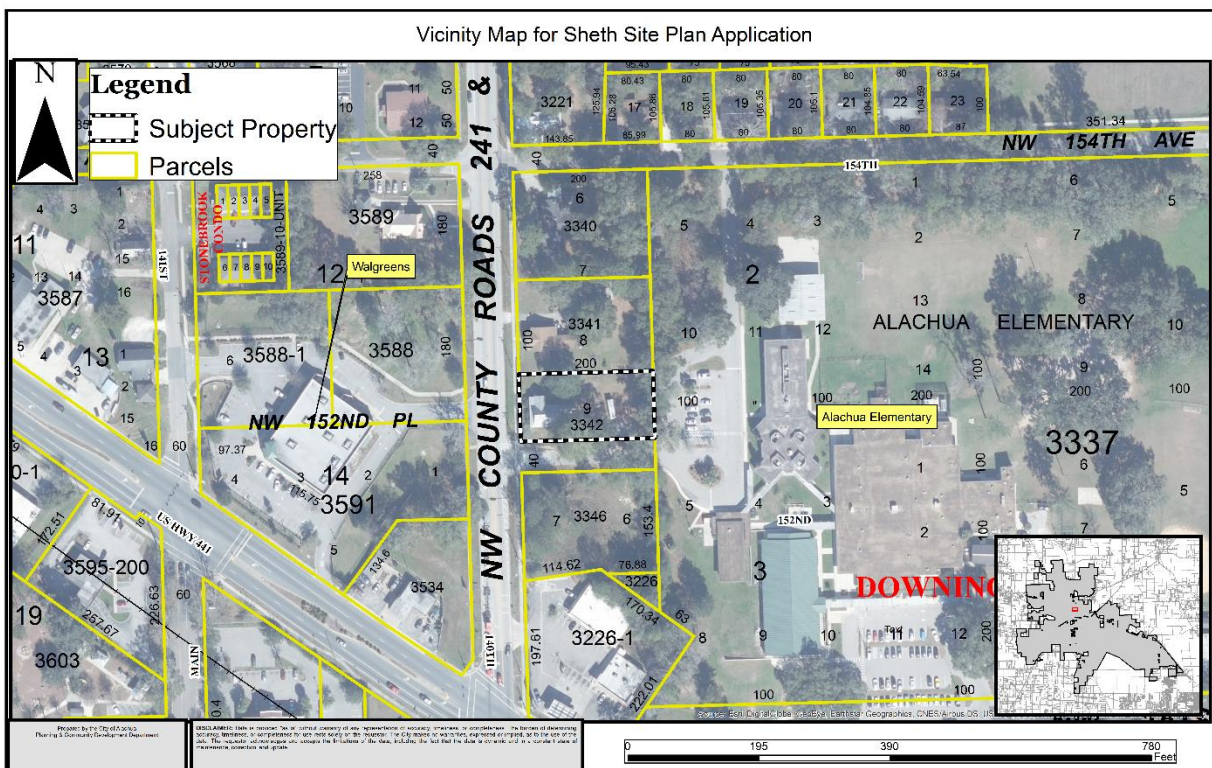
PARCEL: 03342-000-000

PROJECT LOCATION: 15303 NW 140th Street

PROJECT SUMMARY: A request for a Site plan for a new 6 space parking lot with associated paving, grading, and landscaping improvements.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, December 4, 2019.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 PZB Meeting.**



Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

A. Comprehensive Plan Consistency

1. Please provide analysis of application's consistency with Policies 1.3.a, 2.4.a, and 2.5.a of the Future Land Use Element.

B. Concurrency Impact Analysis

1. Provide ITE Code used to calculate trip generation and square footage of existing structure.
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1. Provide updated mailing labels that includes parcel number 03226-001-000, as this parcel appears to be located within 400' of the subject property. Please contact Staff planner to discuss neighborhood meeting requirements.
2. Provide profile of proposed parking lot area.
3. Provide method of space delineation in parking lot area (thermoplast, paint, etc).

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, DECEMBER 4, 2019.



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 13, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/13/2019

RE: Sheth Site Plan

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NO.	COMMENTS
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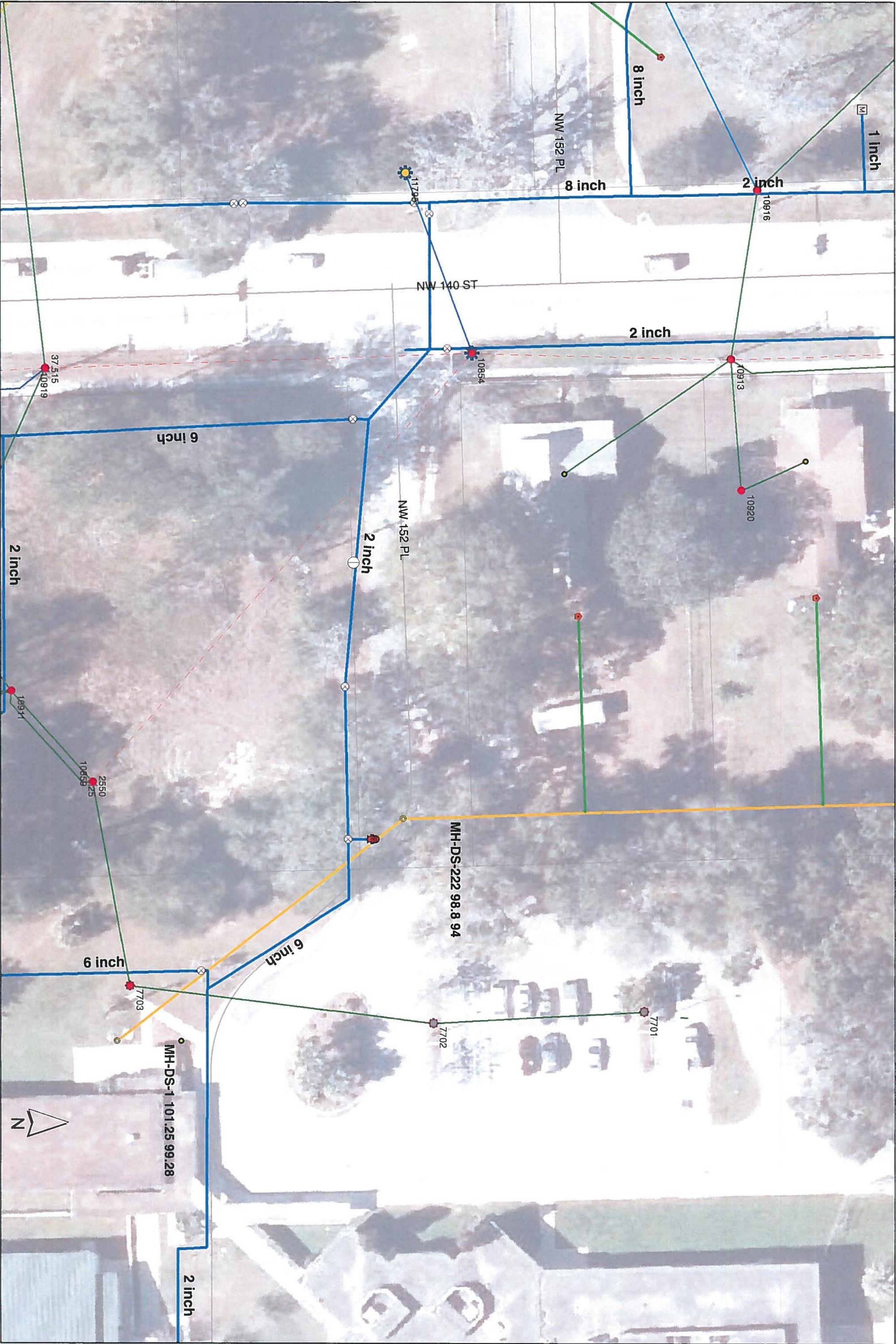
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END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 19, 2019

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

Re: Sheth Parking Lot Site Plan

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As you requested, we have reviewed the Sheth Parking Lot site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 28, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

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Sheet 2 of 5

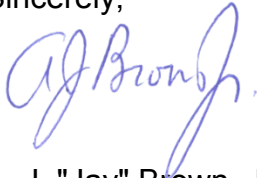
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Sheet 3 of 5

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Sincerely,

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

Cc: Craig R. Hedgecock



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 7, 2019

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

Also submitted electronically to chedgecock@cox.net

RE: Application Acceptance: Sheth Site Plan

Dear Mr Hedgecock:

On October 31, 2019, the City of Alachua received your application for a Site Plan for the Sheth project, which proposes the construction of a new parking lot. The Site Plan includes associated landscaping and storm water improvements, and is located at 15303 NW 140th Street (Tax Parcel Number 03342-000-000).

The Planning Department has reviewed the application and materials for completeness, and finds the application to be complete.

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Sheth Site Plan
2. Address of Subject Property: 15303 NW 140th Street
3. Parcel ID Number(s): 03342-000-000
4. Existing Use of Property: Residence
5. Future Land Use Map Designation: CC
6. Zoning Designation: CC
7. Acreage: 0.459

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig R. Hedgecock, PE/PSM Title: _____
 Company (if applicable): _____
 Mailing address: 27 NW 48th Boulevard
 City: Gainesville State: FL ZIP: 32607
 Telephone: 352-377-9928 FAX: _____ e-mail: chedgecock@cox.net
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Subhas and Elaine Sheth
 Mailing Address: 13422 West SR 235
 City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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


 Signature of Applicant

Craig R. Hedgecock, PE/PSM

Typed or printed name and title of applicant

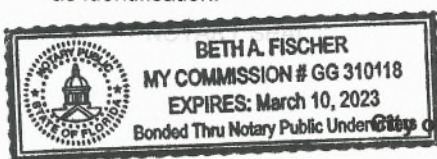
 Signature of Co-applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

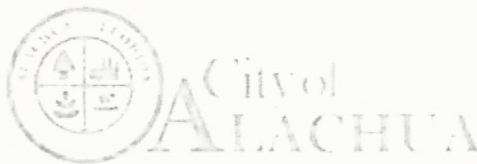
The foregoing application is acknowledged before me this 31st day of October, 2019, by Craig R. Hedgecock

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




 Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15303 NW 140th Street

Parcel ID Number(s): 03342-000-000

Acreage: 0.46

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Subhas and Elaine Sheth

Title: Owners

Company (if applicable): _____

Mailing Address: 13422 West SR 235

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-316-4560

FAX: _____

e-mail: bhadradas@gmail.com

C. AUTHORIZED AGENT

Name: Craig R. Hedgecock, PE/PSM

Title: _____

Company (if applicable): _____

Mailing address: 27 NW 48th Boulevard

City: Gainesville

State: FL

ZIP: 32607

Telephone: 352-377-9928

FAX: _____

e-mail: chedgecock@cox.net

D. REQUESTED ACTION:

Commercial Site Plan application.

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

Subhas Sheth

Signature of Applicant

Subhas Sheth

Typed or printed name and title of applicant

Elaine Sheth

Signature of Co-applicant

Elaine Sheth

Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 8th day of Oct, 2019, by Subhas and

Elaine Sheth

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

Kristy Lee Thornton

Signature of Notary Public, State of Florida



KRISTY LEE THORNTON

Commission # GG 178433

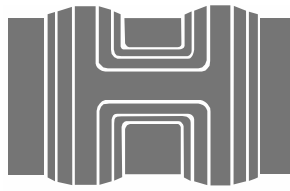
Expires March 17, 2022

Bonded Thru Budget Notary Services

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-00-000
City of Alachua, Alachua County, Florida

CONCURRENCY IMPACT ANALYSIS

Pursuant to Article 2.4.14 of the Land Development Regulations

Certificate of Concurrency Compliance.

Purpose. The purpose of this section is 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, or recreation facilities.

Level of service (LOS) standards. The level of service (LOS) standards adopted for roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities are those adopted in the Comprehensive Plan, which is incorporated herein by reference.

This project will have a de minimis, or no impact on public facility levels of service as follows:

Roads:

At the time a development order is issued, the necessary facilities and services are in place or under construction.

The project as proposed will generate 17.0 trips so the proposed development's impact on West SR 235 is considered to be "de minimis" based upon FDOT thresholds. As a residence, 9.3 existing trips can be credited to the project. Therefore, the project will only generate 7.7 additional trips.

Source: Single Family Homes, ITE Code 210 and General Office, ITE Code 710

Square Footage: 1545 (Alachua County Property Appraiser)

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the segment of West SR 235 from US Highway 441 to the Alachua City Limits has a Comprehensive Plan MSV allowable AADT of 14,400 and allowable Peak Hour Trips totaling 1,290. The existing traffic plus projected and reserved trips for the highway segment totals 7,569 AADT with a peak hour total of 718 trips. The percentage of capacity utilized totals 52.56% of the AADT and 55.66% for the peak hour.

Therefore, the proposed office use will not degrade the level of service of the roadway.

Sanitary Sewer/Potable Water:

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

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

Goal 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.

Utilizing Table I of Chapter 64-E, FAC, “STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS”, the estimated sewage flow would be 23 gpd. $[(15 \text{ gpd}) \times (1.545)]$ The domestic wastewater is currently discharged into the City of Alachua wastewater system. As a residence, the site would generate 300 gpd. Therefore, there will be a net decrease in wastewater flow.

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Treatment Plant Current Permitted Capacity” is 1,500,000 gallons per day. After subtracting “Actual Treatment Plant Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 57,239 gallons per day or 96.18% of the “Permitted Design Capacity”.

No additional potable water demand will be required as the proposed office use is projected to require less potable water than as a residence. Therefore, the existing potable water demand will not increase. Assume 29 gpd Basis: $[(23 \text{ gpd estimated sewage flow}) / (0.80)]$

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Current Permitted Capacity” is 2,300,000 gallons per day. After subtracting “Actual Potable Water Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 260,393 gallons per day or 11.32% of the “Permitted Design Capacity”.

Stormwater Management:

The project will qualify for an exemption from providing stormwater treatment from the Suwannee River Water Management District. However, the City of Alachua requires the pre-post treatment.

The proposed on-site drainage retention area will provide the required water quantity and quality treatment volume for the SRWMD 100 Year/24 Hour Rainfall Event from the proposed paved parking area.

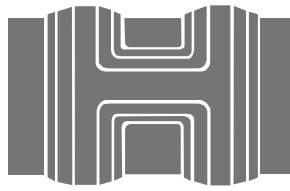
Solid Waste:

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

Domestic waste will be minimal and will consist of only office paper, paper towels, personal lunch waste, etc. that will be disposed of utilizing a 66 gallon “residential” trash receptacle. It is assumed that the site will generate a maximum of 2.41 tons per year.

$[(12\#/1000) \times (1.545) \times (5 \text{ days/week}) \times (52 \text{ weeks/year}) / (2000 \#/\text{ton})]$

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “New River Solid Waste Facility Capacity” is 50 years. The “Existing Demand” and “Projected Reservations & Reserved Capacity” totals 14,163.27 tons per year.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

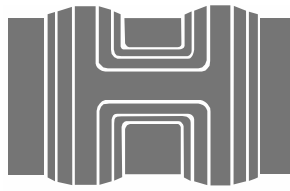
Policy 1.3.d

Design and performance standards:

The following are my responses to the following criteria applicable when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
RESPONSE: Only one (1) commercial driveway is proposed at the rear of the site at the approximate third point of the southerly property line.
2. Buffering from adjacent existing/potential uses;
RESPONSE: Buffering to the residential property to the north utilizing shrubbery is proposed. During the Neighborhood Meeting the neighbors were satisfied since the proposed office will have little impact on them.
3. Open space provisions and balance of proportion between gross floor area and site size;
RESPONSE: The proposed site design has approximately 73% open space. The "proposed" FAR is 0.077 while the "permitted" FAR is 1.0.
4. Adequacy of pervious surface area in terms of drainage requirements;
RESPONSE: The amount of pervious area is more than adequate to provide for the proposed stormwater management system to treat the additional runoff from the proposed parking area.
5. Placement of signage;
RESPONSE: It is anticipated that only one (1) sign will be placed near the entrance to the site at the southwest corner of same.
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not over used or impacting areas where it is not intended;
RESPONSE: The anticipated hours of operation for the business is 8 am to 5 pm, therefore site lighting will not be a problem. Due to the orientation of the building and/or parking area, there should be no off-site intrusion upon the surrounding area.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
RESPONSE: The on-site parking layout and drive aisle adequately and safely provide for the anticipated needs of the business. There will be a limited number of employees, three (3), and only limited customer trips to the site.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
RESPONSE: Site landscaping will meet and/or exceed the requirements of the Comprehensive Plan and Land Development Regulations.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
RESPONSE: There are no unique features and resources which may constrain site development.
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
RESPONSE: Due to the "limited" amount of site improvements, performance based zoning requirements will not be necessary.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

Objective 1.3: Commercial

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

Policy 1.3.a: Community Commercial:

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

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

This anticipated use of this project is an “allowable” use under land use categories 2. and 3. listed above.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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

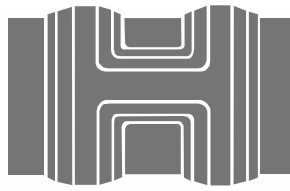
The Landscape & Irrigation Plan for this project complies with the above. The site has in excess of 70% landscaped area and/or open space.

Objective 2.5: Open Space Standards:

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

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

The site has in excess of 70% open space.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

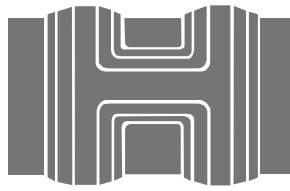
Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMMERCIAL DEVELOPMENT STANDARDS

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
THE PROJECT IS A CONVERSION OF AN EXISTING RESIDENCE INTO A COMMERCIAL OFFICE. THE DRIVEWAY ACCESS WILL BE FROM NW 152ND PLACE TOWARD THE REAR OF THE SITE.
2. Buffering from adjacent existing/potential uses;
BUFFERING IS PROPOSED ALONG THE EASTERLY AND NORTHERLY PROPERTY LINES. THERE IS AN EXISTING RESIDENCE TO THE NORTH AND ALACHUA ELEMENTARY SCHOOL PARKING LOT TO THE EAST.
3. Open space provisions and balance of proportion between gross floor area and site size;
THERE IS A SUBSTANTIAL AMOUNT OF OPEN SPACE ON THE SITE OF APPROXIMATELY 73%.
4. Adequacy of pervious surface area in terms of drainage requirements;
THERE IS ADEQUATE AREA TO RETAIN THE ADDITIONAL SITE RUNOFF.
5. Placement of signage;
SIGNAGE WILL BE PERMITTED SEPARATELY AT THE SOUTHWEST CORNER OF THE SITE.
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
THE SITE REQUIRES MINIMAL LIGHTING AND THERE WILL BE NO OFF-SITE LIGHT TRESPASS.
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
PARKING WILL BE AT THE REAR OF THE SITE WITH HANDICAP ACCESSIBILITY TO THE BUILDING FROM THE PARKING AREA AND THE EXISTING SIDEWALK ALONG THE NORTH RIGHT-OF-WAY OF NW 152ND PLACE.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
CODE COMPLIANT LANDSCAPING WILL BE PROVIDED AND THE EXISTING LARGE TREES WILL BE PRESERVED.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
THERE ARE NO UNIQUE FEATURES AND RESOURCES WHICH MAY CONSTRAIN SITE DEVELOPMENT.
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
NONE REQUIRED.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
THE FLOOR AREA RATIO IS 0.077.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA RESIDENTIAL PROTECTION STANDARDS

Sec. 6.6. - Infill standards.

6.6.3 Residential protection standards.

(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) Hours of operation and deliveries. Hours of operation and deliveries.
Generally the hours of operation are anticipated to be from 8:00 AM to 5:00 PM. However, the hours of operation will be limited to between 7:00 AM to 10:00 PM.
- (2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
Activities associated with general office use will take place inside of the enclosed building. Therefore, there should not be any adverse impacts.
- (3) Placement of trash receptacles. Placement of trash receptacles.
It is anticipated that “residential” trash receptacles will be utilized and placed in the vicinity of the southeast corner of the existing building as is currently done.
- (4) Loading and delivery area. Location of loading and delivery areas.
Limited loading and delivery, for the most part, is anticipated to be from the southerly side of the building away from the residential property to the north.
- (5) Lighting. Lighting location, intensity, and hours of illumination.
There will be no exterior lighting, if any, except for possible low intensity “cut-off” light fixtures near the corners of the building. Therefore no light trespass onto the adjacent residential property to the north is anticipated.
- (6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
There will be no outdoor machines and activities.

- (7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.
Additional landscaping in the form of a Type D buffer was required (and provided) along the north side of the property to provide buffering.
- (8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
The height of the existing building will not change therefore preserving light and privacy and views of significant features from public property and rights-of-ways.
- (9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.
Natural lighting and solar access will be preserved.
- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.
There will be no odors and fumes created.
- (11) Paving and parking areas. Paving to control dust.
The area subject to vehicular traffic will be paved and/or stabilized.
- (12) Placement or configuration of site design. Placement or configuration of site design.
The site activities for the most part will occur inside of the existing building except for required parking at the southeast quadrant of the site.
- (B) Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.
The existing building does not exceed the required minimum distance from same.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2378269 1 PG
2007 OCT 12 09:46 AM BK 3690 PG 966
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#349692
Doc Stamp-Deed: 1,120.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

Tax Parcel : 03342-000-000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of October, 2007 between **John M. Boland, an unmarried person and Gail Bisbee, an unmarried person** whose post office address is Post Office Box 1493, Alachua, FL 32616, Grantors, and **Subhas M. Sheth and Elaine Sheth, husband and wife** whose post office address is 15303 NW 140th Street, Alachua, FL 32615, Grantees:

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

Lot 9, Block 2, Downing Addition to Alachua, according to the map or plat thereof, as recorded in Plat Book "C", Page 79 of the Public Records of Alachua County, Florida

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2007 and all subsequent years.

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.

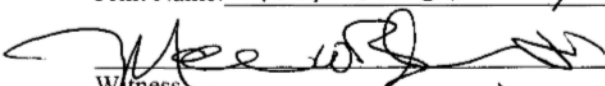
And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

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

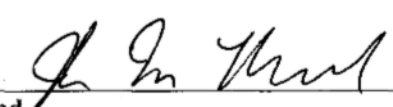
Signed, sealed and delivered in our presence:


Witness

Print Name: Rafael Boothby


Witness

Print Name: MARVIN W. BINGHAM JR.


John M. Boland


Gail Bisbee



2018 Roll Details — Real Estate Account At 15303 NW 140TH ST

[Print this page](#)

Real Estate Account #03342 000 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-29 \$1,789.52

Receipt #18-0037689

Owner: SHETH, SUBHAS M & ELAINE

13422 W STATE RD 235

ALACHUA, FL 32615

Situs: 15303 NW 140TH ST

Account number: 03342 000 000

Alternate Key: 1012943

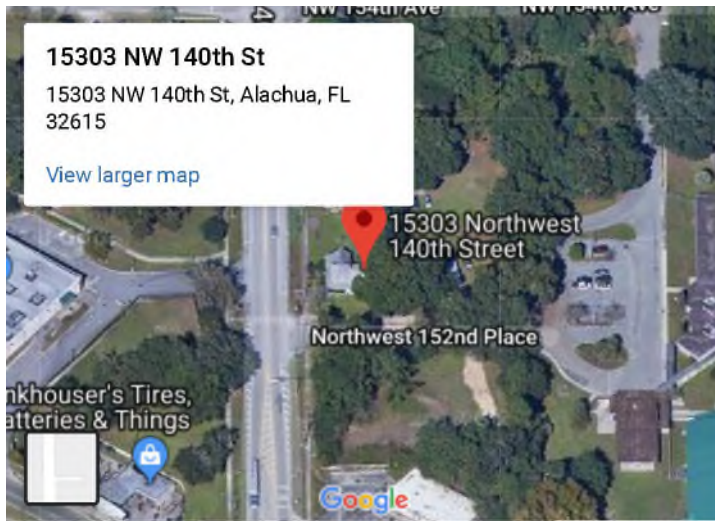
Millage code: 1700

Millage rate: 22.5620

Assessed value: 73,800

School assessed value: 73,800

Unimproved land value: 7,600



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. [Report a map error](#)

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$1,665.08

Non-ad valorem: \$199.00

Total Discountable: 1864.08

No Discount NAVA: 0.00

Total tax: \$1,864.08

Legal description

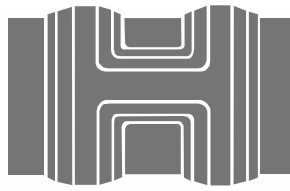
DOWNING ADDN PB C-79-79C LOT 9 BK 2 OR 3690/0966

Location

Book, page, item: 3890-966-

Geo number: 14-08-18-03342000000

Range: 18



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

TO: Adjoining Property Owners and Interested Other Parties

RE: Neighborhood Meeting

You are receiving this letter informing you of a Neighborhood Meeting to be held at 5:15 pm on October 28, 2019 at the Alachua County Library District, Alachua Branch.

A "Conceptual Site Plan" for the project is attached.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the building into an office.

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

Time:

5:15 pm on Monday, October 28, 2019

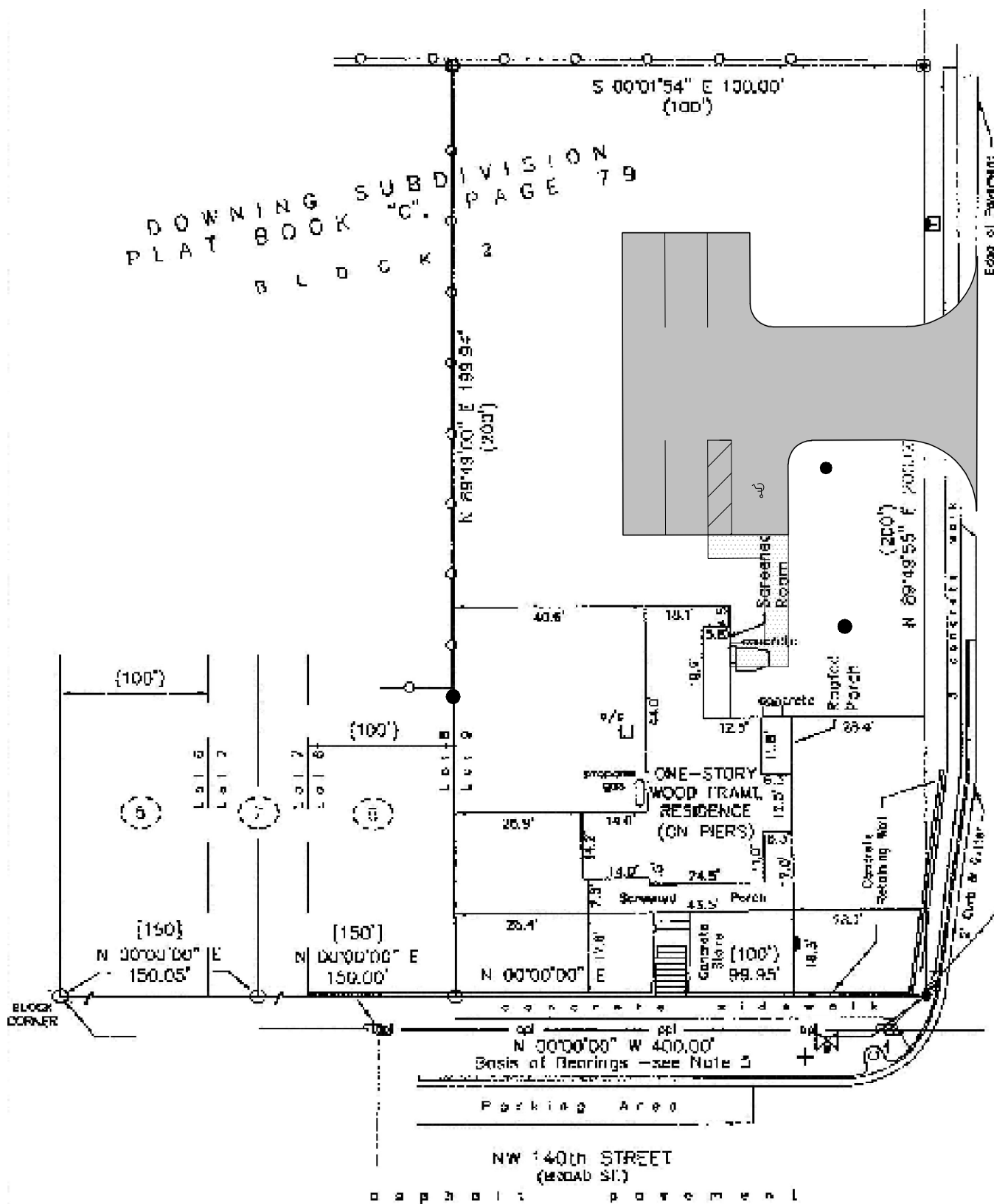
Location:

Alachua County Library District, Alachua Branch
14913 NW 140th St
Alachua, FL 32615

Contact:

Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

DOWNING SUBDIVISION
 PLAT BOOK "C" PAGE 79
 BLOCK 2



NW 152nd Place
 (proposed 5')

asphalt pavement

03337-000-000 School Board of Alachua County 620 East University Avenue Gainesville, FL 32601	03591-000-000 & 03588-001-000 Walgreen Company PO Box 1159 Deerfield, FL 60015	President TCMOA 1000 Turkey Creek Alachua FL 32615
03226-000-000 & 03346-000-000 Huntley Jiffy LGD Trust 9539 PO Box 876 Orange, Park, FL 32067-0876	03563-000-000 Alachua Villas LTD 338-L1 Country Club Road Valdosta, FL 3160	Linda Dixon, AICP Assistant Director Planning PO Box 115050 Gainesville FL 32611
03341-000-000 Birkholtz & Martin & Martin & McNeill 15311 NW 140 th Street Alachua, FL 32615-6233	03589-000-000 Marcia Davis PO Box 1860 Gainesville, FL 32616-1860	Craig Parenteau FL Department of Environmental 4801 Camp Ranch Road Gainesville FL 32641
03340-000-000 J & A Properties Group LLC 923 SW 98 th Street Gainesville, FL 32607	03589-010-010 Tamara N. Stone 7613 SW 52 nd Place Gainesville, FL 32608	Jeannette Hinsdale P.O. Box 1156 Alachua FL 32616
03221-001-020 Alachua Meadows 11528 W State Road 84 Fort Lauderdale, FL 33355	Antoinette Endelicato 5562 NW 93rd Avenue Gainesville FL 32653	Lynn Coullias 7406 NW 126th Ave Alachua FL 32615
03221-001-019 James E. Porter 13818 NW 154 th Avenue Alachua, FL 32615	Dan Rhine 288 Turkey Creek Alachua FL 32615	Lynda Coon 7216 NW 126 Avenue Alachua FL 32615
03221-001-018 Penny Jackson 13826 NW 154 th Avenue Alachua, FL 32615	Tom Gorman 9210 NW 59th Street Alachua FL 32653	Tamara Robbins PO Box 2317 Alachua FL 32616
03221-001-017 Charlene Smith PO Box 634 Alachua, FL 32616-0614	Richard Gorman 5716 NW 93rd Avenue Alachua FL 32653	Michele L. Lieberman County Manager 12 SE 1st Street Gainesville FL 32601
03221-000-000 Rosa McDaniel 25719 State Road 121 Alachua, FL 32615	Peggy Arnold 410 Turkey Creek Alachua FL 32615	Bonnie Flynn 16801 NW 166th Drive Alachua FL 32615
03534-000-000 D R Funkhouser PO Box 564 Alachua, FL 32616-0564	David Forest 23 Turkey Creek Alachua FL 32615	Adam Boukari City Manager P.O. Box 9 Alachua, FL 32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

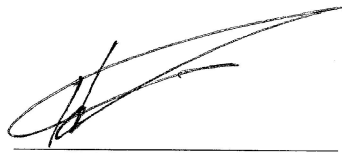
STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:

NEIGHBORHOOD MEETING - SHETH, was published in said newspaper in the issues of **October 10, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **10th day of October, 2019** by **Robert Boukari**, who is personally known to me.


(Signature of Affiant)
(Signature of Notary Public)

HABIB BRYAN BOUKARI
Commission # GG 327026
Expires May 26, 2023
Bonded Thru Budget Notary Services

until they found their own plan for their animals. They also offered more services for a fee of \$85 for the first pet and \$40 for each additional pet. This charge is for additional services ranging from arranging the pets' transfer to a designated person or if no owner is designated, then they can be housed in a volunteer foster home until a suitable new owner is found. The fee also helps pay a \$500 pet care fee paid to Covenant Pet Trust volunteers or the named recipient for the initial intake and care of the pet. They also offer a free plan to military members who are transferred overseas to take care of their pets during their absence with foster care until they return or find a home for the pet if the service member does not come home.

They realized what a this was on people, ally the terminally ill, knowing what would to their pets," Taylor "They were like their n and to not know would happen to them ghthening."

gether, Wisner and founded Covenant ust. It is an immense m with an estimated 00 pets surrendered elters each year by s and veterinarians se their owners died iled to make a plan for ets. many of which e euthanized. While main concentration n dogs and cats, they ffered foster services er animals including and farm animals.

ere was no way that o of them could care

their own plan for their animals. They also offered more services for a fee of \$85 for the first pet and \$40 for each additional pet. This charge is for additional services ranging from arranging the pets' transfer to a designated person or if no owner is designated, then they can be housed in a volunteer foster home until a suitable new owner is found. The fee also helps pay a \$500 pet care fee paid to Covenant Pet Trust volunteers or the named recipient for the initial intake and care of the pet. They also offer a free plan to military members who are transferred overseas to take care of their pets during their absence with foster care until they return or find a home for the pet if the service member does not come home.

This would be a massive undertaking alone, but the organization has about 40 volunteers and 15 foster homes. They also work in coordination with other agencies and shelters to house and find homes for



RAY CARSON/Alachua County Today

the pets. "We will help foster animals, but our goal is for people to plan ahead for their loved pets. We will take them in as space and funds allow, but we want to get everyone thinking ahead, both for the animals' safety and for their own peace of mind," Taylor said. "We want to get the word out that people should plan ahead and also hopefully get more people willing to foster these pets." For anyone who would like to make donations, volunteer or become a foster home, call 386-288-1339.

Email rcarson@alachuatoday.com

Selected from 10-12 applications

he state that could y for this award," Hope. Every July Association receives

selected from somewhere between 10-12 applications that were submitted," Hope said.

Hope congratulated Purvis and Director of Utilities and Public Works Jamie Jones as he presented the award. He further commended City Manager Mike New and the City Commission for a job well done.

"It is truly an honor for the City of Newberry to be recognized by the FRWA and its member systems as the Medium Wastewater System of the Year," said Jones. "This award is the direct result of hard work by the City of Newberry's operational and support staff," he said.

service," Jones said.

As far as anyone at the City is aware, this is the first time Newberry has received this award.

= = =
Email cwalker@alachuatoday.com

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the building into an office.

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

Time: 5:15 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

(Published: Alachua County Today - October 10, 2019)

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 1.96±-acre site, (Alachua County Tax Parcel 03211-001-000 and 03211-003-000), located at 14619 NW US HWY 441 in Alachua, Florida. The application intent is to add an additional building to the site.

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

Time: 5:30 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

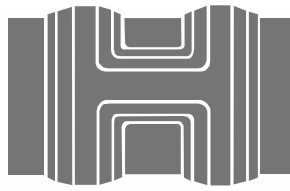
(Published: Alachua County Today - October 10, 2019)

KARI
ALTY INC.

ling exceptional
tate services and
ner experiences"

us today at





CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

October 31, 2019

A Neighborhood Meeting was held to discuss a City of Alachua Site Plan application on a 0.46± acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street. The application intent is to convert a residence into an office building.

The purpose of the meeting was to inform the public about the nature of the proposal and seek their comments.

Time: 5:15 pm, Monday, October 28, 2019

Location: Alachua County Library District, Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Meeting Summary:

Besides the project consultants, only two (2) other individuals, the adjoining property owners, attended said meeting.

Mr. & Mrs. Martin, 15311 NW 140th Street, Alachua (352) 462-1423

We shared the "work in progress" drawing sheets with the Martins, answered their questions, and they seemed to be satisfied with same.

NEIGHBORHOOD MEETING

OCTOBER 28, 2019

SHETH SITE PLAN

NAME

ADDRESS

email

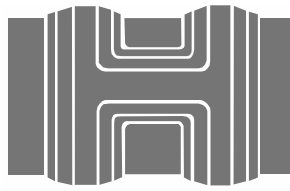
TELEPHONE

Charlotte Munn 15311 N.W. 140TH 386-462-1423

Mary L. Martin 15311 N.W. 140TH ST.
Alachua, FL 32615 386-462-1423

2266 S.W. 43RD PL

JOSHUA SHASTRIN GAINESVILLE FL 32608 JOSHUA@SHASTRIN.NET 352-222-3443



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

December 3, 2019

Louis I. Huntley Enterprises
1890 Kingsley Avenue
Suite 102
Orange Park, FL 32073

RE: Alachua County Tax Appraiser
Parcel: 03226-001-000

To Whom It May Concern:

According to the Alachua County Property Appraiser records, you own and/or control Tax Parcel Number: 03226-001-000, having the following physical addresses:

15089 NW US HWY 441, Alachua. FL
15093 NW US HWY 441 – STE 10, Alachua. FL
15093 NW US HWY 441 – STE 20, Alachua. FL
15093 NW US HWY 441 – STE 30, Alachua. FL

My client has submitted a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the existing residential building into an office. The site is approximately 200 feet north of your northerly property line and is situated at the northeast corner of the intersection of NW 140th Street and NW 150th Place.

A Neighborhood Meeting was held to discuss the City of Alachua Site Plan application at 5:15 pm on October 28, 2019 at the Alachua County Library District, Alachua Branch. I inadvertently neglected to inform you by mail of said meeting as required by the City of Alachua. However, notice of said meeting was published in the October 10, 2019 edition of the Alachua County Today newspaper.

I also sent notices to: Huntley Jiffy LGD Trust 9359, PO Box 876, Orange Park, FL 32067, the listed owners of the two parcels adjacent to and contiguous with your northerly property line that you may also own and/or control.

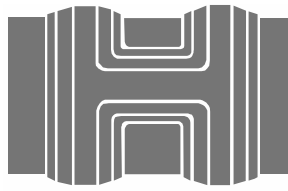
The project will involve the paving of a parking lot to serve the building and required associated landscaping.

Should you have any questions of me and/or desire any additional information about the project, please do not hesitate to contact me and/or Adam Hall of the City of Alachua Planning & Development Department who is processing the application on behalf of the City.

Sincerely,

Craig R. Hedgecock, PE/PSM
Project Engineer

Enclosures:
Public Mailing Notice
Alachua County Today Newspaper Advertisement



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

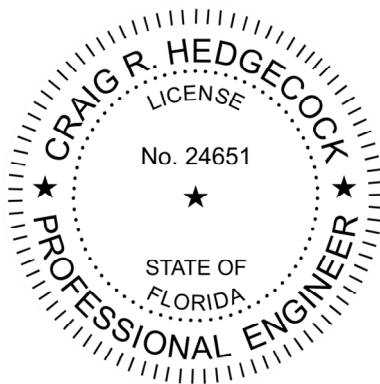
ENGINEERING REPORT

FOR

SHETH SITE PLAN

TAX PARCEL NUMBER 03342-000-000
15303 NW 140TH STREET
ALACHUA, FLORIDA

OCTOBER 28, 2019



Craig R. Hedgecock, State of Florida, Professional Engineer, License No. 24651
This item has been electronically signed and sealed by Craig R. Hedgecock, PE
on the date indicated using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and
the SHA-1 authentication code must be verified on any electronic copies.

CRAIG R. HEDGECK, PE DATE
FLORIDA REGISTRATION NO. 24651

GENERAL PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONVERSION OF AN EXISTING RESIDENCE INTO A COMMERCIAL OFFICE BUILDING ALONG WITH PARKING AND SURFACE WATER MANAGEMENT FACILITIES FOR THE SITE LOCATED AT 15303 NW 140TH STREET IN THE CITY OF ALACHUA, FLORIDA.

THE PROPOSED STORMWATER TREATMENT FACILITY WILL BE A “DRY RETENTION” SYSTEM TO TREAT THE RUNOFF FROM THE PROPOSED PAVED PARKING AREA FOR THE SRWMD 100 YEAR/24 HOUR RAINFALL EVENT.

ENGINEERING ANALYSIS

DRAINAGE RETENTION SYSTEM:

THE CONTRIBUTING DRAINAGE AREA TO THE PROPOSED DRAINAGE RETENTION SYSTEM IS APPROXIMATELY 4,372± SQ.FT. (0.100 AC.).
USE A COMPOSITE CN=98 FOR DESIGN PURPOSES.

THE SCS SOIL TYPE IS PRIMARILY ARREDONDO, HYDROLOGIC GROUP A.

THE REQUIRED TREATMENT VOLUME = $[1" \times 4373]/12 = 364$ CU.FT.

DRA VOLUME CALCULATIONS:

STAGE	AREA	VOLUME
96.0	575	0
96.5	878	363
97.0	1206	884 [P=170']

PONDS Version 3.2.0274 INPUT:

$$L = \{(170/2) + \sqrt{[(170^2/4) - (4 \times 884/1.0)]}\}/2 = 73.0'$$

$$W = \{(170/2) - \sqrt{[(170^2/4) - (4 \times 884/1.0)]}\}/2 = 12.0'$$

$$K_h = (32.3/2) = 16.1 \text{ feet/day} \quad K_v = (15.3/2) = 7.6 \text{ feet/day}$$

[FACTOR OF SAFETY UTILIZED: 2]

THE DESIGN HIGH WATER ELEVATION (SRWMD 100 YEAR/24 HOUR) = 96.18'

THE REQUIRED WATER QUALITY VOLUME ELEVATION (1" OF RUNOFF) = 96.50'

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: SHETH

Simulation Description:
Project Number:

Engineer : CRAIG R. HEDGEcock, PE/PSM

Supervising Engineer:

Date: 10-28-2019

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 88.00

Water Table Elevation, [WT] (ft datum): 91.80

Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 16.10

Fillable Porosity, [n] (%): 25.00

Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 7.6

Maximum Area For Unsaturated Infiltration, [Av] (ft²): 1200.0

Geometry Data

Equivalent Pond Length, [L] (ft): 73.0

Equivalent Pond Width, [W] (ft): 12.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
96.00	575.0
96.50	878.0
97.00	1206.0

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data

Scenario 1 :: SPWMD 100 YEAR/24 HOUR

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.100
Time Of Concentration (minutes)	5.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	Suwanee River WMD 24 Hour
Initial ground water level (ft datum)	91.80 (default)

No times after storm specified.

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Sort-By-Category Report

Scenarios Considered: 1

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	1	96.183	10.367	SPWMD 100 YEAR/24 HOUR

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Summary of Results :: Scenario 1 :: SPWMD 100 YEAR/24 HOUR

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	91.80		
Maximum	10.367	96.18		
Inflow				
Rate - Maximum - Positive	12.000		0.1112	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.267			3921.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			3921.8
Infiltration				
Rate - Maximum - Positive	10.378		0.5296	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.267			3921.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			3921.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



ENGINEERING CONSULTANTS IN GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION MATERIALS TESTING

October 22, 2019
Project No. 19-2042.21G

Craig Hedgecock
27 NW 48th Boulevard
Gainesville, Florida 32607

Reference: Proposed DRA, Sheth Property, 15303 NW 140th Street, Gainesville, Florida
Soil Profiles and Permeability Testing

Dear Mr. Hedgecock:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our conversation and e-mail on October 7, 2019.

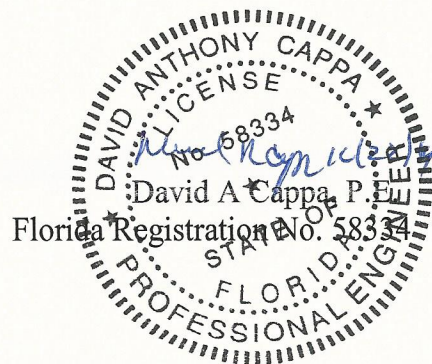
The following report summarizes our findings and evaluations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,

Gerald W Green Jr.
Soil and Water Scientist

GWG/DAC/ds



Purposes of Exploration

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention area and provide soil profiles, estimated seasonal high water table levels, depths to confining layers and permeability rates to guide design of the drainage retention area.

Site Description

The site is located at 15303 NW 140 Street, Gainesville,, Florida. The site consisted of an existing building with an associated parking area.

Exploration Program

The geotechnical exploration program was performed on October 10, 2019 and consisted of the following:

- One (1) direct push soil boring to a depth of approximately ten (10) feet below existing site grade in the proposed drainage retention area (ASTM D-6282).
- One (1) field horizontal and one (1) field vertical permeability tests in the proposed drainage retention area.

Direct Push Sampling Description

The Direct Push (DP) soil sampling method (ASTM D-6282) consists of advancing a sampling device into subsurface soils by applying static pressure, by applying impacts, or by applying vibration, or any combination thereof, to the above ground portion of the sampler extensions until sampler has been advanced to the desired sampling depth. The sampler is recovered from the borehole and the sample removed from the sampler. The sampler is cleaned and the procedure repeated for the next desired sampling interval.

Sampling can be continuous for full depth borehole logging or incremental for specific interval sampling. Samplers used can be protected type for controlled specimen gathering or unprotected for general soil specimen collection. Direct push methods of soil sampling are used for geologic investigation, soil chemical composition studies, and water quality investigations. Continuous sampling is used to provide a lithological detail of the subsurface strata and to gather samples for classification and index.

Samples recovered during performance of our direct push borings were visually classified in the field and were transported to our laboratory for further analysis.

Findings

Boring locations and general subsurface conditions found in our soil borings are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil borings generally consisted of a surficial layer of fine sand approximately four and one-half (4 ½) feet thick underlain by clayey sand to the depth drilled.

Ground water table levels were not found at our boring locations at the time of drilling.

Seasonal High Water Table Levels

Estimated seasonal high water table level was found at depth ranging six (6) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

Confining layers were not found within the depths drilled.

Permeability

One (1) field horizontal and one (1) field vertical permeability was performed adjacent to our soil boring location at a depth of approximately two (2) feet below the existing site grade. Resulting coefficients of horizontal and field vertical permeability are noted on the soil profiles and in Table 1 below.

Table 1 Results of Permeability Testing

Boring No.	Depth of Test (feet)	KH Rate (feet/day)	Kv Rate (feet/day)
DP-1	2.0	32.3	15.3

Geo-Tech utilizes the U.S. Department of the Navy, Naval Facilities Engineering Command (1974) Standard methods for performing variable head tests to determine and calculate hydraulic conductivities.

Measured permeability rates should not be used for design purposes without an appropriate safety factor. Actual pond exfiltration rates will depend on many factors such as ground water mounding, pond bottom siltation, construction technique, and the amount of soil compaction during construction.

Closure/General Qualifications

This report has been prepared in order to aid evaluation of the project site and to aid various design professionals in design of the drainage retention area expansion. The scope is limited to the specific project and the location described herein, and our description of the project represents our understanding of the significant aspects relevant to soil characteristics.

Analyses submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Map, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is a well known fact that variations in soil and rock conditions exist on most sites between boring locations, and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the time of construction.

APPENDIX I
SOIL PROFILES

Log of Borehole: DP-1

Project: SHETH PROPERTY

Boring Location: NORTH OF PARKING LOT

Client: CRAIG HEDGECOCK P.E.

Project No: 19-2042.21G

Engineer: NJH/DAC

Enclosure:

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN TO LIGHT BROWN FINE SAND (SP)		1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 32.3 FT./DAY FIELD VERTICAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 15.3 FT./DAY
2					
3					
4			4.5		
5		CLAYEY SAND REDDISH BROWN CLAYEY SAND (SC)		2	
6			6.0		ESHWAT AT APPROX. 6.0 FEET
7		CLAYEY SAND REDDISH BROWN AND LIGHT GREY CLAYEY SAND (SC)			
8					
9					
10			10.0		
11		End of Borehole			
12					
13					
14					
15					

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 10, 2019

Drilled By: RD/JB

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

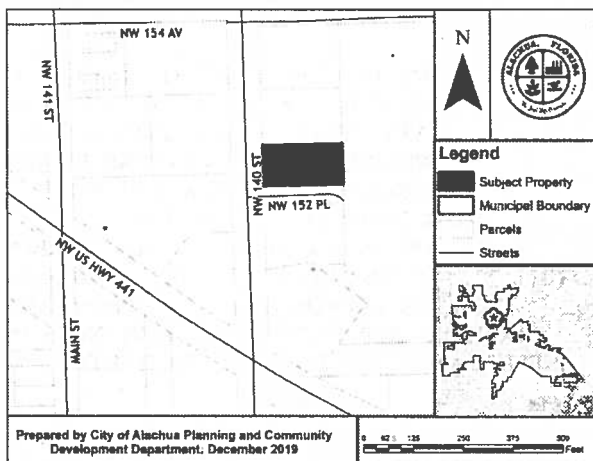
Soil Profile : 1 OF 1



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 January 14, 2020, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Hedgecock, P.E., P.S.M. applicant and agent for Subhas and Elaine Sheth, property owners, for consideration of a Site Plan for the construction of a six (6) space parking lot, with associated paving, grading, drainage and landscaping improvements on a ± 0.46 acre subject property, located at 15303 NW 140th Street; Tax Parcel No. 03342-000-000; FLUM: Community Commercial; Zoning: 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 101 at least 48 hours prior to the public hearing.



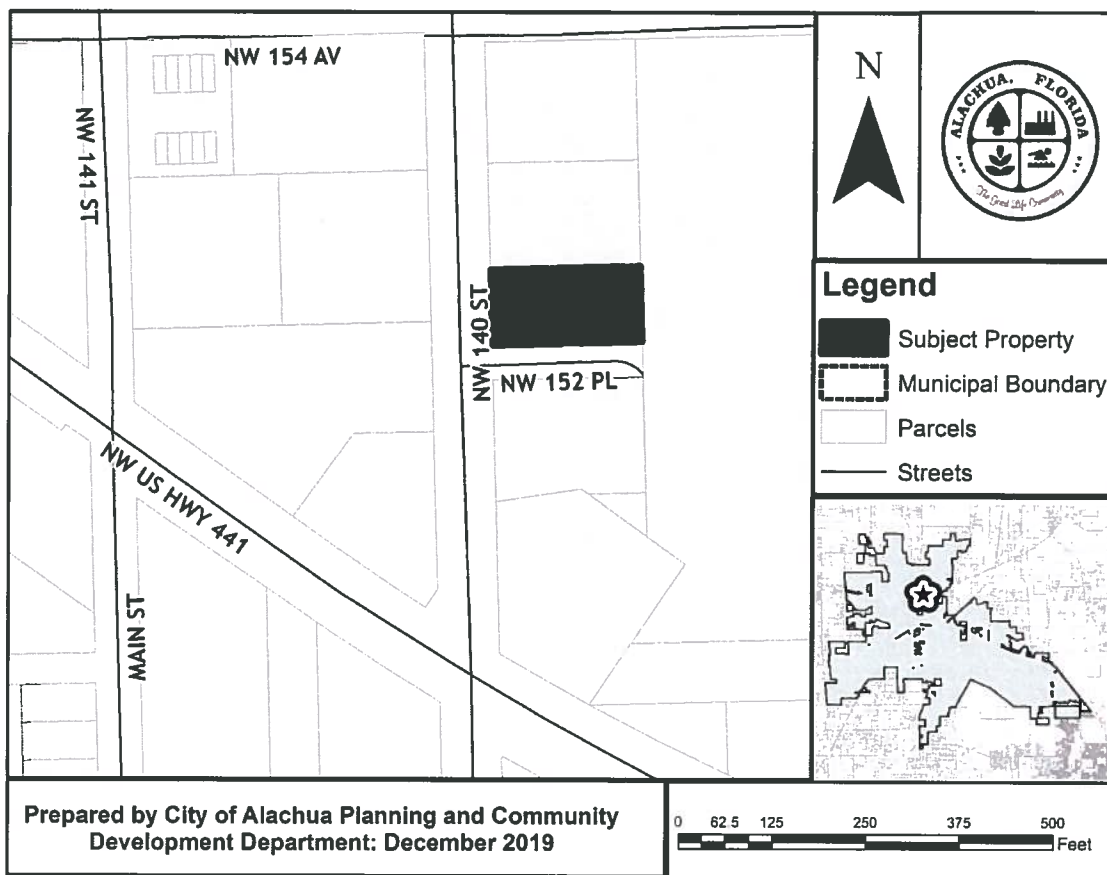
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 12/19/2019

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

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Gainesville, FL 32601

03226-000-000 & 03346-000-000
Huntley Jiffy LGD Trust 9539
PO Box 876
Orange, Park, FL 32067-0876

03341-000-000
Birkholtz & Martin & Martin & McNeill
15311 NW 140th Street
Alachua, FL 32615-6233

03340-000-000
J & A Properties Group LLC
923 SW 98th Street
Gainesville, FL 32607

03221-001-020
Alachua Meadows
11528 W State Road 84
Fort Lauderdale, FL 33355

03221-001-019
James E. Porter
13818 NW 154th Avenue
Alachua, FL 32615

03221-001-018
Penny Jackson
13826 NW 154th Avenue
Alachua, FL 32615

03221-001-017
Charlene Smith
PO Box 634
Alachua, FL 32616-0614

03221-000-000
Rosa McDaniel
25719 State Road 121
Alachua, FL 32615

03534-000-000
D R Funkhouser
PO Box 564
Alachua, FL 32616-0564

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03589-000-000
Marcia Davis
PO Box 1860
Gainesville, FL 32616-1860

03589-010-010
Tamara N. Stone
7613 SW 52nd Place
Gainesville, FL 32608

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

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President TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

03226-001-000
Louis I. Huntley Enterprises
1890 Kingsley Avenue
Suite 102
Orange Park, FL 32073

AFFIDAVIT FOR POSTED LAND USE SIGN

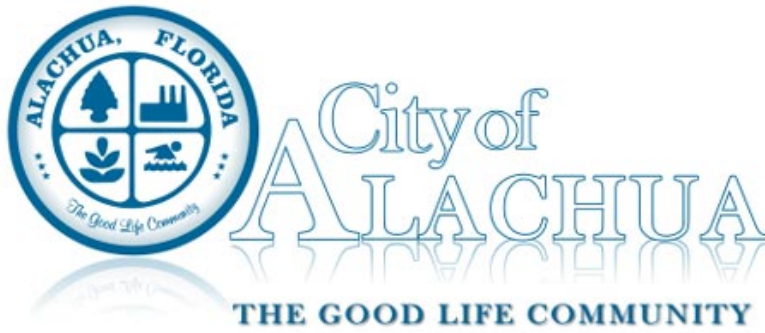
I Craig Hedgecock, POSTED THE LAND USE
(Name)
SIGN ON 12/19/2019 FOR THE Site Plan – Sheth Parking Lot
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

TWO (2)
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 1/14/2020

SUBJECT: Site Plan – Dreyer’s DKI: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer’s Cleaning & Restoration, Inc., for a consideration of a Site Plan to construct a ±7,500 square foot building addition with parking, stormwater, landscaping, and site improvements on a ±1.96 acre subject property, located at 14619 NW US Highway 441; Consisting of Tax Parcel Number 03211-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Dreyer’s DKI, subject to the five (5) conditions provided in Exhibit “A” and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyer’s DKI, subject to the five (5) conditions provided in Exhibit “A” and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer’s Cleaning & Restoration Inc., property owner, for the consideration of a Site Plan to construct a ±7,500 square foot building addition with parking, stormwater, landscaping, and site improvements.

The subject property is ±1.96 acres in size and is located at 14619 NW US Highway 441. There is one (1) existing building located on the subject property, which is approximately 4,400 square feet in size. This Site Plan proposes an addition to the rear of the existing building, with a new loading dock and loading zone for the building addition. Other site improvements include additional landscaping to bring the site into full compliance with the landscaping standards of Section 6.2 of the Land Development Regulations (LDRs), fencing and landscaping to provide additional screening between the site and residential areas to the north, and new stormwater basins to accommodate the additional stormwater runoff.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Dreyer's DKI Site Plan
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for the 1/14/20 BZB Meeting

Public Notice Materials for the 1/14/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 14, 2020
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan to construct a $\pm 7,500$ square foot building addition with parking, stormwater, landscaping, and site improvements

APPLICANT/AGENT: Craig Hedgecock, P.E., P.S.M.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

LOCATION: 14619 NW US Highway 441

PARCEL ID NUMBERS: 03211-003-000

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

ACREAGE: ± 1.96 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan for Dreyer's DKI, subject to the five (5) conditions provided in Exhibit "A" and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board.

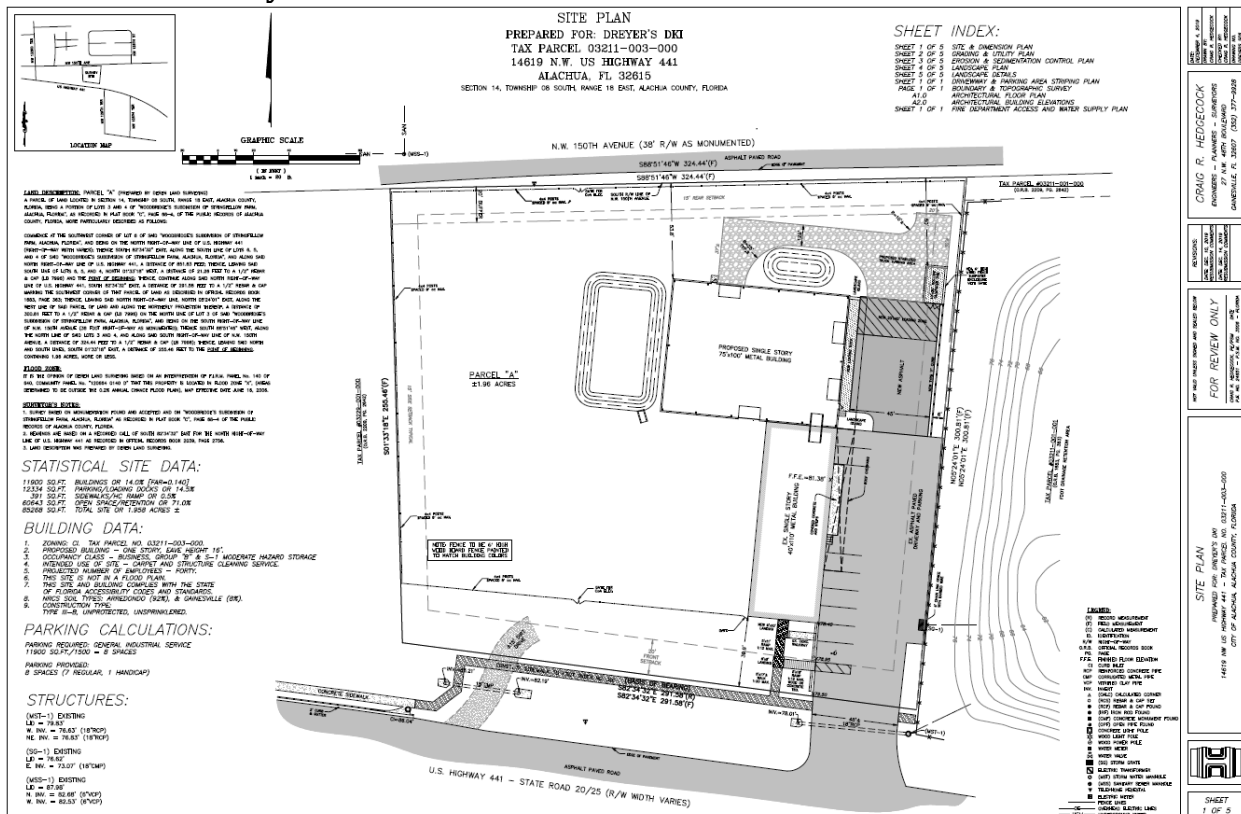
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyer's DKI, subject to the five (5) conditions provided in Exhibit "A" and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer's Cleaning & Restoration Inc., property owner, for the consideration of a Site Plan to construct a $\pm 7,500$ square foot building addition with parking, stormwater, landscaping, and site improvements.

The subject property is ± 1.96 acres in size and is located at 14619 NW US Highway 441. There is one (1) existing building located on the subject property, which is approximately 4,400 square feet in size. This Site Plan proposes an addition to the rear of the existing building, with a new loading dock and loading zone for the building addition. Other site improvements include additional landscaping to bring the site into full compliance with the landscaping standards of Section 6.2 of the Land Development Regulations (LDRs), fencing and landscaping to provide additional screening between the site and residential areas to the north, and new stormwater basins to accommodate the additional stormwater runoff.

Illustration 1. Dreyer's DKI Site Plan – Site & Dimension Plan



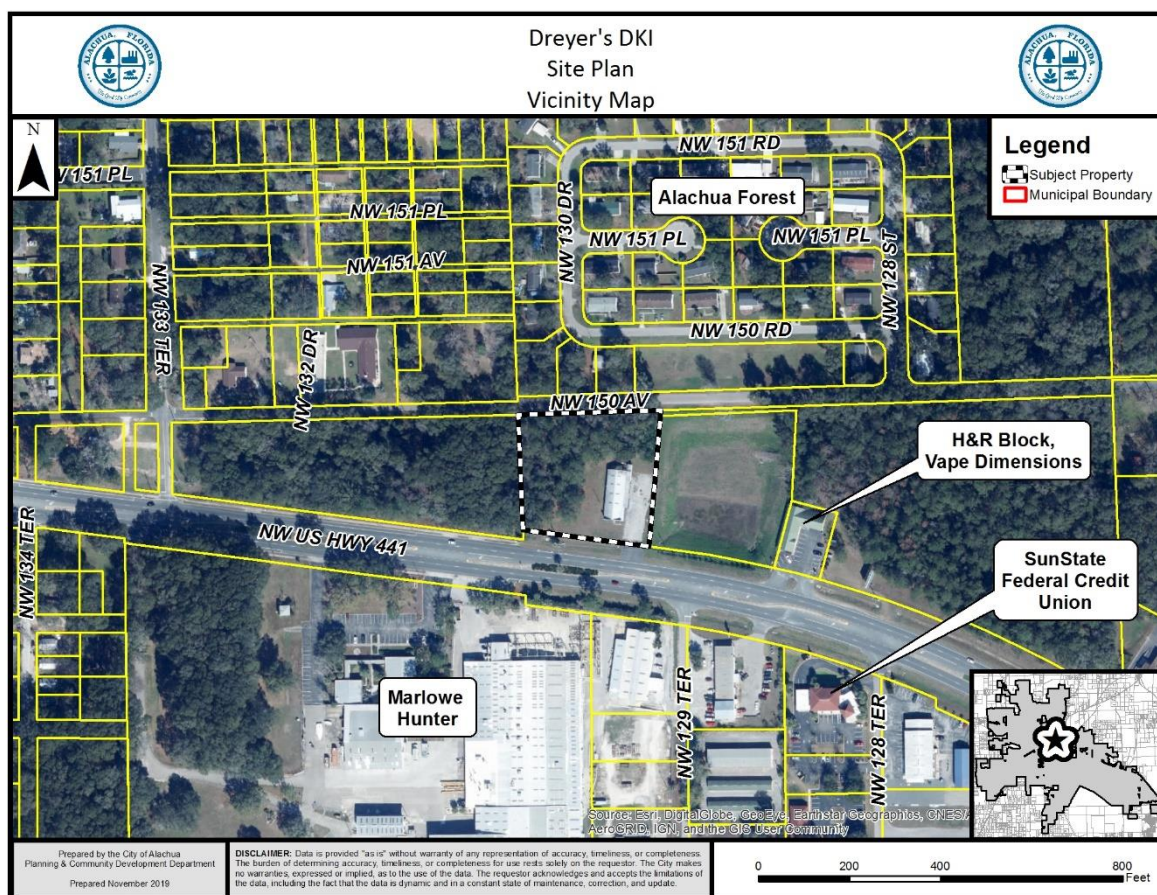
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Alachua Forest; Single-Family Residential Uses	Medium Density Residential	Residential Single Family – 3 (RSF-3); Residential Single Family – 6 (RSF-6)
South	US Highway 441; Marlowe Hunter Marine	Industrial	Industrial General (IG)
East	FDOT Drainage Basin	Agriculture	Agricultural (A)
West	Vacant Lands	Commercial	Commercial Intensive (CI)

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 October 28, 2019 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available

to answer questions. Materials submitted by the applicant indicate that six (6) members of the public attended the meeting. A summary of the discussion which occurred at the meeting is provided in the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

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

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

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b: The subject property has a Commercial FLUM designation, which allows limited industrial services and office uses.

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

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

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

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development

site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

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

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The Site Plan indicates that following completion of the development, the subject property will consist of 70% of the site, exceeding the minimum 10% open space requirement.

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

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

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

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

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

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

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area. The existing development is currently connected to potable water facilities, and in accordance with the requirements of the Comprehensive Plan, a connection will be made to the wastewater system.

Transportation Element

Objective 1.1: Level of Service

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

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: The development will not adversely affect the level of service for sanitary sewer facilities.

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

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

Evaluation and Findings of Consistency with Policy 1.2.a: The development is located within the City's utility service area. The subject property is currently served by a septic system, but will now be connecting to the City's wastewater system in accordance with the requirements of Policy 1.2.a.

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

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

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

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

Evaluation and Findings of Consistency with Objective 3.1: The new development proposed on site includes the construction of two (2) onsite stormwater management facilities which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

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

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential

development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The development is located within the City's utility service area and is currently connected to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

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

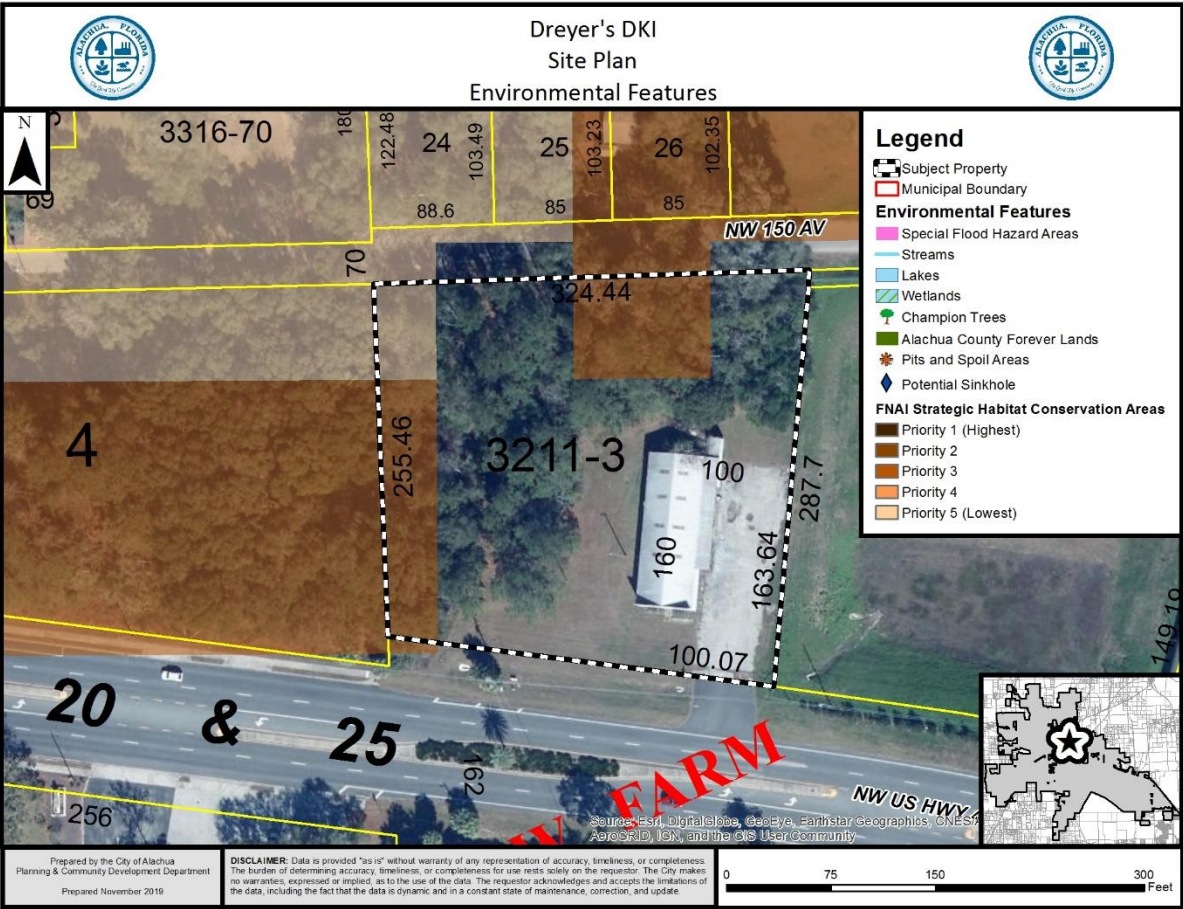
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A small portion of the subject property is located within areas identified as Priority 3 and 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. 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

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

There are two (2) soil types found on the subject property:

Arredondo-Urban Land Complex (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Gainesville Sand (0%- 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The existing use is classified as "General Industrial Service", which is defined in Article 10 of the LDRs as, "[an establishment] engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products or byproducts. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking and storage." This use is permitted in the CI zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for the General Industrial Services use type, however, Section 6.6.3 establishes standards for nonresidential development when located within 500 feet of residential uses. Please see below for an analysis of compliance with these standards.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

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

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

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs. Staff's evaluation and findings of compliance with these standards is provided below.

6.6.3 Residential protection standards.

- (A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated the hours of operation are generally from 8:00 AM to 5:00 PM. Staff has proposed a condition which would require the hours of operation and deliveries to occur between 7:00 AM and no later than 9:00 PM.

- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Evaluation & Findings: There are no uses proposed which would generate excessive noise or glare. All activities shall take place inside an enclosed building.

- (3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: The trash receptacle has been placed 50 feet from the north property line. Screening of the trash receptacle is provided in accordance with Section 6.2.3(B) of the LDRs. Staff has proposed a condition which addresses the placement of the waste receptacle area to ensure compliance with this standard.

- (4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: Designated delivery areas are located interior to the subject property and have been placed as far as physically possible from residential areas. In addition, delivery areas will be screened from view with landscaping and fencing.

- (5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: No exterior lighting is proposed.

- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed.

- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Evaluation & Findings: Additional landscaping and fencing is proposed along the north property line in order to provide a visual buffer and screen between the subject property and residential areas to the north. Staff has proposed a condition which requires a 20 foot Type D landscape buffer, which is the most opaque buffer required by the landscaping standards, in order to provide this visual screen between the subject property and residential areas to the north. In addition, Staff has proposed a condition which will require a six foot (6') fence along the

northeastern portion of the east property line to further screen the subject property from residential areas to the northeast.

- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The proposed building will a single-story building. The overall height at its highest point will be 22 feet, 3 inches.

- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

- (11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed will be paved.

- (12) *Placement or configuration of site design.* Placement or configuration of site design.

Evaluation & Findings: Access to the site is provided by an existing connection to US Highway 441. No access is proposed from NW 150th Avenue (located north of the subject property).

- (B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: The maximum height of the building is 22 feet, 3 inches, and the building is set back over 53 feet from the north property line / right-of-way line of NW 150th Avenue. The subject property is not adjacent to a single-family or two-family dwelling or a residentially zoned property.

PUBLIC FACILITIES IMPACT

The subject property is currently developed. The applicant has indicated that the proposed building addition will support existing operations which occur on the subject property. As such, there are no additional vehicular trips which are expected to result from the proposed development.

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

Section 2.4.14(C) of the City's LDRs establishes exemptions from the concurrency requirements found within Section 2.4.14 for certain developments. Developments with a de minimis impact on public facilities are exempt from concurrency requirements pursuant to Section 2.4.14(C)(3) of the City's LDRs.

Based upon the preceding, the development proposed by this Site Plan will result in de minimis impacts to public facilities, and this application is exempt from concurrency requirements as set forth in Section 2.4.14(C)(3) of the City's LDRs. As such, an analysis of public facility impacts is not required. It is expected that the approval of the application will not degrade the Level of Service (LOS) of any public facility below the adopted LOS Standard for any public facility.

**EXHIBIT “A”
TO
DREYER’S DKI
SITE PLAN
STAFF REPORT**

CONDITIONS:

1. The applicant agrees that, in order to maintain continuous compliance with the arterial screening requirements of Section 6.2.3(E)(4) of the LDRs, the six foot (6’) wooden fence located along the southern portion of the property and paralleling US Highway 441 as shown on Sheet 1 of 5 shall be properly maintained and shall remain in a good aesthetic appearance.
2. In order to address the residential protection standards of Section 6.6.3 of the LDRs:
 - a. A minimum 20 foot Type D landscape buffer shall be required along the north property line as shown on Sheet 4 of 5 of the Site Plan, to provide a landscaped buffer between the subject property and the residential areas to the north;
 - b. The location of the dumpster pad shall be a minimum of 50 feet from the north property line as shown on Sheet 1 of 5 of the Site Plan; and,
 - c. An opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the entirety of the north property line and along the east property line from the northeast property corner to the southeast corner of the proposed loading zone as shown on Sheet 1 of 5, to provide a visual buffer and screen between the subject property and the residential areas to the north and the northeast of the proposed development. The fence shall be properly maintained and shall remain in a good aesthetic appearance.
3. The applicant agrees that the existing septic system shall be decommissioned and a connection made to the City’s wastewater system prior to the final inspection of any building permit associated with the approval of this Site Plan.
4. The applicant agrees that the hours of operation and deliveries shall occur between 7:00 AM and no later than 9:00 PM.
5. The applicant agrees that Conditions 1 - 4 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

**EXHIBIT “B”
TO
DREYER’S DKI
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 16, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Planning & Zoning Board (PZB) Public Hearing: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 16, 2019, the City of Alachua received your revised application and materials for the Dreyer's DKI Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 14, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Thursday, December 26, 2019**. 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, December 30, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 13, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 12, 2019

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

Re: Dreyer's DKI Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DKI Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated December 4, 2019. Our review generated the following comments and recommendations that are outlined below.

Sheet 1 of 5

1. It is our opinion and recommendation that the driveway width entering the property should be decreased to 30' in order to improve pedestrian safety and the safety of the handicapped space. This can be accomplished by sawcutting pavement as shown in the attached sketch, or potentially with bollards. However, the FDOT has jurisdiction over this driveway and if they do not require or recommend decreasing the driveway width, it is the Engineer of Record's responsibility to evaluate the safety of the driveway and handicap parking space.

Sincerely,

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

Cc: Craig R. Hedgecock



PREPARED FOR: UREIDEN & JAI
 TAX PARCEL 03211-003-000
 14619 N.W. US HIGHWAY 441
 ALACHUA, FL 32615
 SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE



2. DISCREPANCY: PARCEL "X" (PREPARED BY OTHER LAND SURVEYORS)
 PARCEL "X" IS A 1.56 ACRES PARCEL LOCATED IN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. PARCEL "X" IS A 1.56 ACRES PARCEL LOCATED IN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. PARCEL "X" IS A 1.56 ACRES PARCEL LOCATED IN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

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STATISTICAL SITE DATA:

00 SQ. FT. BUILDINGS OR 14.0% (100-0.140)
 34 SQ. FT. PARKING/LOADING DOCKS OR 14.3%
 91 SQ. FT. SIDEWALKS/RAMP OR 0.5%
 43 SQ. FT. OPEN SPACE/RETENTION OR 71.0%
 100 SQ. FT. TOTAL SITE OR 1.56 ACRES ±

BUILDING DATA:

ZONING: C1 TAX PARCEL NO. 03211-003-000
 PROPOSED BUILDING - ONE STORY, ONE HEIGHT 16'
 OCCUPIED USE OF SITE - CARPET AND STRUCTURE CLEANING SERVICE
 PROJECTED NUMBER OF EMPLOYEES - FORTY
 PROJECTED NUMBER OF CUSTOMERS - FORTY
 THIS SITE AND BUILDING COMPLIES WITH THE STATE
 OF FLORIDA ACCESSIBILITY CODES AND STANDARDS.
 NOTES: SOIL TYPES: ARREDONDO (93%), & GAINESVILLE (8%).
 TYPE III-B, UNPROTECTED, UNSPRINKLERED.

ARKING CALCULATIONS:

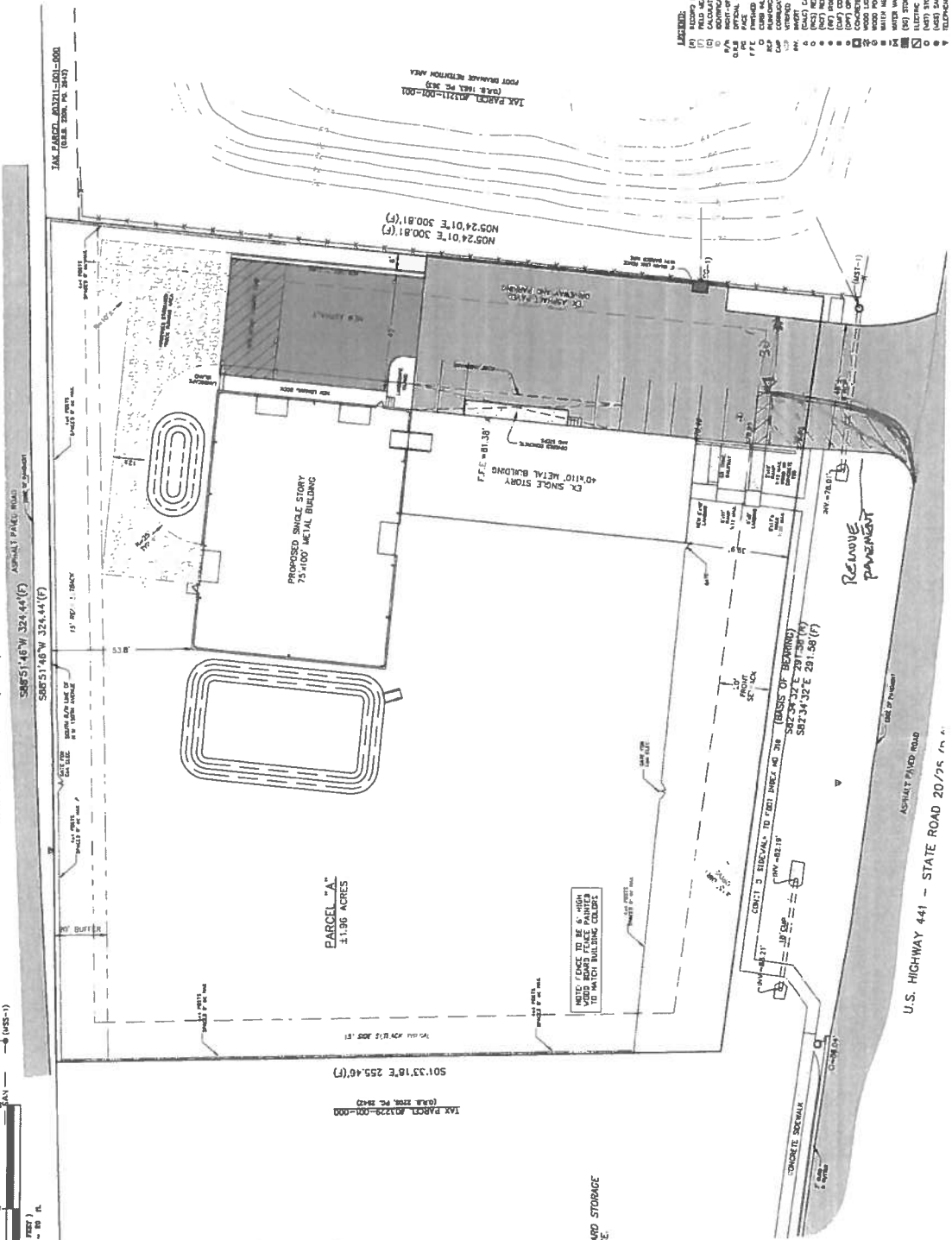
PARKING REQUIRED: GENERAL INDUSTRIAL SERVICE
 200 SQ. FT./7500 = 8 SPACES
 PARKING PROVIDED:
 SPACES (7 REGULAR, 1 HANDICAP)

STRUCTURES:

ST-1) EXISTING
 = 78.83'
 HW = 78.83' (18"PC)
 SW = 78.83' (18"PC)
 3-1) EXISTING
 HW = 78.83'
 SW = 78.83' (18"PC)
 55-1) EXISTING
 = 87.85'

SHEET 1 OF 5 SITE & DIMENSION PLAN
 SHEET 2 OF 5 GRADING & UTILITY PLAN
 SHEET 3 OF 5 LANDSCAPE PLAN
 SHEET 4 OF 5 LANDSCAPE PLAN
 SHEET 5 OF 5 LANDSCAPE PLAN
 PAGE 1 OF 5 ARCHITECTURAL BUILDING ELEVATIONS
 A2.0

N.W. 150TH AVENUE (38' R/W AS MONUMENTED)



U.S. HIGHWAY 441 - STATE ROAD 20/75

- 1. EXISTING
- 2. PROPOSED
- 3. CALCULATED
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- 100. CALCULATED

FOR REVIEW ONLY

REVISIONS

CRAIG R. HEDGECOCK
 ENGINEERS - PLANNERS - SURVEYORS

PREPARED FOR: DREYER'S, INC.

SITE PLAN

NOT TO SCALE



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 11, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Comments: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 10, 2019, the City of Alachua received your revised materials for the Dreyer's DKI Site Plan. The materials received on December 10, 2019 were submitted to address the comments issued in a letter dated December 9, 2019. The December 9, 2019 letter was issued in response to the revised application and materials received on December 4, 2019. The December 4, 2019 materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated November 20, 2019 and as discussed at a DRT Meeting on November 21, 2019.

The materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, December 17, 2019**. 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 to planning@cityofalachua.com must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

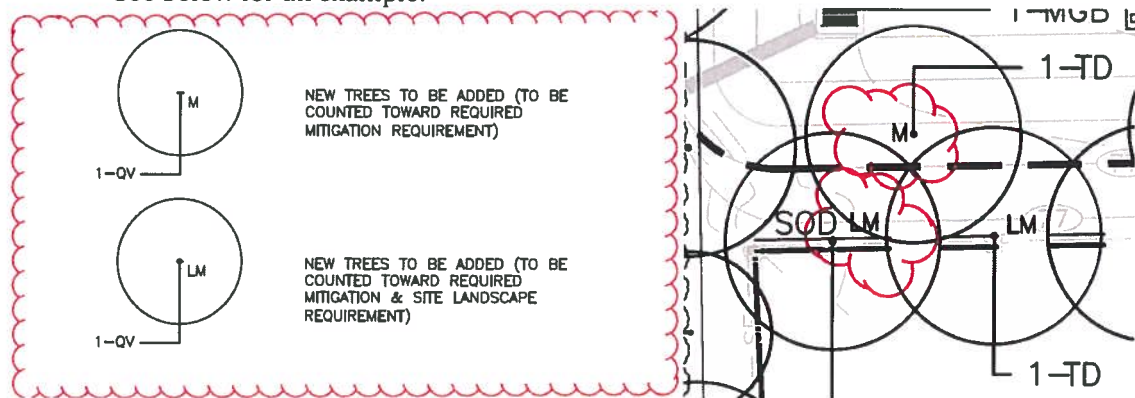
Please address the following:

Previous Comments

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



Remaining Insufficiencies: Comment not addressed. There must be a notation on the 27 trees provided to meet mitigation requirements in order to determine which are provided for this purpose. If any trees are also provided to meet a landscape requirements in addition to the mitigation requirements (6 maximum), they must be noted accordingly in order to confirm no more than 25% of the mitigation trees are being credited to landscape requirements.

- b. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
1. **Remaining Insufficiencies:** See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified. Per Section 6.2.3(B), the dumpster pad must also be gated.
2. **Section 6.8, Design Standards for Business Uses**
 - a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19, therefore, Staff could not confirm the comment from the 12/9/19 letter was addressed: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

3. **Public Services / Fire Rescue / Engineering Review Comments**
 - a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

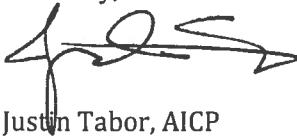
4. Minor Revisions

- a. Sheet A2.0:
 - i. Typographical error: South Elevation, Building Addition.
 - ii. Typographical error: North Elevation, Metal Area.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19. Staff could not confirm if the comments from the 12/9/19 letter were addressed.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Dec 11, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 12/11/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan Resubmittal and offers the following comments. Review was specific to the Public Services Utilities. (Specifically, Public Services reviewed the revised documents sent by Craig Hedgecock on Dec 10, 2019.)

NO.	COMMENTS
1.	Nov 19 th Submittal Comment(s) Sheet 1 and others Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing. Revise and Resubmit Dec 10 Submittal Comment(s) Approved
2.	Nov 19th Comment(s) Sheet 1 or elsewhere.2 Please include a list of abbreviation Revise and Resubmit Dec 10 Submittal Comment(s) Approved
3.	Nov 19th Comment(s) Sheet 2

NO.	COMMENTS
	1. per City Ordinance, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1. Show the de-commissioning of the existing septic tank. Revise and Resubmit Dec 10 Submittal Comment(s) Updated Sheet 2 shows connecting the wastewater piping at MSS-1. In addition, the septic tank is being repurposed as a wet well for the wastewater pumps. For your consideration, it is suggested that the septic tank be modified so as reduce both residence time and solids deposition. Suggested design approaches include filleting walls within the septic tank, creating a smaller sump for the pumps etc. Approved & For Information Only
4.	Dec 10 Submittal Comment(s) Coordinate decommissioning the septic tank drainfield with the County. For Information Only.
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

RE: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan

From : CRAIG HEDGECK <chedgecock@cox.net>
Subject : RE: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan
To : 'Justin Tabor' <jtabor@cityofalachua.org>

Tue, Dec 10, 2019 04:03 AM

 7 attachments

Cc : 'Adam Boukari' <aboukari@cityofalachua.org>, 'Kathy Winburn' <kwinburn@cityofalachua.org>, 'Adam Hall' <ad_hall@cityofalachua.org>, 'Thomas Ridgik' <th_ridgik@cityofalachua.org>, 'Jonathan Dreyer' <jonathan@dreyersdki.com>, 'Kyle Cheshire' <kyle@cheshirecompanies.com>, 'Joshua Shatkin' <jwshatkin@gmail.com>, 'Elizabeth Houck' <ech823@gmail.com>

Justin:

Thank you for your prompt review and input.

We have made the noted revisions listed in your DRT Comments letter dated December 9, 2019 and will address any additional comments from Pubic Services and JBrown Professional Group, Inc. when I receive same.

Please see the attached revised items.

Craig R. Hedgecock, PE/PSM
27 NW 48th Boulevard
Gainesville, FL 32607
(352) 377-9928
chedgecock@cox.net

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, December 09, 2019 10:40 AM
To: CRAIG HEDGECK
Cc: Adam Boukari; Kathy Winburn; Adam Hall; Thomas Ridgik
Subject: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan

Craig,

Please see the attached letter in reference to the review of the revised application received on 12/4/19 for the Dreyer's DKI Site Plan. Comments from Public Services and Jay Brown's office are expected by Thursday, 12/12/19. I will send you any comment from Public Services and Jay upon receipt.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

25 KB

 **Dreyer's DKI Concurrency Impact Analysis 2.4.14.pdf**
65 KB

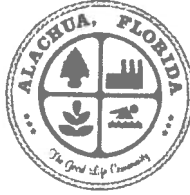
 **DREYERS SP6-SHEET 1 (R).pdf**
521 KB

 **DREYERS SP6-SHEET 2 (R).pdf**
555 KB

 **Dreyer's DKI Consistency with City of Alachua Residential Protection Standards.pdf**
32 KB

 **DREYERS-LA-IRR-4.pdf**
477 KB

 **DREYERS-DTL-4.pdf**
445 KB



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Comments: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 4, 2019, the City of Alachua received your revised application for the Dreyer's DKI Site Plan. The application was determined to be complete on November 12, 2019. The revised application and materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated November 20, 2019 and as discussed at a DRT Meeting on November 21, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, December 17, 2019**. 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 to planning@cityofalachua.com must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

Previous Comments

1. **Article 5, Density, Intensity, & Dimensional Standards**

- a. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

Remaining Insufficiencies: The applicant's response letter states, "[n]o 'permanent' dumpster pad will be located on site. A 'roll off' dumpster will be utilized and located at the northeast corner of the proposed parking area as needed." In addition, the applicant's response to the residential protection standards as set forth in Section 6.6.3 states "[a]

temporary "roll-off dumpster" or "dump trailer" is proposed at the easterly end of the new loading zone approximately 70' from the property line."

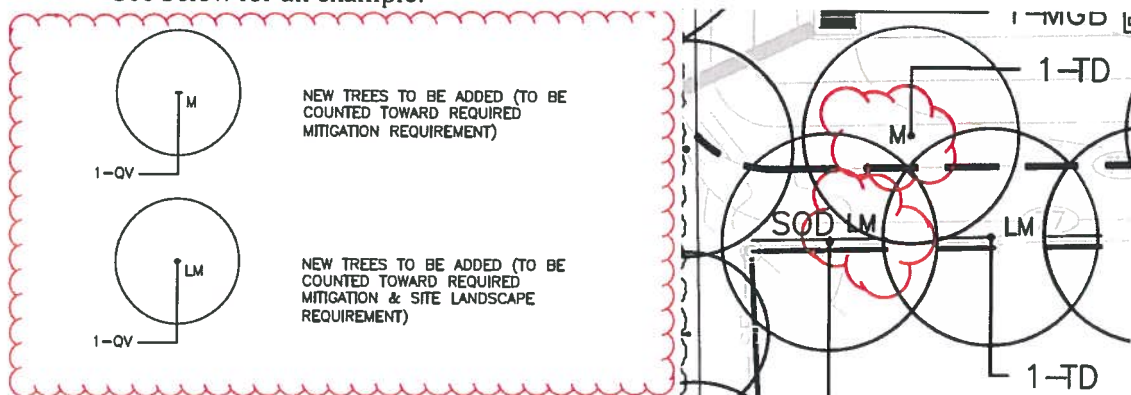
- i. Section 6.2.3(B) requires waste receptacles to be screened. Any "roll off" dumpsters which are located on-site on a recurring basis must be screened in accordance with this section. In addition, as discussed at the DRT Meeting, Staff will recommend a condition requiring all waste receptacles to be at least 50 feet from the north property line in order to address compliance with the standards of Section 6.6.3. The location as generally described by the applicant will not comply with Staff's recommendation.
- ii. The proposed location of the waste receptacle is not shown on the site plan. Identify the location of the waste receptacle on the plans.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

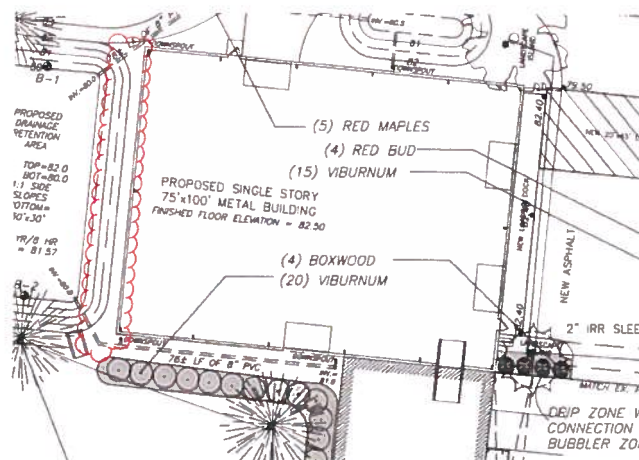
Remaining Insufficiencies:

- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



- b. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

Remaining Insufficiencies: A row of shrubs is required along the west side of the proposed building addition but is not provided for on the plans. See below:



- c. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

Remaining Insufficiencies:

- i. The arterial screening calculations state the buffer length is 292 feet. Per Section 6.2.3(E)(1), the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement. Therefore, the required buffer length is 243 feet, and 10 canopy trees are required to meet the buffer requirement.
 - ii. 8 canopy trees are provided along the arterial frontage. The plan notes "power line and space restrict adding 4 canopy trees." As noted above, 10 canopy trees (rather than 12) are required to meet the arterial screening requirement. There appears to be a sufficient area between the proposed landscaping and the right-of-way line to provide the 2 additional canopy trees. If the designer believes insufficient area exists, the applicant must request an alternative landscape plan as set forth in Section 6.2.2(D)(10) and provide a supporting analysis of the constraints which do not allow the code requirements to be met.
- d. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

Remaining Insufficiencies: See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified.

3. Section 6.4. Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

Remaining Insufficiencies: The applicant's response letter states there will be no exterior lighting. However, the applicant's analysis of and response to Section 6.6.3, Residential Protection Standards, states that there will be no exterior lighting "except for possibly low intensity "cut-off" light fixtures near the corners of the building..." If any exterior lighting is proposed, the site plan must include a photometric plan which demonstrates compliance with Section 6.4. If no exterior lighting is proposed, revise the analysis and consistency report for Section 6.6.3 accordingly.

4. Section 6.8. Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

5. Comprehensive Plan Consistency

- a. Connections to the City's wastewater system is required per Policy 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

Remaining Insufficiencies: A connection to the City's wastewater system is not shown on the revised plans. As discussed at the DRT Meeting held on November 21, 2019, based upon the size of the development proposed and as set forth in the City's Comprehensive Plan, a connection to the City's wastewater system is required.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

Remaining Insufficiencies: Comment was not addressed.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

Comment: Response from Public Services to their review of the materials received on December 4, 2019 will be provided under separate cover.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

New Comments

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

- a. Per Section 6.2.2(D)(9)(a)(vi), no more than 50% of the trees may be of any one type. The plan proposes a total of 38 trees, with 20 trees being White Oak, Live Oak, or Shumard Oak. Please address.

2. Concurrency Impact Analysis

- a. Concurrency Impact Analysis must be revised to reflect connection to City sanitary sewer system.

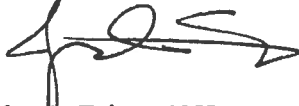
3. Minor Revisions

a. Sheet A2.0:

- i. Typographical error: South Elevation, Building Addition.
- ii. Typographical error: North Elevation, Metal Area.

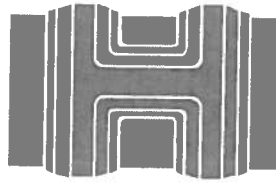
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

RESPONSE TO DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Dreyer's DKI Site Plan

APPLICANT/AGENT: Craig Hedgecock, P.E.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

DRT MEETING DATE: November 21, 2019

RESPONSES SUBMITTED ON DECEMEBER 3, 2019:

1. Article 4, Use Regulations

- a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).

RESPONSE: No outdoor storage areas are proposed.

2. Article 5, Density, Intensity, & Dimensional Standards

- a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

RESPONSE: They are shown on Sheet 1.

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

3. Section 6.1, Off-Street Parking & Loading

- a. Parking calculations on Sheet 1 utilized a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.

RESPONSE: Eight (8) parking spaces have been shown on Sheet 1.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement

trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

RESPONSE: Provided replacement oaks and maples to comply with replacement requirement.

- b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.

RESPONSE: There are no existing trees on site, provided note.

- c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in: Section 6.2.2, including: 6.3.2(D)(1)C, Site Landscaping Standards – minimum 14 understory trees with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer - minimum 6 understory trees.

RESPONSE: Added to plan.

- d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted

along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

RESPONSE: Added shrubs per requirement

- e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.

RESPONSE: Landscape island provided north of the new parking area and at the terminus of the existing parking area.

- f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.

RESPONSE: Provided buffer along the east side of the proposed parking area.

- g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.

RESPONSE: Shrubs are provided along the east side of the new parking area. There is not enough room along the east side of existing parking area.

- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

RESPONSE: Provided arterial screening (canopy trees plus 6' fence).

- i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

5. Section 6.3, Fencing Standards

- a. Identify the fencing materials and height of fencing along the west and north property lines.

RESPONSE: Note indicating same is shown on Sheets 1 & 2.

6. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on site

RESPONSE: No exterior lighting in parking areas or elsewhere on site is proposed.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:

- i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.

RESPONSE: Provided a Type D buffer, option 3, canopy trees + fence.

- ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.

RESPONSE: No "permanent" dumpster will be on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

- iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.

RESPONSE: A Type D buffer, fence + canopy trees is provided.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.

RESPONSE: Addressed.

- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

RESPONSE: Addressed.

- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.

RESPONSE: Addressed.

- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.

RESPONSE: The sidewalk has been extended and a pedestrian connection has been added.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.

RESPONSE: A letter addressing same has been provided.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

RESPONSE: The site is currently connected to the CoA potable water system. The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer

to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

RESPONSE: Said analyses have been provided.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

1. Please clarify that MST 1, SG-1 and MSS-1 as well as associated piping are existing.

RESPONSE: A structure table and note indicating same has been added to Sheet 1.

2. Please include a list of abbreviations.

RESPONSE: A legend list has been added to indicate same.

3. As per City Ordinances, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

4. Show the de-commissioning of the existing septic tank.

RESPONSE: Since the 1050 gallon septic tank was replaced in June of 2019, it is proposed to convert same into a well well/pump tank and install two (2) grinder/effluent pumps in the discharge end of same to connect to a "future" sanitary sewer force main that will convey the wastewater flow to the existing MSS-1. As people tend to flush items down the drain that they should not do, the tank will trap said items to protect the pumps from being damaged as a result of same.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

RESPONSE: Comments addressed as follows:

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.

RESPONSE: Hatch screening has been adjusted.

2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.

RESPONSE: No additional parking is provided to comply with CoA required parking standards. The proposed building will support the owner's existing operations carried out at the site and will not create additional trips. As the owner utilizes trucks towing trailers and with the speed of vehicles on the roadway segment, the existing driveway width provides for safe ingress and egress into and out of the site. The handicap space has been shifted 17' north to further protect the handicap space when utilized.

3. Please provide a dimension for the driveway width.

RESPONSE: The existing driveway width dimension has been added.

4. Dimension the truck turnaround area and call out all radii.

RESPONSE: Additional dimensions have been added to same.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.

RESPONSE: That was a point attribute on the survey that was erroneously turned on.

2. Provide spot elevations on the proposed loading dock.

RESPONSE: Proposed spot elevations have been added to same.

3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

4. Please provide a detail for the truck turnaround area showing the layer thicknesses.

RESPONSE: As we discussed in our email exchange concerning same, I have added a detail showing same.

5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.

RESPONSE: That was a scrivener's error on the survey base map that has been corrected.

6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.

RESPONSE: A structure table has been labeled as such on Sheet 1. There are no proposed storm structures.

7. How will buildings be guttered? Please label all roof drains.

RESPONSE: Gutters will be installed on the north and south sides of the proposed building with downspouts from same as shown on Sheet 2.

8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FDOT to ensure that there is enough capacity in the basin which this will discharge to?

RESPONSE: The Engineering Report has been amended to indicate no additional runoff contributing to the FDOT DRA. The top area of the DRA is close to or greater than one-acre in size so any additional runoff would not affect the available volume/capacity of same anyway.

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.

RESPONSE: An 8" PVC pipe in the west end of same will convey any accumulated runoff to the proposed DRA. The edge of pavement grade has also been revised.

10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.

RESPONSE: The project will qualify for a "10-2 Self-Certification" so a SRWMD permit will not be required. However, all 100 Year critical duration storm events have been modeled with the DRA expanded to account for same.

11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.

RESPONSE: The location of the soil borings were chosen prior to obtaining the topographic site information in order to meet the monthly submittal deadline. Two borings for the building foundation design were however obtained in same. Should it be found to be necessary during site excavation, we are fortunate that there is substantial open area in the vicinity of the DRA to expand same at that time and/or in the future if needed.

12. The curve numbers utilized use the bottom of the basin as the basin area.
Recommend utilizing the top of the basin or midway up the basin as the basin area.

RESPONSE: The curve number has been adjusted as you recommended.

13. Please show location of handicap sign.

RESPONSE: The handicap sign location has been added.

14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?

RESPONSE: The location of the utility connections are shown on Sheet 2.

15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

Sheet 3 of 5

1. Please provide silt fence.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

2. Please provide some kind of inlet protection for SG-1.

RESPONSE: Since it is located in the existing utilized vehicular area of the site, filter fabric installed under the inlet grate is proposed and has been found to be functional in similar situations.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

RESPONSE: The proposed landscape sheet has been revised accordingly.

12. Minor Revisions

- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.

RESPONSE: Application materials and plans have been revised accordingly.

- b. Sheet 3: Correct typographical error in call out to silt fencing.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

RESPONSE: The document titles have been corrected to indicate same.

RESPONSE TO: Previous Comments submitted on December 4, 2019:

1. Article 5, Density, Intensity, & Dimensional Standards

- a. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

Remaining Insufficiencies: The applicant's response letter states, "[n]o "permanent" dumpster pad will be located on site. A "roll off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed." In addition, the applicant's response to the residential protection standards as set forth in Section 6.6.3 states "

A temporary "roll-off dumpster" or "dump trailer" is proposed at the easterly end of the new loading zone approximately 70' from the property line."

- i. Section 6.2.3(B) requires waste receptacles to be screened. Any "roll off" dumpsters which are located on-site on a recurring basis must be screened in accordance with this section. In addition, as discussed at the DRT Meeting, Staff will recommend a condition requiring all waste receptacles to be at least 50 feet from the north property line in order to address compliance with the standards of Section 6.6.3. The location as generally described by the applicant will not comply with Staff's recommendation.
- ii. The proposed location of the waste receptacle is not shown on the site plan. Identify the location of the waste receptacle on the plans.

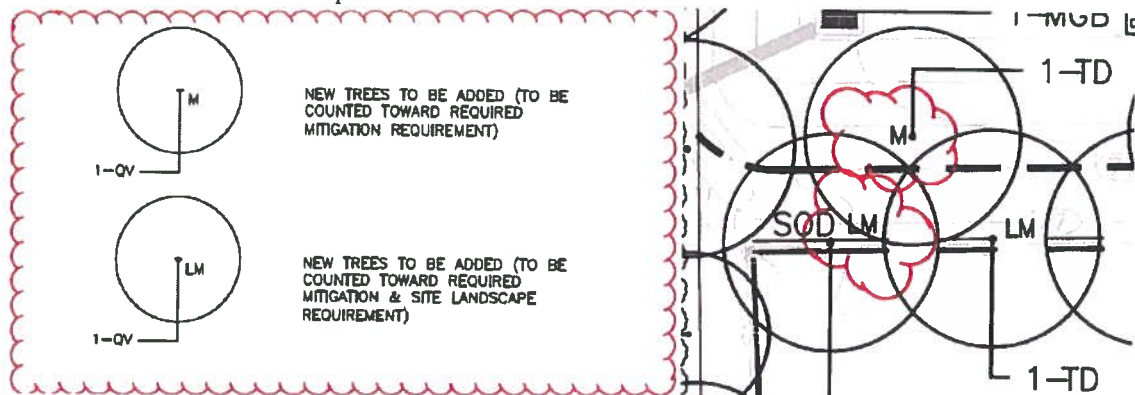
RESPONSE: A dumpster pad has been added to the plan sheets 50' from the north property line.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

Remaining Insufficiencies:

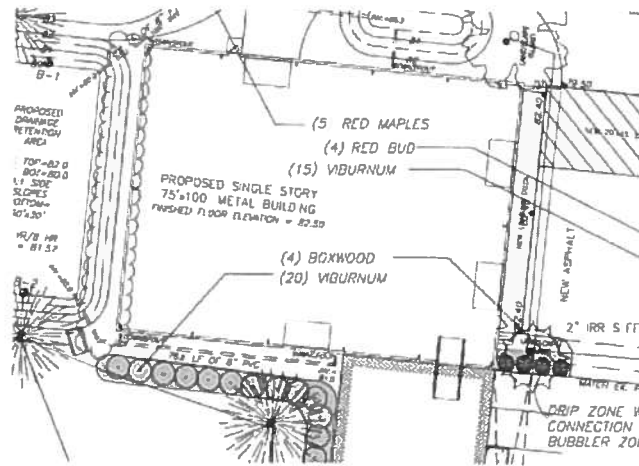
- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees - 6 trees maximum) must be identified accordingly on the plans. See below for an example:



RESPONSE: 27 mitigation trees, add (20 shumard oaks) plus 7 white oaks (counted in buffer trees).

- b. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

Remaining Insufficiencies: A row of shrubs is required along the west side of the proposed building addition but is not provided for on the plans. See below:



RESPONSE: Added a row of shrubs along west building side.

- c. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

Remaining Insufficiencies:

- i. The arterial screening calculations state the buffer length is 292 feet. Per Section 6.2.3(E)(1), the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement. Therefore, the required buffer length is 243 feet, and 10 canopy trees are required to meet the buffer requirement.
- ii. 8 canopy trees are provided along the arterial frontage. The plan notes "power line and space restrict adding 4 canopy trees." As noted above, 10 canopy trees (rather than 12) are required to meet the arterial screening requirement. There appears to be a sufficient area between the proposed landscaping and the right-of-way line to provide the 2 additional canopy trees. If the designer believes insufficient area exists, the applicant must request an alternative landscape plan as set forth in Section 6.2.2(D)(10) and provide a supporting analysis of the constraints which do not allow the code requirements to be met.

RESPONSE: Added two more canopy trees to arterial buffer.

- d. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

Remaining Insufficiencies: See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified.

RESPONSE: The enclosure is noted as a 6' wood fence.

3. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

Remaining Insufficiencies: The applicant's response letter states there will be no exterior lighting. However, the applicant's analysis of and response to Section 6.6.3, Residential Protection Standards, states that there will be no exterior lighting "except for possibly low intensity "cut-off" light fixtures near the corners of the building..." If any exterior lighting is proposed, the site plan must include a photometric plan which demonstrates compliance with Section 6.4. If no exterior lighting is proposed, revise the analysis and consistency report for Section 6.6.3 accordingly.

RESPONSE: There will be no exterior lighting. The analysis and consistency report for Section 6.6.3 has been revised.

4. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

RESPONSE: The plans have been changed to correct same.

5. Comprehensive Plan Consistency

- a. Connections to the City's wastewater system is required per Policy 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

Remaining Insufficiencies: A connection to the City's wastewater system is not shown on the revised plans. As discussed at the DRT Meeting held on November 21, 2019, based upon the size of the development proposed and as set forth in the City's Comprehensive Plan, a connection to the City's wastewater system is required.

RESPONSE: The plans now indicate connection to the CoA wastewater system.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

Remaining Insufficiencies: Comment was not addressed.

RESPONSE: An analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element has been provided.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

Comment: Response from Public Services to their review of the materials received on December 4, 2019 will be provided under separate cover.

RESPONSE: They have been responded to.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

RESPONSE: They have been responded to.

New Comments

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

- a. Per Section 6.2.2(D)(9)(a)(vi), no more than 50% of the trees may be of any one type. The plan proposes a total of 38 trees, with 20 trees being White Oak, Live Oak, or Shumard Oak. Please address.

RESPONSE: 54 canopy trees total, (19 white oaks, 22 shumard oaks, 13 red maples).

2. Concurrency Impact Analysis

- a. Concurrency Impact Analysis must be revised to reflect connection to City sanitary sewer system.
- b. **RESPONSE: The Concurrency Impact Analysis has been revised to reflect connection to City sanitary sewer system.**

3. Minor Revisions

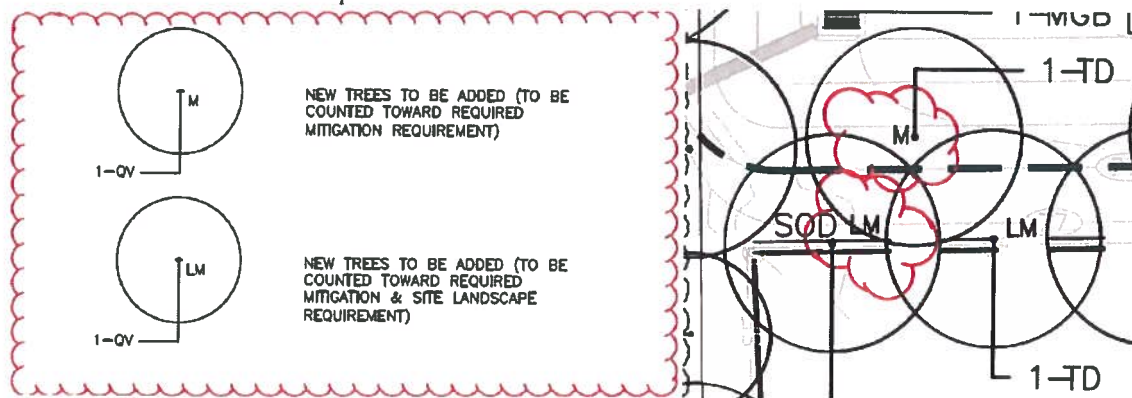
- a. Sheet A2.0:
- i. Typographical error: South Elevation, Building Addition.
- ii. Typographical error: North Elevation, Metal Area.

RESPONSE: The typographical errors have been corrected.

RESPONSE TO: Previous Comments submitted on December 10, 2019

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.
- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



Remaining Insufficiencies: Comment not addressed. There must be a notation on the 27 trees provided to meet mitigation requirements in order to determine which are provided for this purpose. If any trees are also provided to meet a landscape requirements in addition to the mitigation requirements (6 maximum), they must be noted accordingly in order to confirm no more than 25% of the mitigation trees are being credited to landscape requirements.

RESPONSE: 54 canopy trees total, (19 white oaks, 22 shumard oaks, 13 red maples)

Adjusted the plan with call-outs and clouds for count purposes. Received a return call from Adam Hall on December 12, 2019 and explained the plan. He seemed fine with the update.

- b. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

1. **Remaining Insufficiencies:** See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified. Per Section 6.2.3(B), the dumpster pad must also be gated.

RESPONSE: Screening material labeled as a 6' wood fence. Gates have also been added.

2. **Section 6.8, Design Standards for Business Uses**

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19, therefore, Staff could not confirm the comment from the 12/9/19 letter was addressed: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

RESPONSE: Revised plans have been submitted addressing

3. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

RESPONSE: Received new comments from jBrown Professional Group, Inc. on December 12, 2019 and addressed his concerns with proposed striping in lieu of pavement removal, By way of an email from Mr. Brown received on December 14, 2019 he appears to be in agreement with my recommended alternative design

4. Minor Revisions

- a. Sheet A2.0:
 - i. Typographical error: South Elevation, Building Addition.
 - ii. Typographical error: North Elevation, Metal Area.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19. Staff could not confirm if the comments from the 12/9/19 letter were addressed.

RESPONSE: Typographical errors have been corrected.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

RESPONSE TO DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Dreyer's DKI Site Plan

APPLICANT/AGENT: Craig Hedgecock, P.E.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

DRT MEETING DATE: November 21, 2019

1. Article 4, Use Regulations

- a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).

RESPONSE: No outdoor storage areas are proposed.

2. Article 5, Density, Intensity, & Dimensional Standards

- a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

RESPONSE: They are shown on Sheet 1.

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

3. Section 6.1, Off-Street Parking & Loading

- a. Parking calculations on Sheet 1 utilized a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.

RESPONSE: Eight (8) parking spaces have been shown on Sheet 1.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

RESPONSE: Provided replacement oaks and maples to comply with replacement requirement.

- b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.

RESPONSE: There are no existing trees on site, provided note.

- c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in: Section 6.2.2, including: 6.3.2(D)(1)C, Site Landscaping Standards – minimum 14 understory trees with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer - minimum 6 understory trees.

RESPONSE: Added to plan.

- d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted

along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

RESPONSE: Added shrubs per requirement

- e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.

RESPONSE: Landscape island provided north of the new parking area and at the terminus of the existing parking area.

- f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.

RESPONSE: Provided buffer along the east side of the proposed parking area.

- g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.

RESPONSE: Shrubs are provided along the east side of the new parking area. There is not enough room along the east side of existing parking area.

- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

RESPONSE: Provided arterial screening (canopy trees plus 6' fence).

- i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

5. Section 6.3, Fencing Standards

- a. Identify the fencing materials and height of fencing along the west and north property lines.

RESPONSE: Note indicating same is shown on Sheets 1 & 2.

6. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on site

RESPONSE: No exterior lighting in parking areas or elsewhere on site is proposed.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
RESPONSE: Provided a Type D buffer, option 3, canopy trees + fence.
 - ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.
RESPONSE: No "permanent" dumpster will be on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.
 - iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.
RESPONSE: A Type D buffer, fence + canopy trees is provided.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
RESPONSE: Addressed.
- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
RESPONSE: Addressed.
- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.
RESPONSE: Addressed.
- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.
RESPONSE: The sidewalk has been extended and a pedestrian connection has been added.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.
RESPONSE: A letter addressing same has been provided.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
RESPONSE: The site is currently connected to the CoA potable water system. The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

RESPONSE: Said analyses have been provided.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

1. Please clarify that MST 1, SG-1 and MSS-1 as well as associated piping are existing.

RESPONSE: A structure table and note indicating same has been added to Sheet 1.

2. Please include a list of abbreviations.

RESPONSE: A legend list has been added to indicate same.

3. As per City Ordinances, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

4. Show the de-commissioning of the existing septic tank.

RESPONSE: Since the 1050 gallon septic tank was replaced in June of 2019, it is proposed to convert same into a well well/pump tank and install two (2) grinder/effluent pumps in the discharge end of same to connect to a "future" sanitary sewer force main that will convey the wastewater flow to the existing MSS-1. As people tend to flush items down the drain that they should not do, the tank will trap said items to protect the pumps from being damaged as a result of same.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

RESPONSE: Comments addressed as follows:

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.

RESPONSE: Hatch screening has been adjusted.

2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.

RESPONSE: No additional parking is provided to comply with CoA required parking standards. The proposed building will support the owner's existing operations carried out at the site and will not create additional trips. As the owner utilizes trucks towing trailers and with the speed of vehicles on the roadway segment, the existing driveway width provides for safe ingress and egress into and out of the site. The handicap space has been shifted 17' north to further protect the handicap space when utilized.

3. Please provide a dimension for the driveway width.

RESPONSE: The existing driveway width dimension has been added.

4. Dimension the truck turnaround area and call out all radii.

RESPONSE: Additional dimensions have been added to same.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.

RESPONSE: That was a point attribute on the survey that was erroneously turned on.

2. Provide spot elevations on the proposed loading dock.

RESPONSE: Proposed spot elevations have been added to same.

3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

4. Please provide a detail for the truck turnaround area showing the layer thicknesses.

RESPONSE: As we discussed in our email exchange concerning same, I have added a detail showing same.

5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.

RESPONSE: That was a scrivener's error on the survey base map that has been corrected.

6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.

RESPONSE: A structure table has been labeled as such on Sheet 1. There are no proposed storm structures.

7. How will buildings be guttered? Please label all roof drains.

RESPONSE: Gutters will be installed on the north and south sides of the proposed building with downspouts from same as shown on Sheet 2.

8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FDOT to ensure that there is enough capacity in the basin which this will discharge to?

RESPONSE: The Engineering Report has been amended to indicate no additional runoff contributing to the FDOT DRA. The top area of the DRA is close to or greater than one-acre in size so any additional runoff would not affect the available volume/capacity of same anyway.

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.

RESPONSE: An 8" PVC pipe in the west end of same will convey any accumulated runoff to the proposed DRA. The edge of pavement grade has also been revised.

10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.

RESPONSE: The project will qualify for a "10-2 Self-Certification" so a SRWMD permit will not be required. However, all 100 Year critical duration storm events have been modeled with the DRA expanded to account for same.

11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.

RESPONSE: The location of the soil borings were chosen prior to obtaining the topographic site information in order to meet the monthly submittal deadline. Two borings for the building foundation design were however obtained in same. Should it be

found to be necessary during site excavation, we are fortunate that there is substantial open area in the vicinity of the DRA to expand same at that time and/or in the future if needed.

12. The curve numbers utilized use the bottom of the basin as the basin area.

Recommend utilizing the top of the basin or midway up the basin as the basin area.

RESPONSE: The curve number has been adjusted as you recommended.

13. Please show location of handicap sign.

RESPONSE: The handicap sign location has been added.

14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?

RESPONSE: The location of the utility connections are shown on Sheet 2.

15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

Sheet 3 of 5

1. Please provide silt fence.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

2. Please provide some kind of inlet protection for SG-1.

RESPONSE: Since it is located in the existing utilized vehicular area of the site, filter fabric installed under the inlet grate is proposed and has been found to be functional in similar situations.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

RESPONSE: The proposed landscape sheet has been revised accordingly.

12. Minor Revisions

- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.

RESPONSE: Application materials and plans have been revised accordingly.

- b. Sheet 3: Correct typographical error in call out to silt fencing.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

RESPONSE: The document titles have been corrected to indicate same.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 20, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On November 4, 2019, the City of Alachua received your application for a Site Plan for Dreyer's DKI. The application was determined to be complete on November 12, 2019. The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Thursday, November 21, 2019** 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 Wednesday, December 4, 2019**. 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 **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application package, 7 sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Article 4. Use Regulations
 - a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).
2. Article 5. Density, Intensity, & Dimensional Standards
 - a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.
3. Section 6.1, Off-Street Parking & Loading
- a. Parking calculations on Sheet 1 utilize a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.
 - b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.
 - c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in Section 6.2.2, including: 6.2.2(D)(1)(c), Site Landscaping Standards – minimum 14 understory trees, with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer – minimum 6 understory trees.
 - d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.
 - e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.
 - f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.
 - g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.
 - h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
 - i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
5. Section 6.3, Fencing Standards
- a. Identify the fencing materials and height of fencing along the west and north property lines.
6. Section 6.4, Exterior Lighting Standards
- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
 - ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.
 - iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.
- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element

11. Public Services / Fire Rescue / Engineering Review Comments

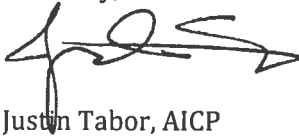
- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

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- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.
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- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E. and Tom Ridgik, P.E., dated November 19, 2019
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated November 19, 2019

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan (Nov 12th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Nov 19th Comment(s) Sheet 1 and others Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing. Revise and Resubmit
2.	Nov 19th Comment(s) Sheet 1 or elsewhere.2 Please include a list of abbreviations. Revise and Resubmit
3.	Nov 19th Comment(s) Sheet 2 As per City Ordinance, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.

NO.	COMMENTS
	Show the de-commissioning of the existing septic tank. Revise and Resubmit
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 19, 2019

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

Re: Dreyer's DKI Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DKI Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 31, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.
2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.
3. Please provide a dimension for the driveway width.
4. Dimension the truck turnaround area and call out all radii.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.
2. Provide spot elevations on the proposed loading dock.
3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.
4. Please provide a detail for the truck turnaround area showing the layer thicknesses.
5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.
6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.
7. How will buildings be guttered? Please label all roof drains.
8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FODT to ensure that there is enough capacity in the basin which this will discharge to?

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.
10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.
11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.
12. The curve numbers utilized use the bottom of the basin as the basin area. Recommend utilizing the top of the basin or midway up the basin as the basin area.
13. Please show location of handicap sign.
14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?
15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

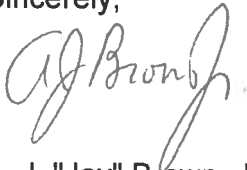
Sheet 3 of 5

1. Please provide silt fence.
2. Please provide some kind of inlet protection for SG-1.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

Sincerely,



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

Cc: Craig R. Hedgecock

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Dreyer's DKI Site Plan

Meeting Date: November 21, 2019 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Dreyer's DKI Building Addition

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

APPLICANT/AGENT: Craig Hedgecock, P.E., P.S.M.

DRT MEETING DATE: November 21, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

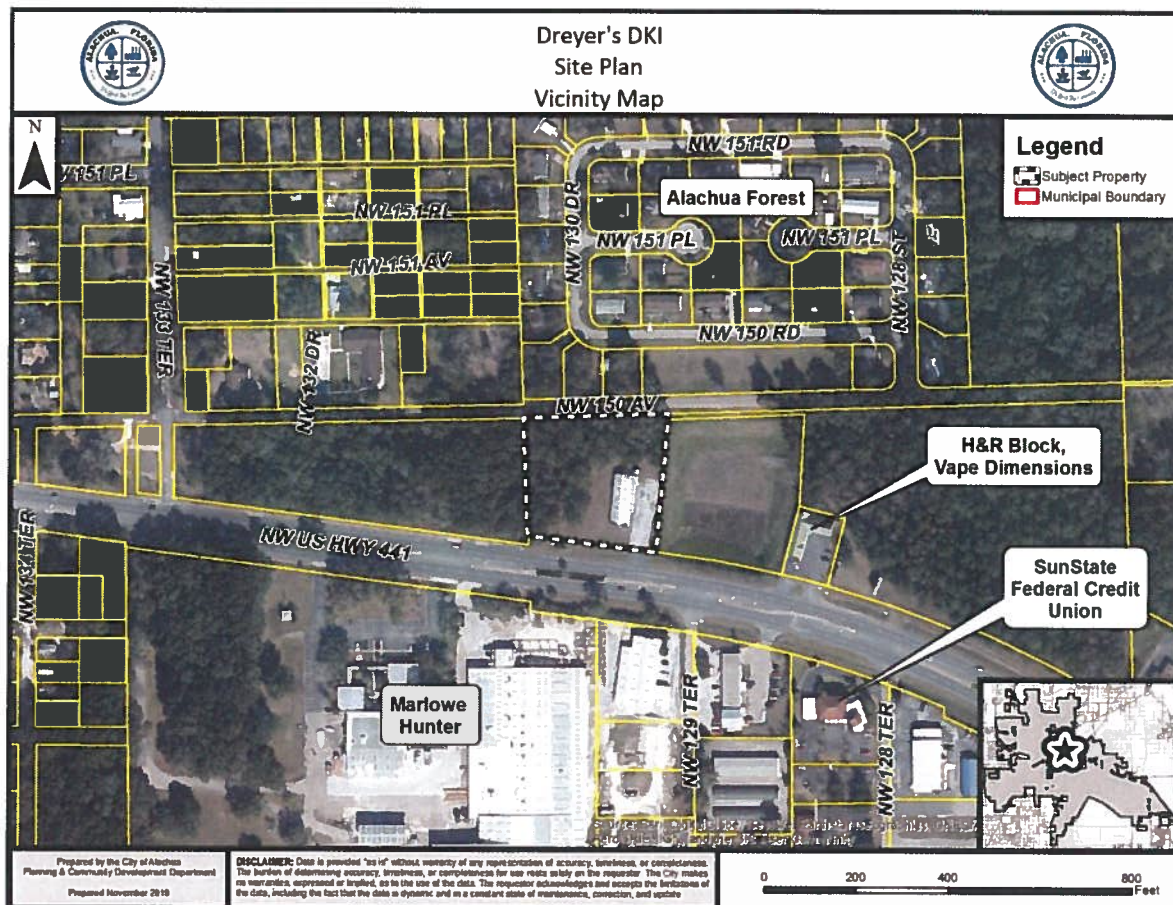
ACREAGE: ±1.96 acres

PARCEL: 03211-003-000

PROJECT SUMMARY: A request to construct a ±7,500 square foot building addition with associated parking, stormwater, landscaping, and site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, December 4, 2019.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 PZB Meeting.**



- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
 - i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
- 5. Section 6.3, Fencing Standards
 - a. Identify the fencing materials and height of fencing along the west and north property lines.
- 6. Section 6.4, Exterior Lighting Standards
 - a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.
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 - a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
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 - a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
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 - b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
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JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 19, 2019

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

Re: Dreyer's DK1 Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DK1 Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 31, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.
2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.
3. Please provide a dimension for the driveway width.
4. Dimension the truck turnaround area and call out all radii.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.
2. Provide spot elevations on the proposed loading dock.
3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.
4. Please provide a detail for the truck turnaround area showing the layer thicknesses.
5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.
6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.
7. How will buildings be guttered? Please label all roof drains.
8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FODT to ensure that there is enough capacity in the basin which this will discharge to?

City of Alachua

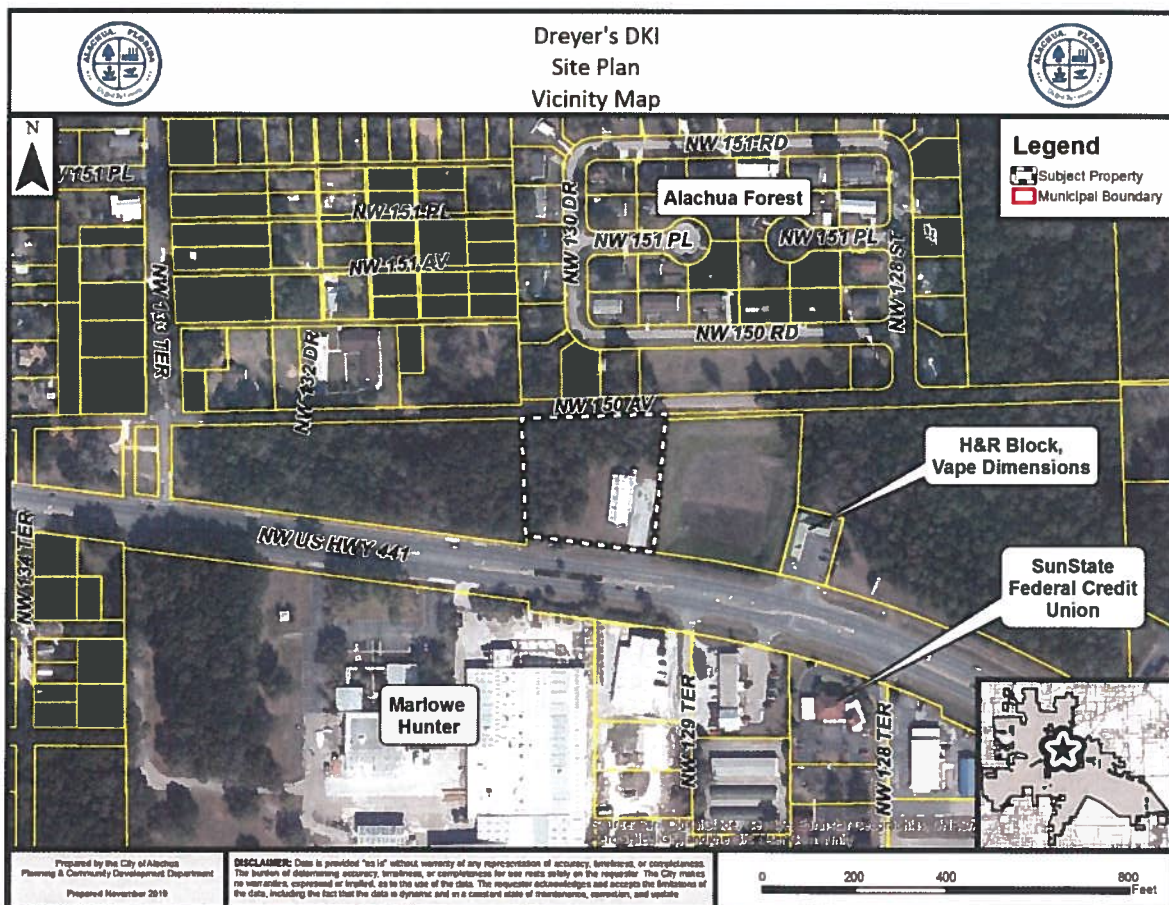
Development Review Team (DRT) Meeting

Project Name: Dreyer's DKI Site Plan

Meeting Date: November 20, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]



- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
 - i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
- 5. Section 6.3, Fencing Standards
 - a. Identify the fencing materials and height of fencing along the west and north property lines.
- 6. Section 6.4, Exterior Lighting Standards
 - a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.
- 7. Section 6.6, Infill Standards
 - a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
 - ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.
 - iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.
- 8. Section 6.8, Design Standards for Business Uses
 - a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
 - b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
 - c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.
 - d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.
- 9. Comprehensive Plan Consistency
 - a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
- 10. Miscellaneous
 - a. Provide documentation which indicates the project has been submitted to Suwannee River Water Management District for permitting/self-certification.
- 11. Public Services / Fire Rescue / Engineering Review Comments



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan (Nov 12th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Nov 19th Comment(s) Sheet 1 and others Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing. Revise and Resubmit
2.	Nov 19th Comment(s) Sheet 1 or elsewhere.2 Please include a list of abbreviations. Revise and Resubmit
3.	Nov 19th Comment(s) Sheet 2 As per City Ordinance, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.



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November 19, 2019

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

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Sheet 2 of 5

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 12, 2019

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

Also sent electronically to chedgecock@cox.net

RE: Completeness Review & Conditional Application Acceptance: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On November 4, 2019, the City of Alachua received your application for a Site Plan for Dreyer's DKI. The Site Plan proposes a $\pm 7,500$ square foot building addition with associated parking, stormwater, landscaping, and site improvements on a ± 1.96 acre subject property, consisting of Tax Parcel Number 03211-003-000, and located at 14619 NW US Highway 441.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds the application to be complete, contingent upon submission of certain materials as described below. Except as otherwise noted, please submit materials addressing the comments below by **5:00 PM on Tuesday, November 19, 2019**. These materials may be submitted by email to the project planner.

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

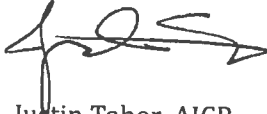
Please address the following:

1. **Site Plan Attachment #7., Neighborhood Meeting Materials:** A copy of the published notice has not been included with the application materials. Submit a copy of the published notice of the Neighborhood Meeting.
2. **Site Plan Attachment #11, Environmental Resource Permit:** Provide documentation which evidences an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.
3. **Parcel ID Numbers:** Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly. These

revisions can be made after Development Review Team (DRT) comments have been issued and the application is resubmitted to address the DRT comments.

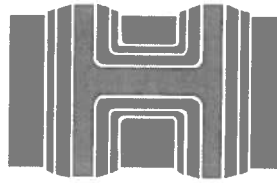
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

DREYER'S SITE PLAN

Alachua County Tax Parcel 03211-000-000 & 03211-003-000
City of Alachua, Alachua County, Florida

November 4, 2019

Adam Hall, AICP
City of Alachua
PO Box 9
Alachua, FL 32616-0009

Dear Adam:

Transmitted please find the following "first review" submittals for the above listed project:

Included with this submittal are four (4) hard copies of the following:

Dreyer's DKI "SITE PLAN APPLICATION"
Dreyer's DKI "NEIGHBORHOOD MEETING REPORT"
Dreyer's DKI "ENGINEERING REPORT"
Dreyer's DKI "CUSTOM SOIL RESOURCE REPORT"
Dreyer's DKI "SITE PLAN DRAWING SETS"
Dreyer's DKI "NFPA FIRE FLOW CALCULATION" and
"FIRE DEPARTMENT ACCESS AND WATER SUPPLY"

Also enclosed please find one (1) set of mailing labels.

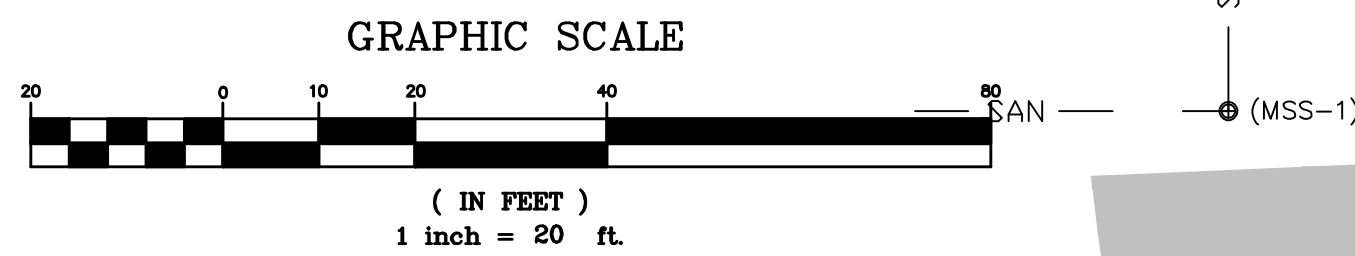
A check in the amount of \$2300.00 for the permit fee was hand delivered on October 31, 2019.

I trust that the submittal materials provided meets all of the required documents.

However, if you have any questions and/or need any additional information, please do not hesitate to contact me.

Respectfully submitted,

Craig R. Hedgecock, PE/PSM
Project Engineer



SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SHEET 1 OF 5	SITE & DIMENSION PLAN
SHEET 2 OF 5	GRADING & UTILITY PLAN
SHEET 3 OF 5	EROSION & SEDIMENTATION CONTROL PLAN
SHEET 4 OF 5	LANDSCAPE PLAN
SHEET 5 OF 5	LANDSCAPE DETAILS
SHEET 1 OF 1	DRIVEWAY & PARKING AREA STRIPING PLAN
PAGE 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
A1.0	ARCHITECTURAL FLOOR PLAN
A2.0	ARCHITECTURAL BUILDING ELEVATIONS
SHEET 1 OF 1	FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "WOODBRIKE'S" SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 82°34'32" EAST, ALONG THE SOUTH LINE OF LOTS 6, 5, AND 4 OF SAID "WOODBRIKE'S" SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA, AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 851.63 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOTS 6, 5, AND 4, NORTH 01°33'18" WEST, A DISTANCE OF 21.26 FEET TO A 1/2" REBAR & CAP (LB 7996) AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SOUTH 82°34'32" EAST, A DISTANCE OF 291.58 FEET TO A 1/2" REBAR & CAP MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 363; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°24'01" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 300.81 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF LOT 3 OF SAID "WOODBRIKE'S" SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE (38 FOOT RIGHT-OF-WAY AS MONUMENTED); THENCE SOUTH 88°51'46" WEST, ALONG THE NORTH LINE OF SAID LOTS 3 AND 4, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE, A DISTANCE OF 324.44 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID NORTH AND SOUTH LINES, SOUTH 01°33'18" EAST, A DISTANCE OF 255.46 FEET TO THE POINT OF BEGINNING. CONTAINING 1.96 ACRES, MORE OR LESS.

IT IS THE OPINION OF DEREN LAND SURVEYING BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "WOODBIDGE'S" SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA" AS RECORDED IN PLAT BOOK "C", PAGE 68-4 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 82°34'32" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 AS RECORDED IN OFFICIAL RECORDS BOOK 2039, PAGE 2756.
3. LAND DESCRIPTION WAS PREPARED BY DEREN LAND SURVEYING.

11900 SQ.FT.	BUILDINGS OR 14.0% [FAR=0.140]
12334 SQ.FT.	PARKING/LOADING DOCKS OR 14.5%
391 SQ.FT.	SIDEWALKS/HC RAMP OR 0.5%
60643 SQ.FT.	OPEN SPACE/RETENTION OR 71.0%
85268 SQ.FT.	TOTAL SITE OR 1.958 ACRES ±

1. ZONING: CL. TAX PARCEL NO. 03211-003-000.
2. PROPOSED BUILDING - ONE STORY, EAVE HEIGHT 16'.
3. OCCUPANCY CLASS - BUSINESS, GROUP "B" & S-1 MODERATE HAZARD STORAGE
4. INTENDED USE OF SITE - CARPET AND STRUCTURE CLEANING SERVICE.
5. PROJECTED NUMBER OF EMPLOYEES - FORTY.
6. THIS SITE IS NOT IN A FLOOD PLAIN.
7. THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA ACCESSIBILITY CODES AND STANDARDS.
8. NRCS SOIL TYPES: ARREDONDO (92%), & GAINESVILLE (8%).
9. CONSTRUCTION TYPE:
TYPE III-B, UNPROTECTED, UNSPRINKLERED.

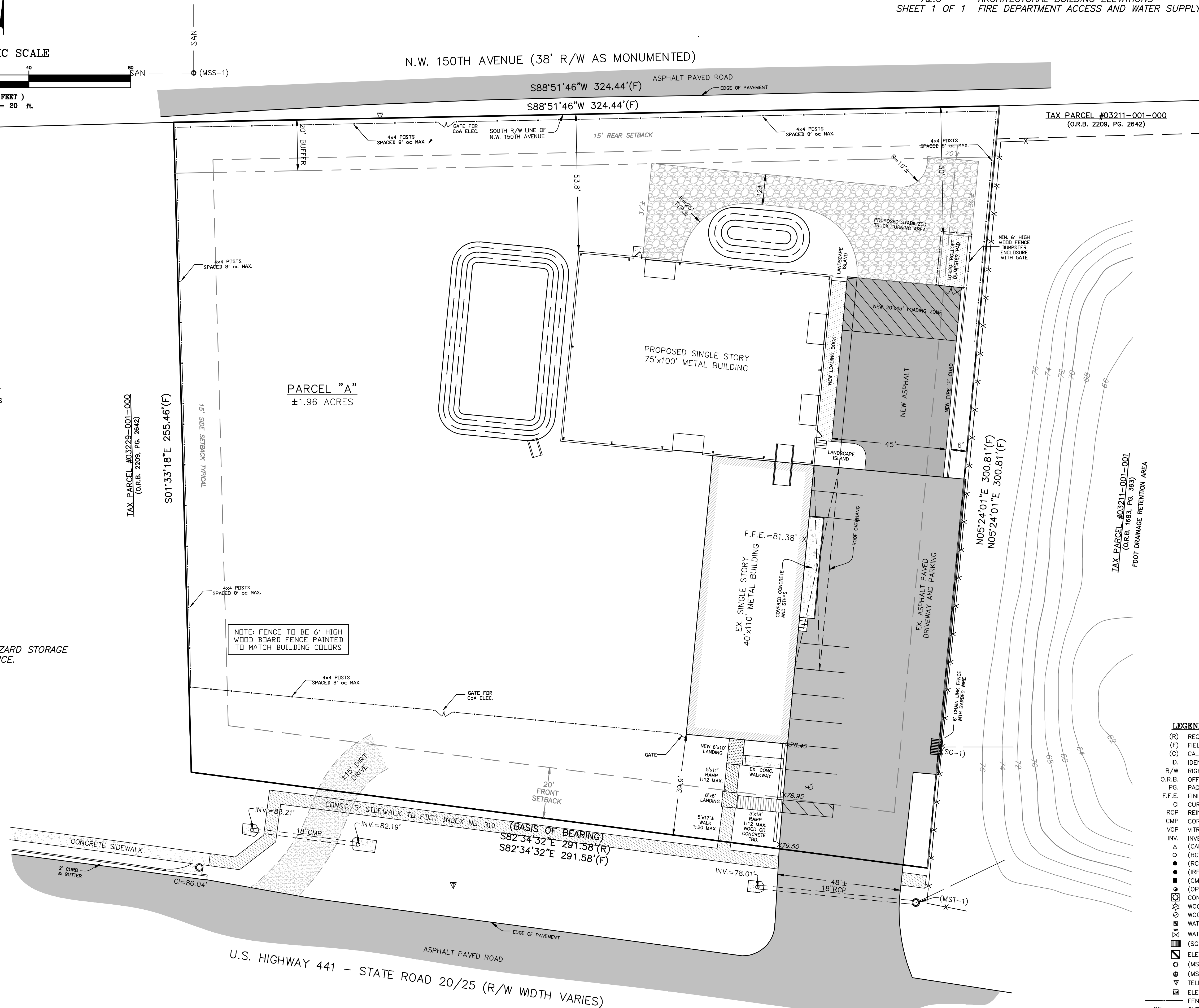
PARKING REQUIRED: GENERAL INDUSTRIAL SERVICE
11900 SQ.FT./1500 = 8 SPACES

PARKING PROVIDED:
8 SPACES (7 REGULAR, 1 HANDICAP)

(MST-1) EXISTING
LID = 79.83'
W. INV. = 76.63' (18"RCP)
NE. INV. = 76.83' (18"RCP)

(SG-1) EXISTING
LID = 76.62'
E. INV. = 73.07' (18" CMP)

(MSS-1) EXISTING
LID = 87.98'
N. INV. = 82.68' (6"VCP)
W. INV. = 82.53' (6"VCP)



(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	CALCULATED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
R.O.B.	OFFICIAL RECORDS BOOK
P.S.	PROPOSED
F.F.E.	FINISHED FLOOR ELEVATION
C.I.	CURB INLET
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
VCP	VITRIFIED CLAY PIPE
INV.	INVERT
Δ	(CALC) CALCULATED CORNER
○	(RCS) REBAR & CAP SET
●	(CRF) REBAR & CAP FOUND
●	(IRF) IRON ROD FOUND
●	(CMC) CONCRETE MONUMENT FOUND
○	(OPF) OPEN PIPE FOUND
⊗	CONCRETE LIGHT POLE
⊗	WOOD LIGHT POLE
⊗	WOOD POWER POLE
■	WATER METER
W	WATER VALVE
■	(SG) STORM GRATE
■	ELECTRIC TRANSFORMER
○	(MST) STORM WATER MANHOLE
○	(SSS) SANITARY SEWER MANHOLE
▽	TELEPHONE PEDESTAL
▽	ELECTRIC METER
—	FENCE LINES
—	OVERHEAD ELECTRIC LINES
—	UNDERGROUND WATER

CRAIG R. HEDGECOCK
ENGINEERS – PLANNERS – SURVEYORS
27 N.W. 48TH BOULEVARD
DAINAVILLE, FL 32607 (352) 377-9928

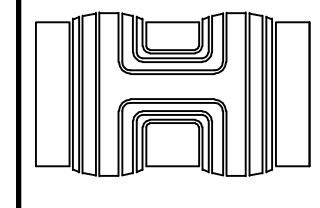
REVISIONS:
DATE: DEC. 10, 2019 RESUBMISSION COMMENTS
DATE: DEC. 14, 2019 RESUBMISSION COMMENTS

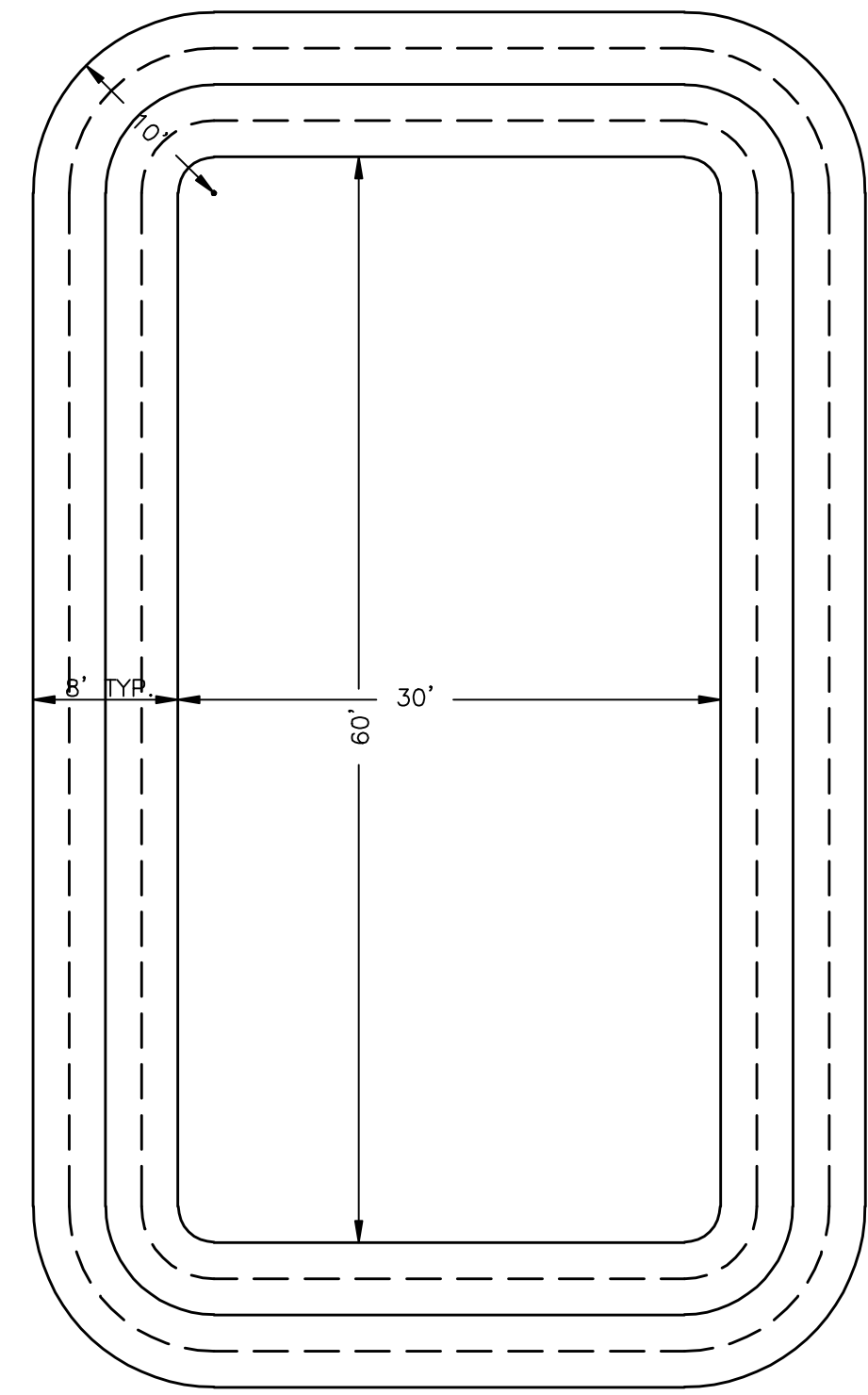
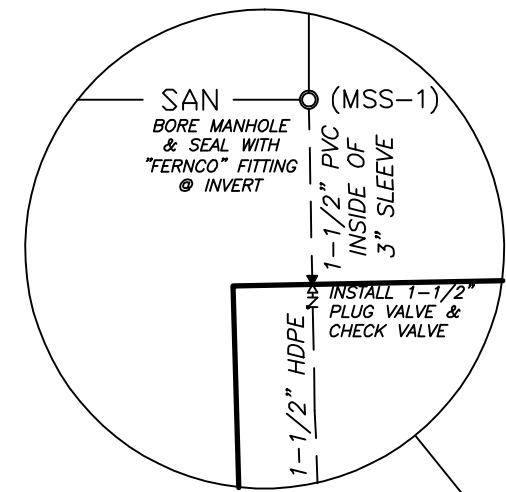
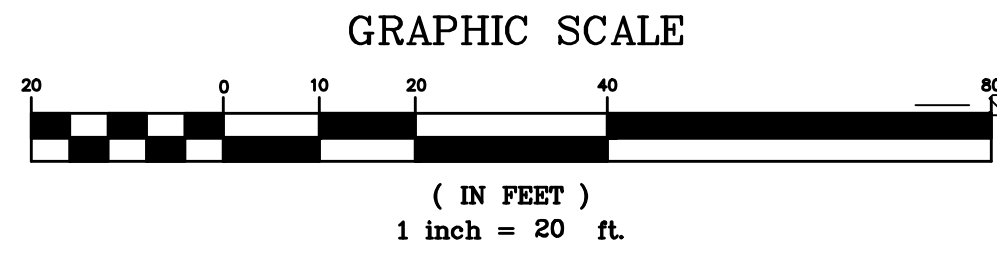
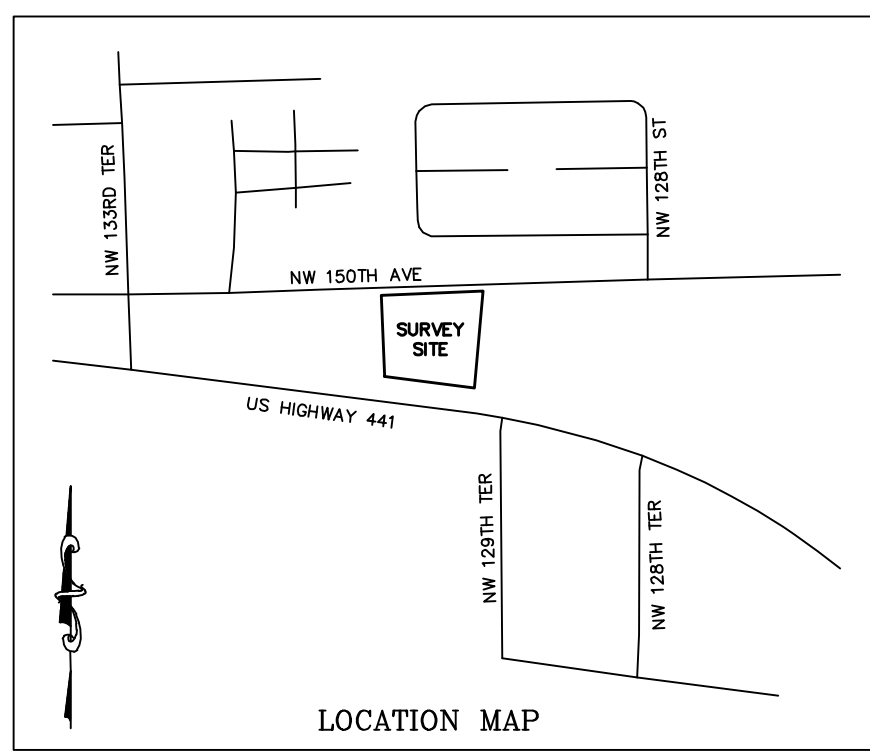
NOT VALID UNLESS SIGNED AND SEALED BELOW

FOR REVIEW ONLY

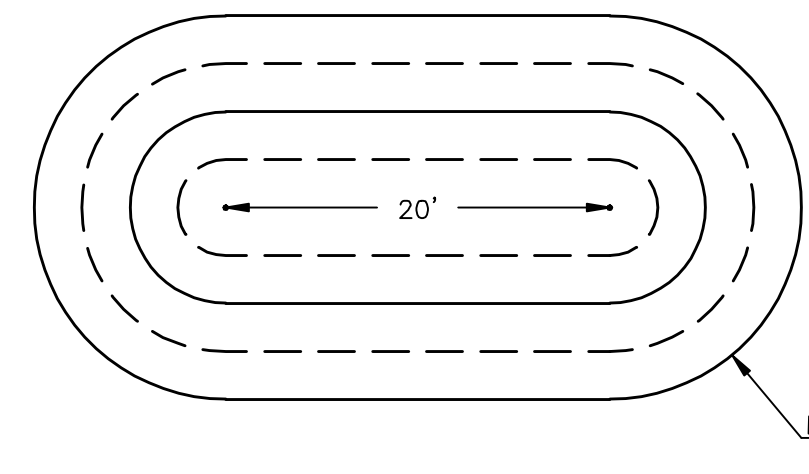
CRAIG R. HEDGECOCK, PE/PSM DATE
P.E. NO. 24651 P.S.M. NO. 3506 FLORIDA

PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO.
CITY OF ALACHUA, ALACHUA COUNTY, FL



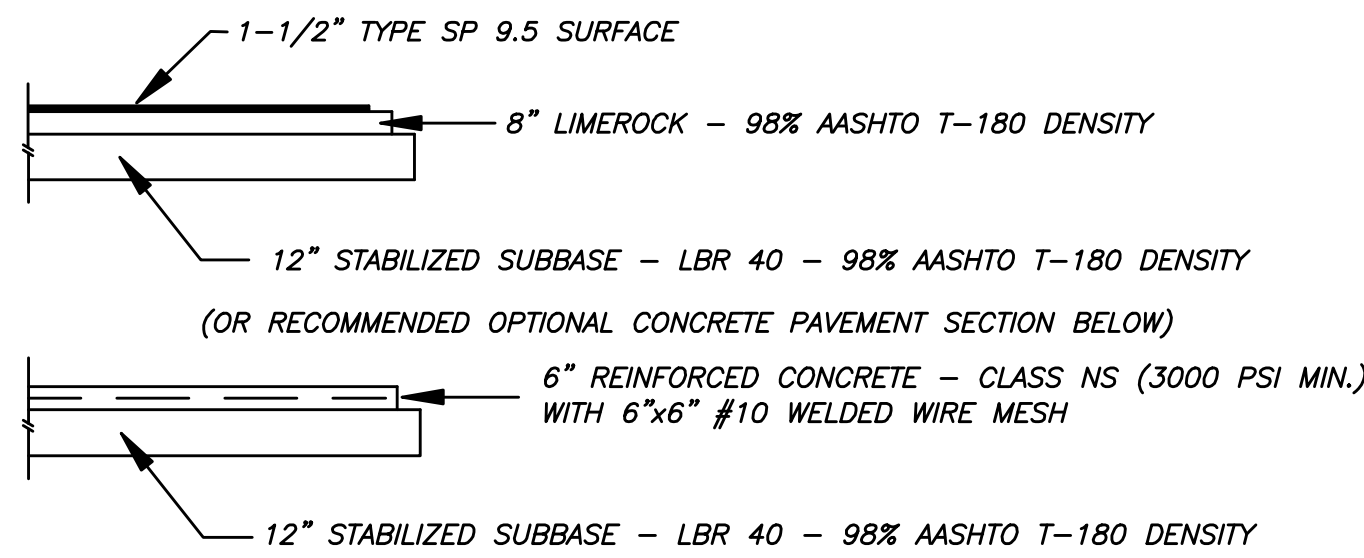


DRAINAGE RETENTION AREA DETAILS:

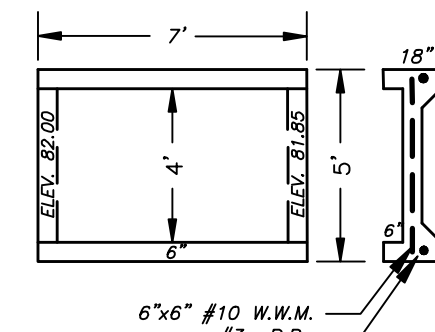


TYPICAL PARKING SPACE DETAIL:

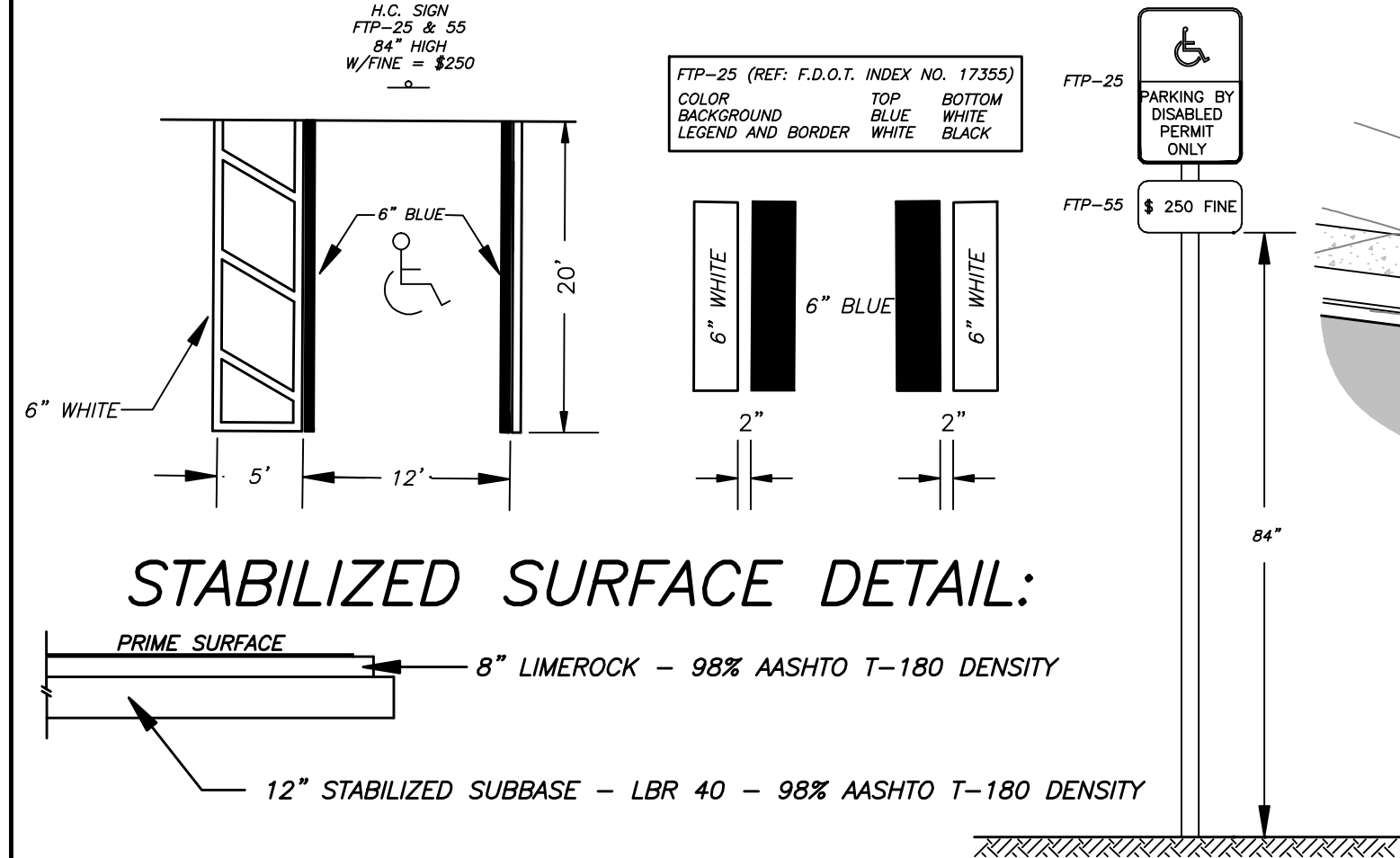
PAVEMENT DETAIL:



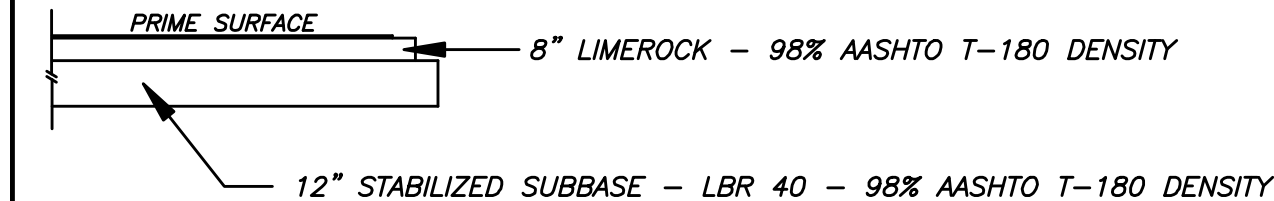
OVERFLOW DETAIL:



HANDICAP PARKING SPACE DETAIL:



STABILIZED SURFACE DETAIL:



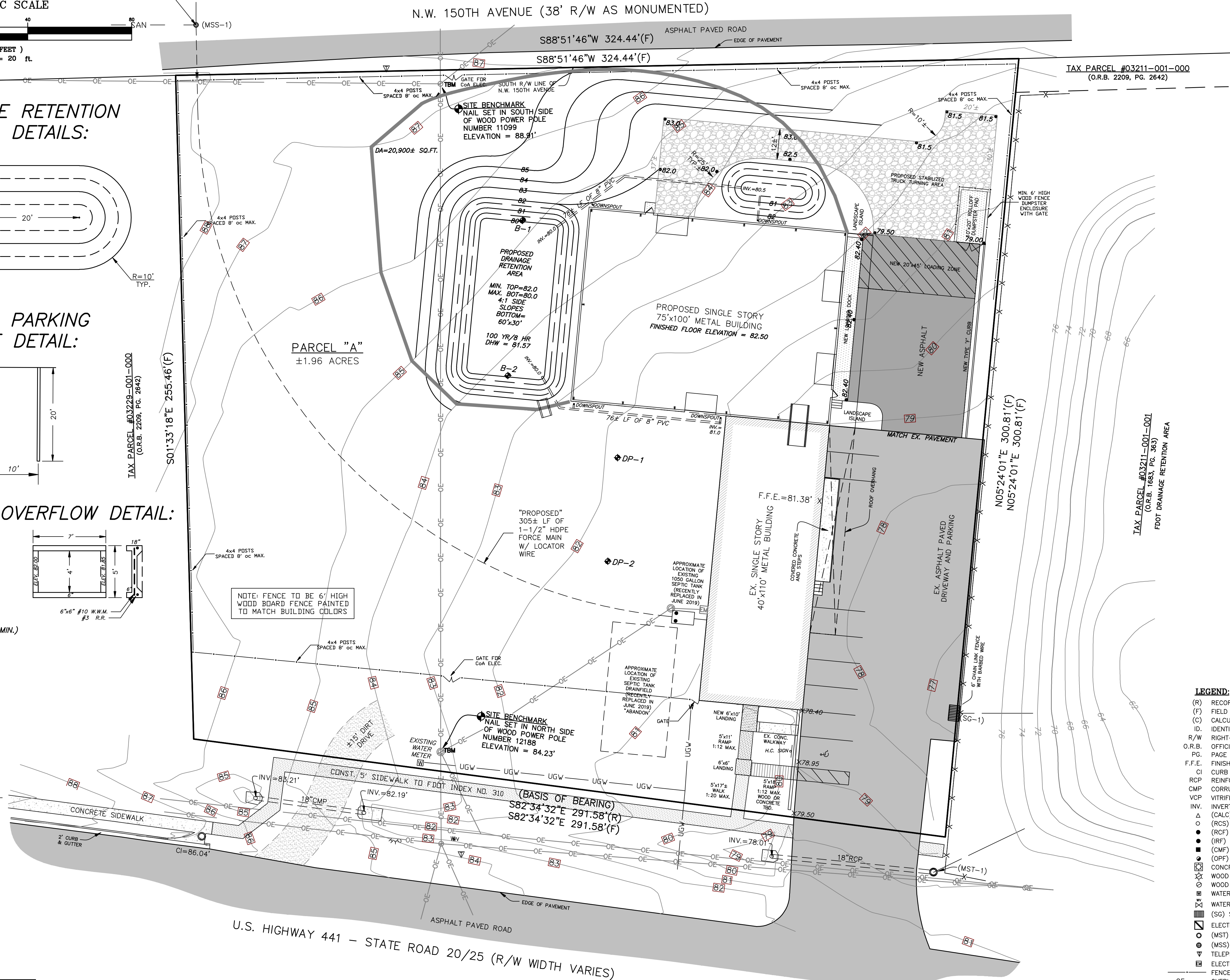
SITE PLAN
PREPARED FOR: DREYER'S DKI
TAX PARCEL 03211-003-000
14619 N.W. US HIGHWAY 441
ALACHUA, FL 32615

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

DOMESTIC WASTEWATER:

THE EXISTING "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" (OSTDS) WAS RECENTLY UPGRADED IN JUNE OF 2019 TO CURRENT STATE OF FLORIDA DEPARTMENT OF HEALTH CHAPTER 64E-6, FAC, "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" INCLUDING A NEW 1050 GALLON SEPTIC TANK AND A REPLACEMENT DRAINFIELD.

THE "PROPOSED" BUILDING WILL NOT HAVE ANY PLUMBING FIXTURES SO THERE WILL BE NO INCREASED WASTEWATER FLOW ASSOCIATED WITH THE PROJECT. IT IS PROPOSED TO CONVERT THE EXISTING SEPTIC TANK AS A WET WELL AND INSTALL TWO (2) EFFLUENT/GRINDER PUMPS IN THE WET END OF THE SEPTIC TANK AND PUMP THE EFFLUENT FROM SAME TO THE EXISTING CoA SANITARY SEWER MANHOLE (MSS-1) LOCATED IN THE NW 150TH AVENUE RIGHT-OF-WAY IN THE VICINITY OF THE NORTHWEST CORNER OF THE SITE AS SHOWN. THE EXISTING DRAINFIELD WILL BE ABANDONED.



- LEGEND:
- (R) RECORD MEASUREMENT
 - (F) FIELD MEASUREMENT
 - (C) CALCULATED MEASUREMENT
 - ID. IDENTIFICATION
 - R/W RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - F.F.E. FINISHED FLOOR ELEVATION
 - CI CURB INLET
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - VCP VITRIFIED CLAY PIPE
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 - (CMF) CONCRETE MONUMENT FOUND
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 - ELECTRIC METER
 - FENCE LINES
 - OE OVERHEAD ELECTRIC LINES
 - UGW UNDERGROUND WATER

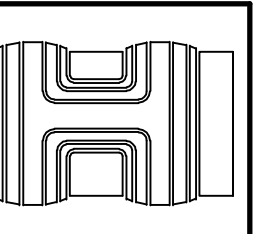
DATE: DECEMBER 4, 2019
DRAWN BY: CRAIG R. HEDGECOCK
CHECKED BY: CRAIG R. HEDGECOCK
DRAWING NO.: DREYER'S DKI

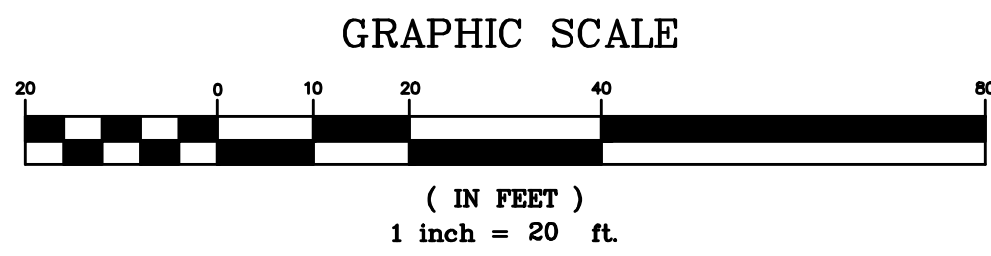
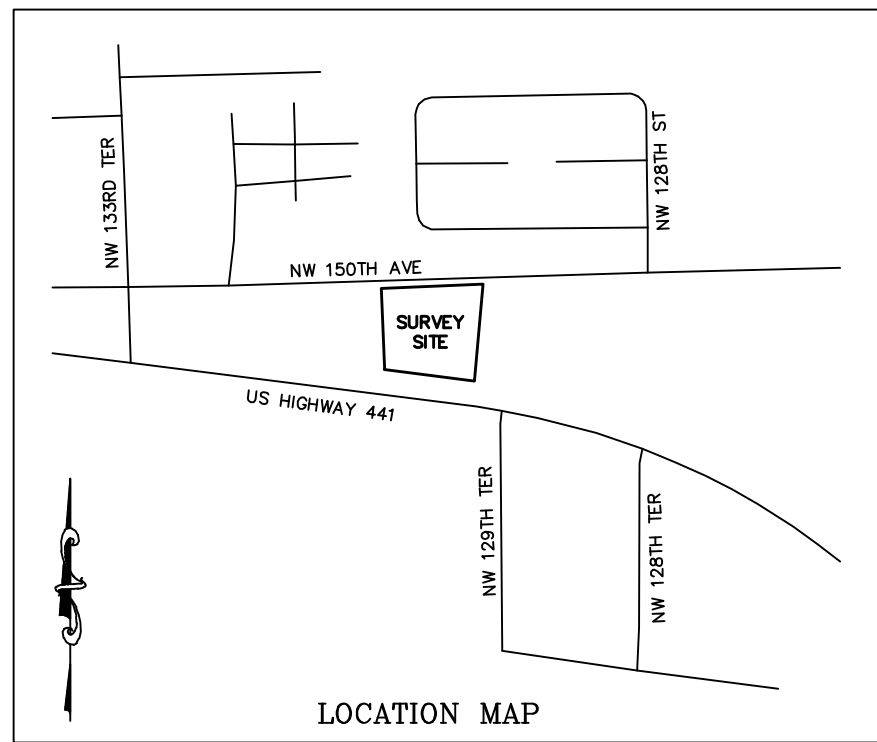
CRAIG R. HEDGECOCK
ENGINEERS - PLANNERS - SURVEYORS
27 N.W. 48TH BOULEVARD
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:
DATE: DEC 10, 2019
REVISION: 1
DATE: DEC 12, 2019
REVISION: 2

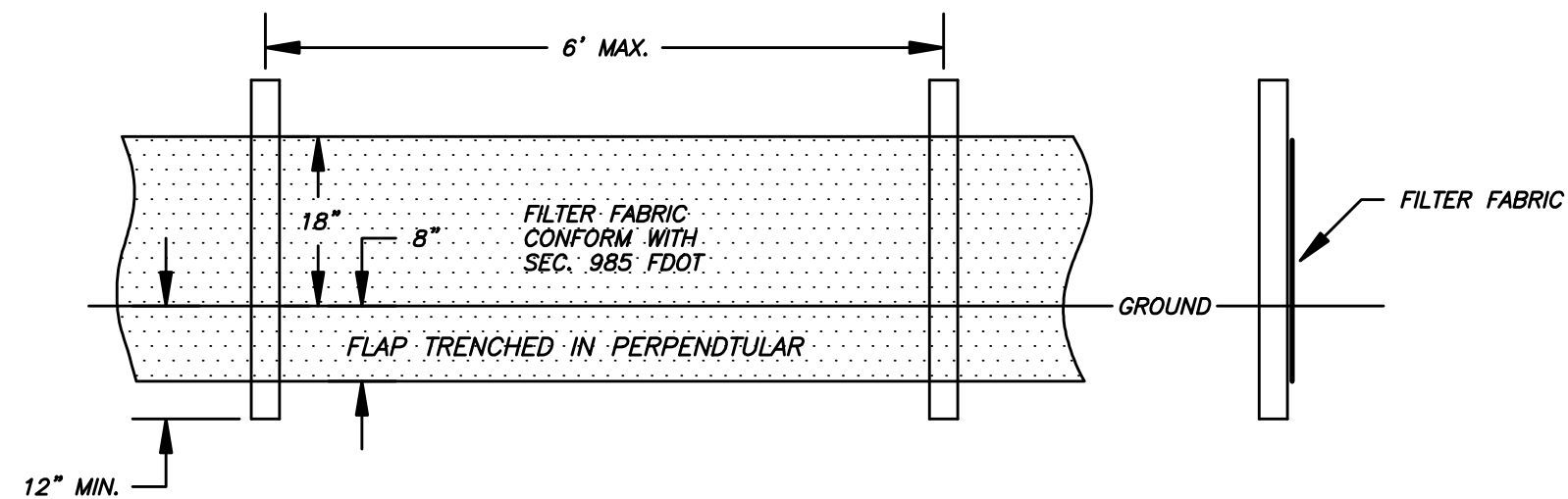
NOT VALID UNLESS SIGNED AND SEALED BELOW
FOR REVIEW ONLY
CRAIG R. HEDGECOCK, P.E./P.S.M. NO. 3506 - FLORIDA
P.E. NO. 24851 - P.S.M. NO. 3506 - FLORIDA

SITE PLAN
PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





SILT FENCE DETAIL:



NOTE: CONTRACTOR TO INSTALL AT COMMENCEMENT OF CONSTRUCTION AS SHOWN AS: _____ SF _____

SEDIMENT AND EROSION CONTROL:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY EMPLOYED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS AND/OR ADJACENT PROPERTIES, STORM WATER RETENTION FACILITIES, STORM WATER STRUCTURES, AND STORM WATER CONVEYANCES UNTIL THE PROJECT AREA IS FULLY STABILIZED.
2. THE SITE CONTRACTOR IS ENCOURAGED TO FOLLOW THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.
3. ANY SEDIMENT TRACKED AND/OR DEPOSITED ONTO ADJACENT RIGHTS-OF-WAY, ROADWAYS, ADJACENT PROPERTIES, ETC. SHALL BE CLEANED OR REMOVED AT THE END OF EACH CONSTRUCTION DAY.
4. A TEMPORARY CONSTRUCTION ENTRANCE/TRACKING PAD STABILIZED WITH LIMEROCK AND/OR GRAVEL SHALL BE ESTABLISHED AT THE PROJECT SITE IF THE EXISTING DRIVEWAY IS NOT UTILIZED FOR SAME.
5. A STORMWATER POLLUTION PROTECTION PLAN (SWPPP) MAY BE IN EFFECT FOR THIS PROJECT. IF SO, INSPECTION REPORTS ARE REQUIRED TO BE COMPLETED AT LEAST ONCE A WEEK AND/OR WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
6. UPON COMPLETION OF CONSTRUCTION AND/OR FINAL STABILIZATION OF THE PROJECT SITE, ANY TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE REMOVED.
7. INSTALL FILTER FABRIC UNDER THE EXISTING DRAINAGE INLET GRATE IN THE EXSTING PARKING AREA DURING CONSTRUCTION AND PERIODICALLY CLEAN AND/OR REPLACE SAME AS EXCESSIVE SEDIMENT BUILDUP IS RESTRICTING RUNOFF INTO THE INLET.



SITE PLAN

PREPARED FOR: DREYER'S DKI
TAX PARCEL 03211-003-000
14619 N.W. US HIGHWAY 441
ALACHUA, FL 32615

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

N.W. 150TH AVENUE (38' R/W AS MONUMENTED)

U.S. HIGHWAY 441 - STATE ROAD 20/25 (R/W WIDTH VARIES)

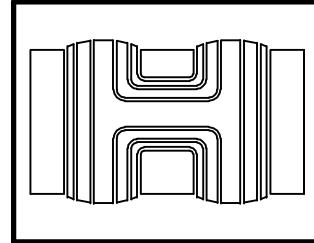
DATE:	DECEMBER 4, 2019
DRAWN BY:	CRAIG R. HEDGECOCK
CHECKED BY:	CRAIG R. HEDGECOCK
DRAWING NO.	DREYERS SP04

CRAIG R. HEDGECOCK
ENGINEERS - PLANNERS - SURVEYORS
27 N.W. 48TH BOULEVARD
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

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CRAIG R. HEDGECOCK, P.E./PSM DATE
P.E. NO. 24651 - P.S.M. NO. 3506 - FLORIDA

EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET
3 OF 5

SITE DATA:

11900 SQ.FT. BUILDINGS OR 14.0% [FAR=0.140]
12334 SQ.FT. PARKING/LOADING DOCKS OR 14.5%
391 SQ.FT. SIDEWALKS/HC RAMP OR 0.5%
60643 SQ.FT. OPEN SPACE/RETENTION OR 71.0%
85268 SQ.FT. TOTAL SITE OR 1.958 ACRES ±

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	19	QUERCUS ALBA	WHITE, OAK	MIN. 8' HT., 2" CAL. MIN.	Y
	22	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 8' HT., 2" CAL. MIN.	Y
	13	ACER RUBRUM	RED MAPLE	MIN. 8' HT., 2" CAL. MIN.	Y
UNDERSTORY					
	10	CERCIS CANADENSIS	RED BUD	1-1/2" MIN. CAL.	Y
	3	BETULA NIGRA	RIVER BIRCH	1-1/2" CAL. EACH TRUNK, MULTI	N
SHRUBS					
	52	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 4' O.C. 24" HT. MIN., 6' HT. IN 3 YRS	N
	12	BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	3 GAL., 2' OC, 12" HT.	N
MULCH			TYPE B PINE BARK OR PINE STRAW		
SOD			SEED & MULCH OR ARGENTINE BAHIA		

NOTE: NO EXISTING TREES ON SITE

PARKING AREA LANDSCAPE REQUIREMENTS

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PERIMETER AREA	NEW PERIMETER = 237 LF 4 CANOPY /100 LF 2 UNDERSTORY/100 LF ROW OF SHRUBS	8 CANOPY TREES (7 OAKS, 1 MAPLE) 4 UNDERSTORY (4 REDBUDS) 4 BOXWOOD
INTERIOR AREA	NEW PARKING = 3,236 SF 1 CANOPY/1800 SF 10 SHRUBS/CANOPY TREE	2 CANOPY TREES (1 OAK, 1 MAPLE) 20 VIBURNUM SHRUBS

ARTERIAL FRONTAGE LANDSCAPE REQUIREMENTS

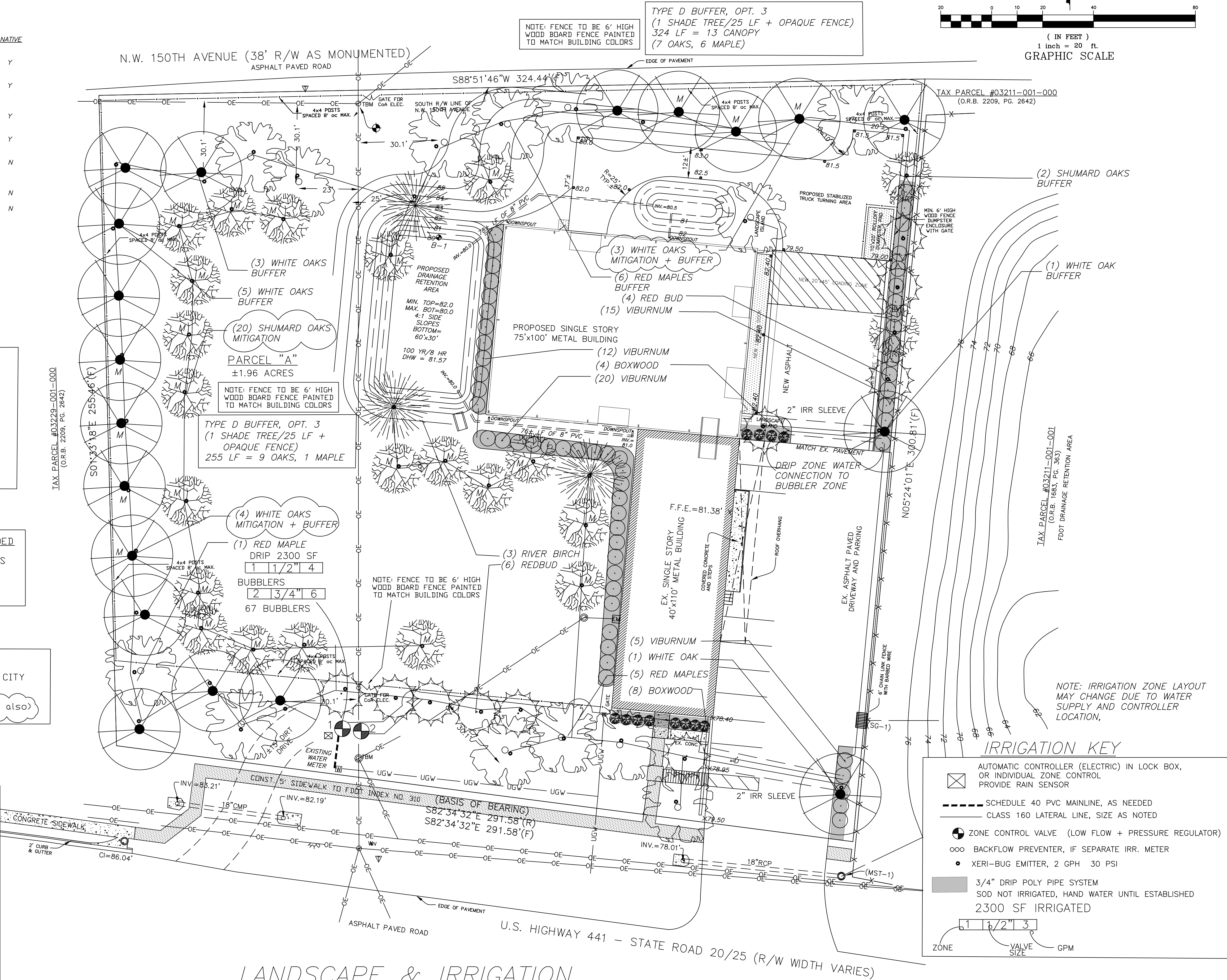
LOCATION	BUFFER LENGTH/TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
US HWY 441	243	4 CANOPY /100 LF=10 BUFFER FENCE 6 FT. HIGH, OPAQUE	4 OAKS, 6 MAPLES

TREE MITIGATION REQUIREMENTS

CATEGORY	MITIGATION CALCULATIONS
1:1 REPLACEMENT	27 CANOPY TREES (25% MAY BE USED FOR REQUIRED TREES (6.75) PER PREVIOUS TREE MITIGATION AGREEMENT CITY OF ALACHUA DATED 4/19/19)
REPLACEMENT PROVIDED = 20 SHUMARD OAKS + 7 WHITE OAKS (counted in buffer also)	

SITE LANDSCAPE CALC. (SEC.6.2.2 (D)(1)(c))

DESCRIPTION	TREES REQUIRED	TREES PROVIDED
PRIMARY SIDE (SOUTH)		
REAR SIDE (NORTH)	3 CANOPY/AC X 1.95 = 6	3 OAKS, 3 MAPLES
EAST SIDE	2 CANOPY/AC X 1.95 = 4	2 OAKS, 2 MAPLES
WEST SIDE	2 CANOPY/AC X 1.95 = 4	4 OAKS
UNDERSTORY TREES	2 CANOPY/AC X 1.95 = 4	4 OAKS
	6 UNDERSTORY/AC X 1.95 = 12	12 UNDERSTORY TREES (6 RED BUD) (3 REDBUD) (3 RIVER BIRCH)
BUILDING FACADE	100 LF 4 CANOPY/100 LF = 4 ROW SHRUBS	3 RED MAPLES, 1 OAK 8 BOXWOOD SHRUBS



DATE: 10/28/19
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 19-111

ELIZABETH C. HOUCK
LANDSCAPE ARCHITECTURE, LLC
SITE PLANS • CONSULTATION • CONSTRUCTION DOCUMENTS
ZEBULON, N.C.
(852) 575-5261 (CELL)

REVISIONS:
Plan review 11/20/19
Plan review 12/4/19
Plan review 12/7/19

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FOR REVIEW ONLY
ELIZABETH C. HOUCK, R.L.A. A.S.L.A. - DATE 12/4/19
LA # 00001254 - FLORIDA

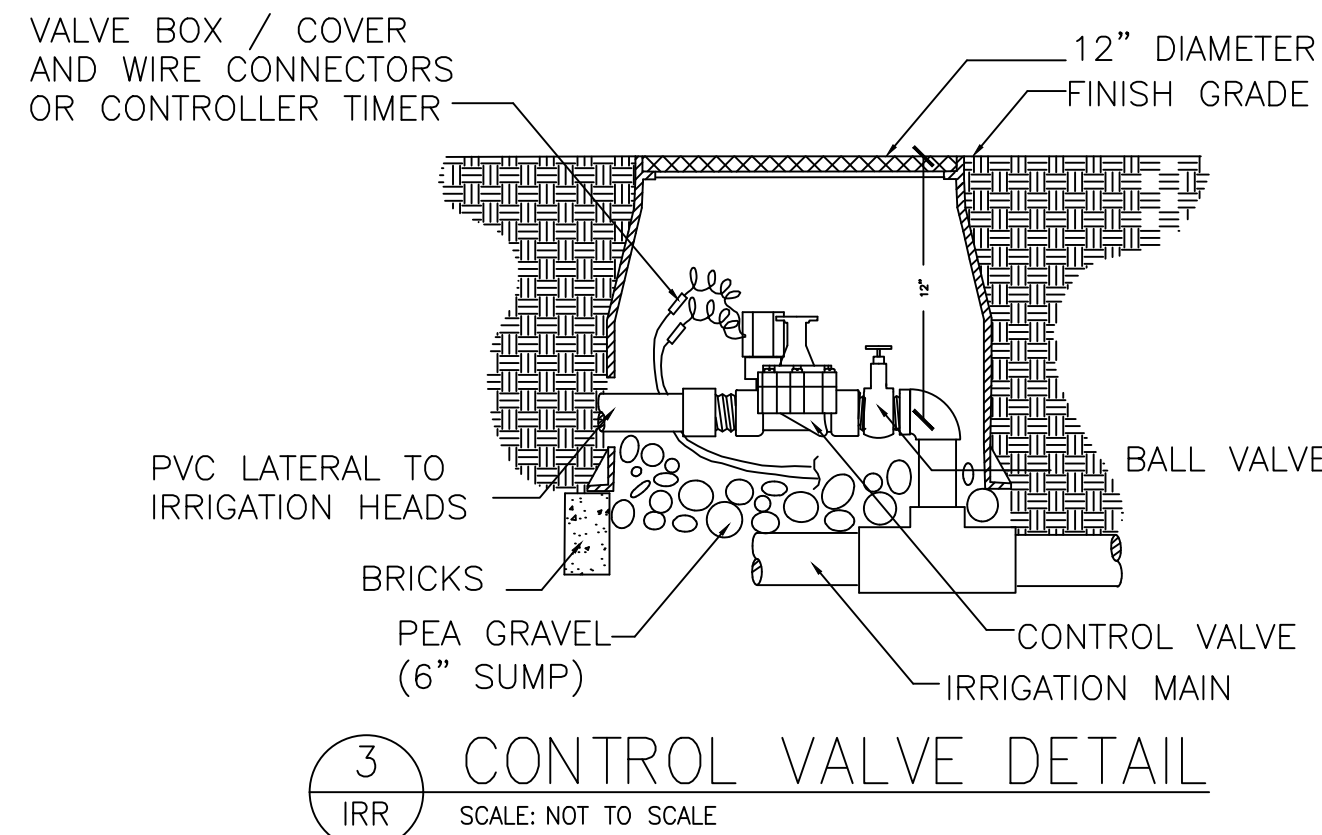
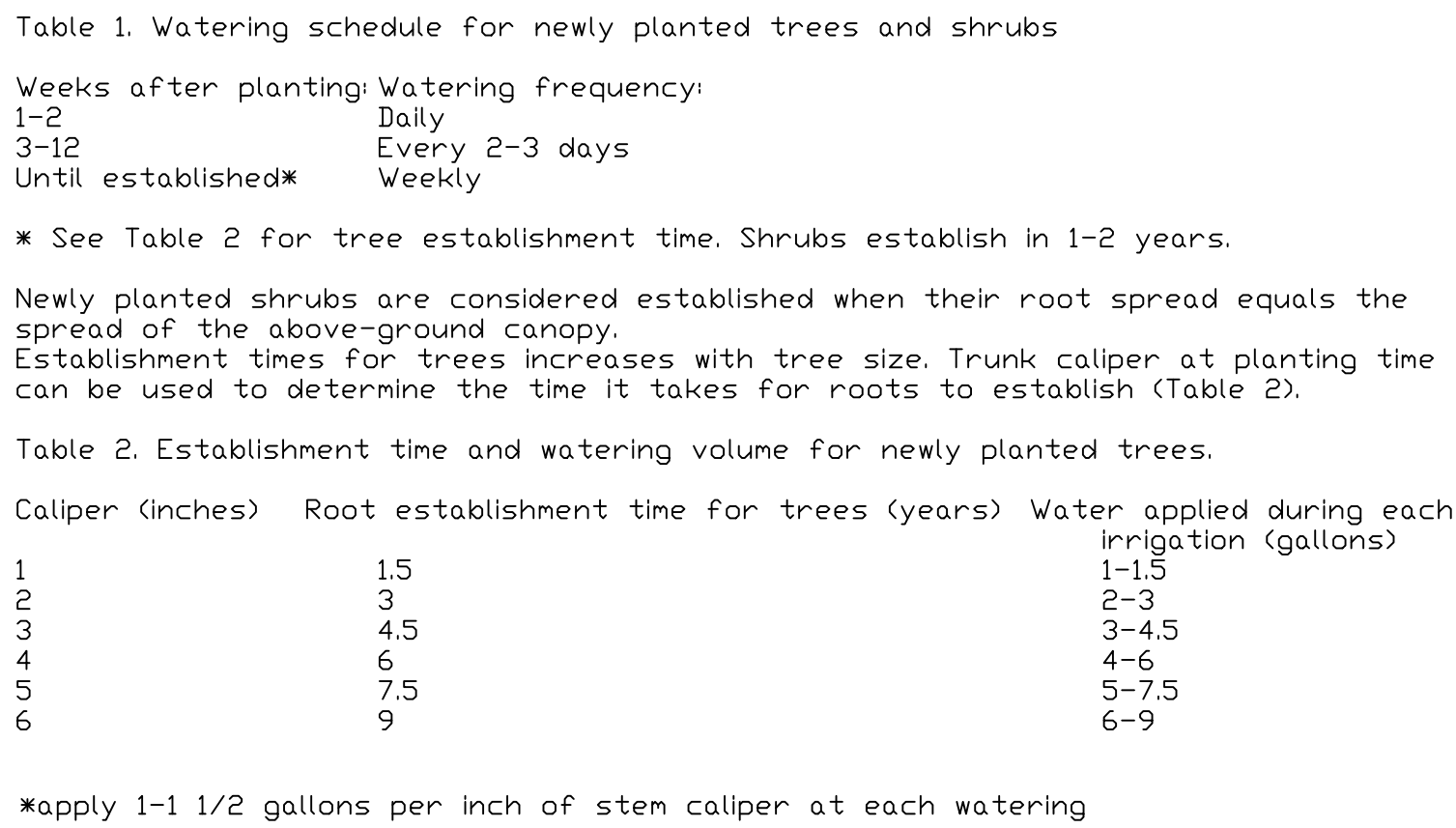
LANDSCAPE & IRRIGATION PLAN
PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-001-000 & 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET 4 OF 5

1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be existing potable meter. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini-Click II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jettied where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
12. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
13. All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.
15. Irrigation System to include backflow device. Rainsensor to be installed at controller.

WATERING BY HOSE BIB OR BY OWNER TO BE APPROVED BY CITY OF ALACHUA

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTER DEVICE = FBECB 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4" WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS
BUBBLERS ZONES (EACH) = RUN TIME 15 MIN./7 DAYS (FIRST YEAR) = 30 GALLONS/DAY
8. SEE SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.



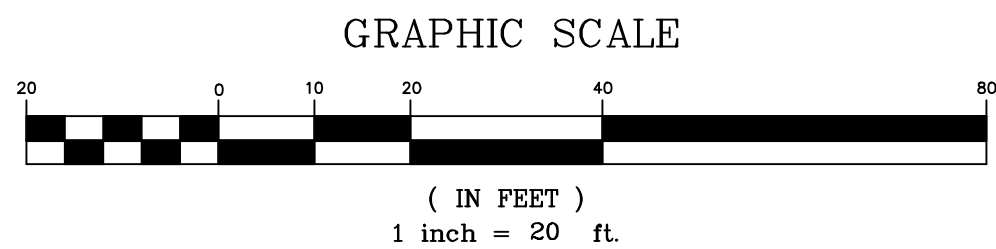
Trees = 1 year

- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:

- Standard Specifications for Road and Bridge Construction (English).
- FDOT Standards Index (English)
- FDOT Plans Prep Manual
- FDOT Flexible Pavement Design Manual for New Construction and Pavement Rehabilitation

- All traffic striping and markings are to be lead-free, non-solvent based thermoplastic.
- Removal of existing striping shall be accomplished using the “hydro-blast” method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.

- All directional arrows shall be placed as one segment.
- Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
- All curb and gutter and sidewalk will be removed and replaced joint to joint.
- All broken/cracked driveways must be fully removed and replaced.
- All disturbed area within the department's right-of-way will be restored to original or better condition by grading and sodding the area disturbed (Bermuda in rural, centipede in utility strips).
- Burning of any material or debris is prohibited in the FDOT right-of-way.
- All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.



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REVISIONS:

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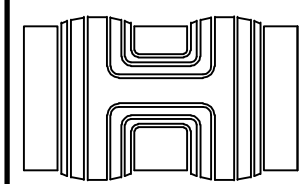
FOR REVIEW ONLY

CRAIG R. HEDGECOCK, PE/PSM	DATE
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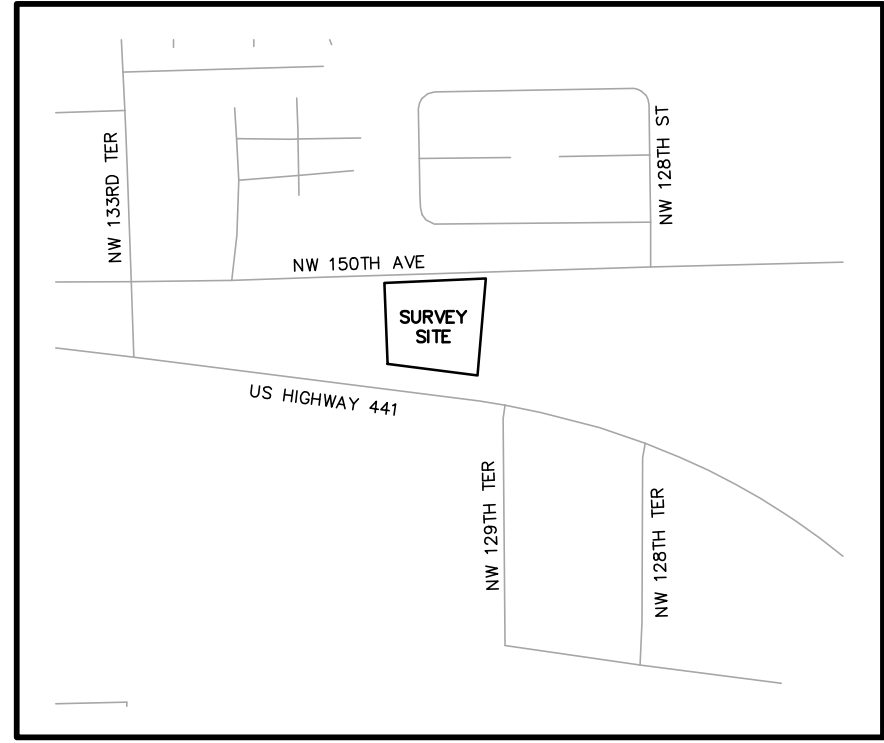
CRAIG R. HEDGECOCK, PE/PSM	DATE
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DRIVEWAY & PARKING AREA STRIPING PLAN

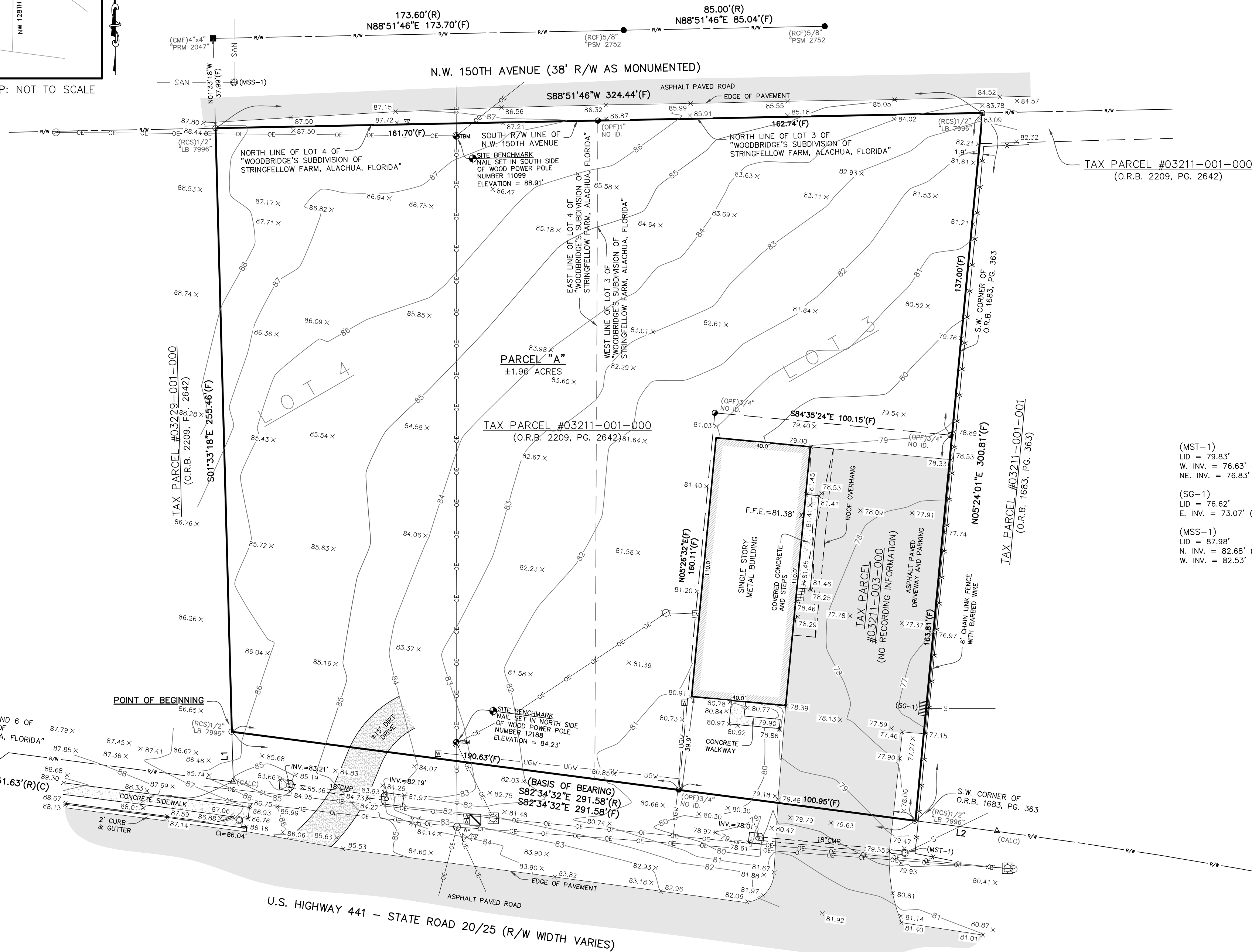
PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF TAX PARCEL #03211-001-000
& TAX PARCEL 03211-003-000
14619 N.W. US HIGHWAY 441
ALACHUA, FL 32615
SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE



(MST-1)
LID = 79.83'
W. INV. = 76.63' (18"RCP)
NE. INV. = 76.63' (18"RCP)
(SG-1)
LID = 76.62'
E. INV. = 73.07' (18"CMP)
(MSS-1)
LID = 87.98'
N. INV. = 82.68' (6"VCP)
W. INV. = 82.53' (6"VCP)

LAND DESCRIPTION: PARCEL "A" (PREPARED BY THIS FIRM)

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LOTS 3 AND 4 OF "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AS RECORDED IN PLAT BOOK "C", PAGE 68-A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 82°34'32" EAST, ALONG THE SOUTH LINE OF LOTS 6, 5, AND 4 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 851.63 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOTS 6, 5, AND 4, NORTH 01°33'18" WEST, A DISTANCE OF 21.26 FEET TO A 1/2" REBAR & CAP (LB 7996) AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SOUTH 82°34'32" EAST, A DISTANCE OF 291.58 FEET TO A 1/2" REBAR & CAP MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 363; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°24'01" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 300.81 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF LOT 3 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE (38 FOOT RIGHT-OF-WAY AS MONUMENTED); THENCE SOUTH 88°51'46" WEST, ALONG THE NORTH LINE OF SAID LOTS 3 AND 4, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE, A DISTANCE OF 324.44 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID NORTH AND SOUTH LINES, SOUTH 01°33'18" EAST, A DISTANCE OF 255.46 FEET TO THE POINT OF BEGINNING, CONTAINING 1.96 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

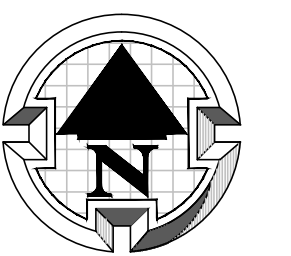
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA" AS RECORDED IN PLAT BOOK "C", PAGE 68-4 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 82°34'32" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 AS RECORDED IN OFFICIAL RECORDS BOOK 2039, PAGE 2756.
3. LAND DESCRIPTION WAS PREPARED BY THIS FIRM.
4. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK USING FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL POINTS '175 E 1" AND '175 D 1".
5. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
6. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
9. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
10. NORTH ARROW IS BASED ON BEARING STRUCTURE.
11. CERTIFICATION IS NOT TRANSFERABLE.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
13. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
14. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
15. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
16. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- (C) CALCULATED MEASUREMENT
- ID. IDENTIFICATION
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- F.F.E. FINISHED FLOOR ELEVATION
- CI CURB INLET
- RCP REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- VCP VITRIFIED CLAY PIPE
- INV. INVERT
- Δ (CALC) CALCULATED CORNER
- (RCS) REBAR & CAP SET
- (RCF) REBAR & CAP FOUND
- (IRF) IRON ROD FOUND
- (CMF) CONCRETE MONUMENT FOUND
- (OPF) OPEN PIPE FOUND
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WATER METER
- WATER VALVE
- (SG) STORM GRATE
- ELECTRIC TRANSFORMER
- (MST) STORM WATER MANHOLE
- (MSS) SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- FENCE LINES
- OVERHEAD ELECTRIC LINES
- UNDERGROUND WATER



SCALE: 1" = 30'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N01°35'32"W 21.26'(R) N01°33'18"W 21.26'(C)
L2	S82°34'32"E 34.67'(R) S82°34'32"E 34.67'(C)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	243.31'(C)	2372.86'(R) 2372.86'(C)	05°52'30"(C)	121.76'(C)

CERTIFY SURVEY TO:
DREYER'S CLEANING & RESTORATION, INC.
MEGAHEE ENTERPRISES LTD., LLLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FISHER, TOUSEY, LEAS & BALL, P.A.

DATE OF BOUNDARY SURVEY: 01-25-2018; 01-31-2018
DATE OF TOPOGRAPHIC SURVEY: 09-23-2019
DATE OF DRAWING: 10-10-2019
DATE OF SIGNATURE:

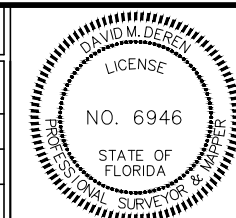
REVISION: (02-20-2018) CORRECTED PREPARED LAND DESCRIPTION
REVISION: (10-10-2019) ADDED TOPOGRAPHIC DATA

SCALE: 1" = 30'

PAGE 1 OF 1

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: 10-10-2019
DRAWN BY: GUY/JAT
FIELD BOOK: 357/71-72; 394/01
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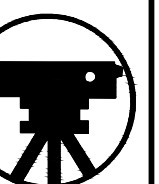
PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

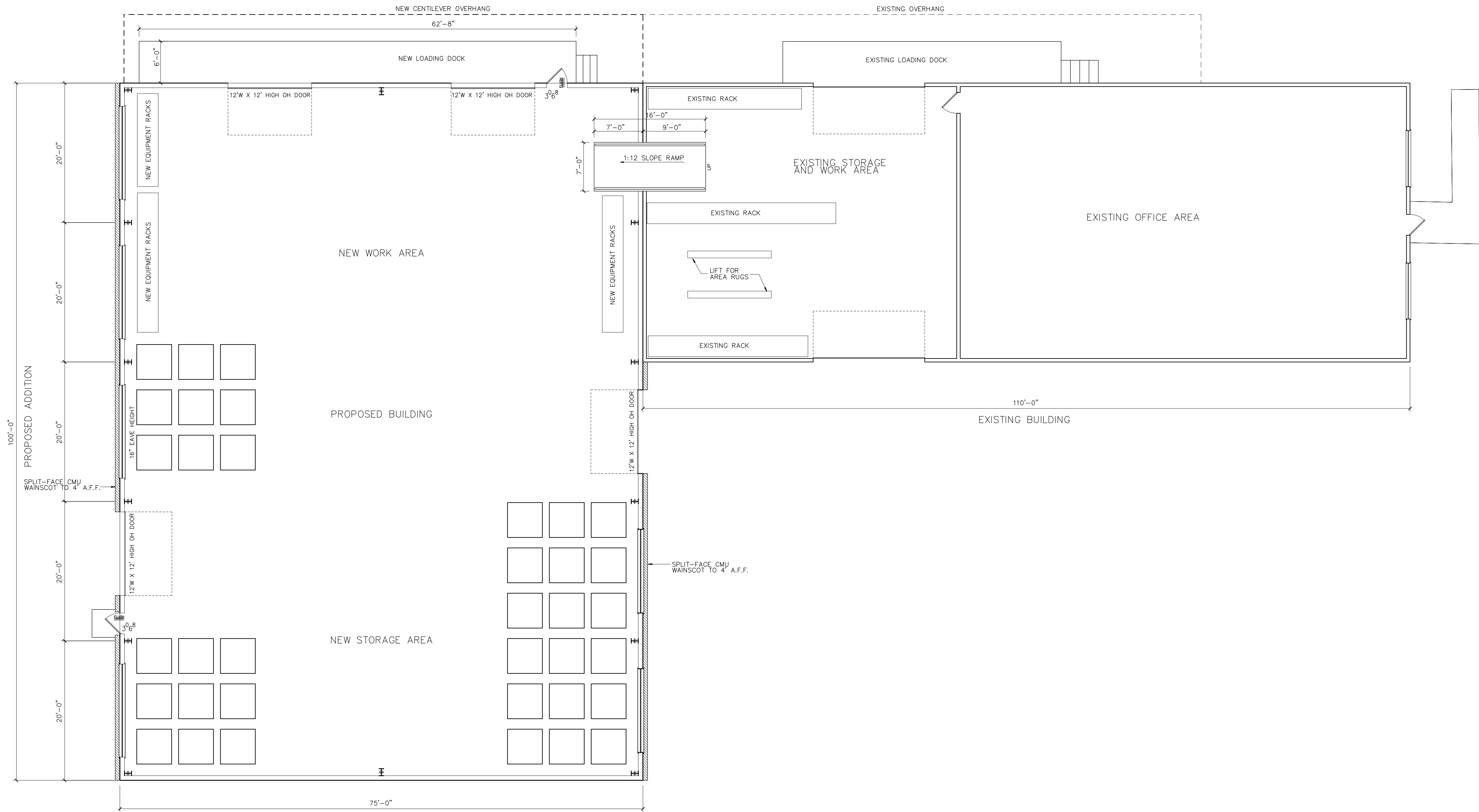
JOB NO. 18030

ACAD FILE: 19-18030-1

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

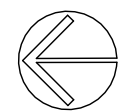
DEREN
LAND SURVEYING

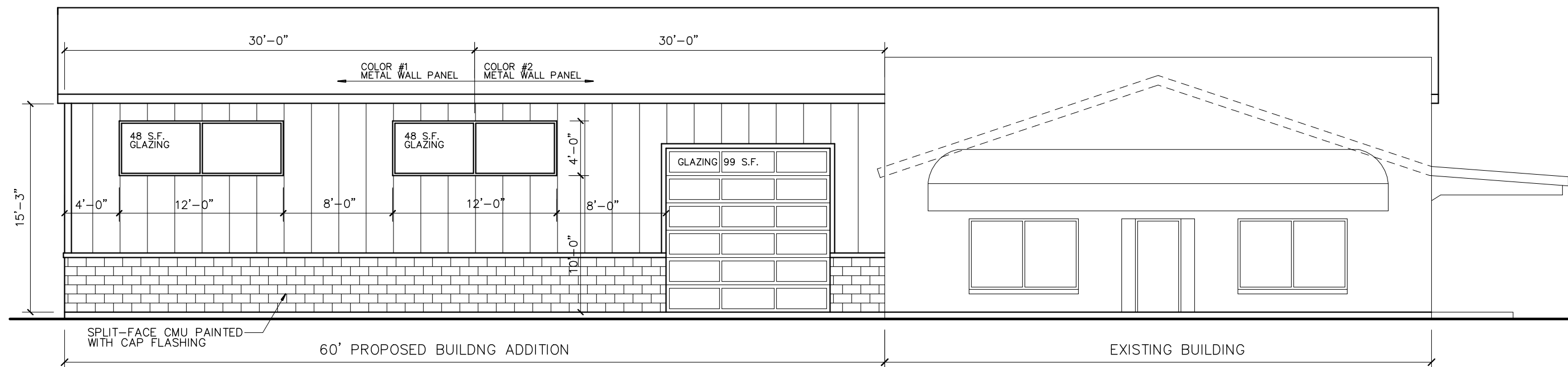




FLOOR PLAN

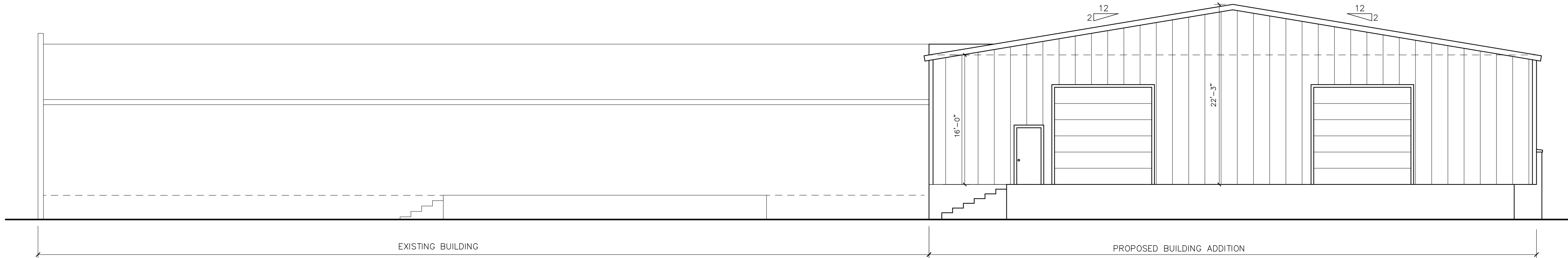
1/8"=1'-0"



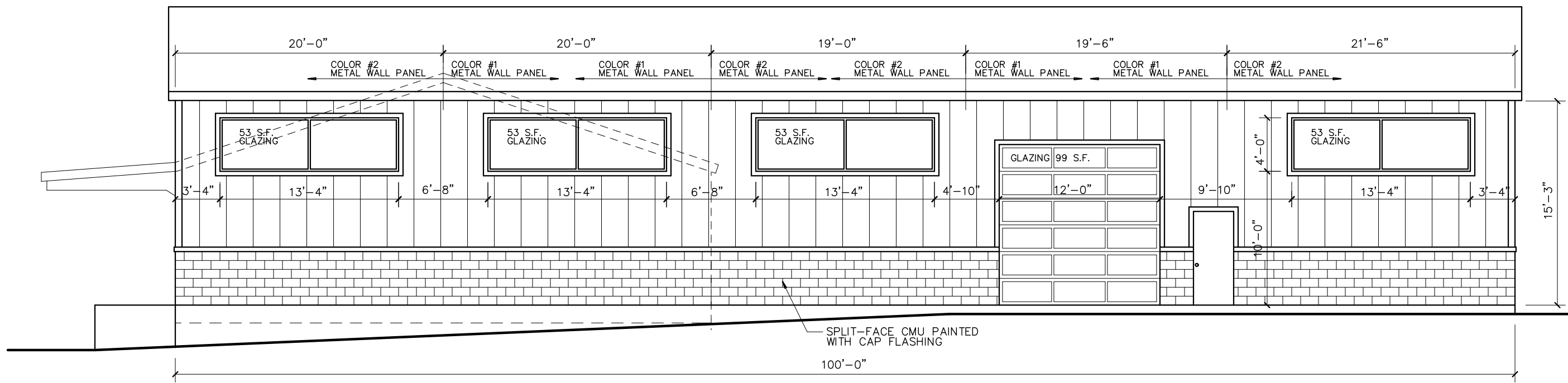


SOUTH ELEVATION
1/8"=1'-0"

NEW FACADE AREA: 915 S.F.
GLAZING AREA (20%): REQUIRED 183 S.F.
GLAZING AREA (20%): PROVIDED 195 S.F.
METAL AREA: 454 S.F. (LESS THAN HALF OF FACADE)

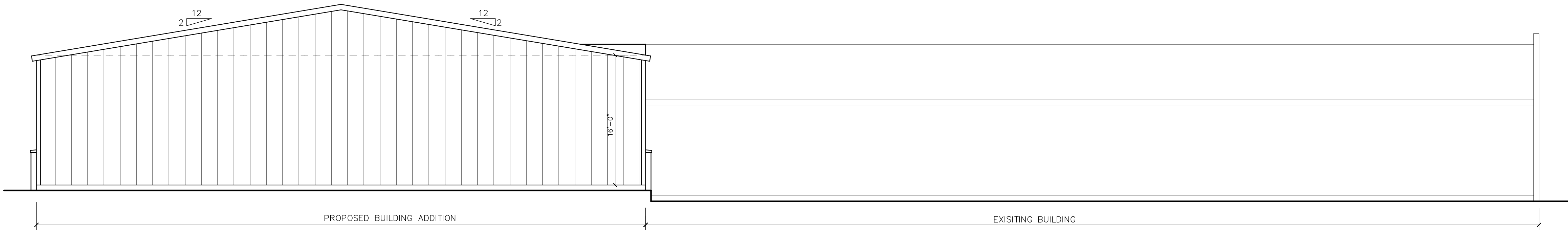


EAST ELEVATION
1/8"=1'-0"

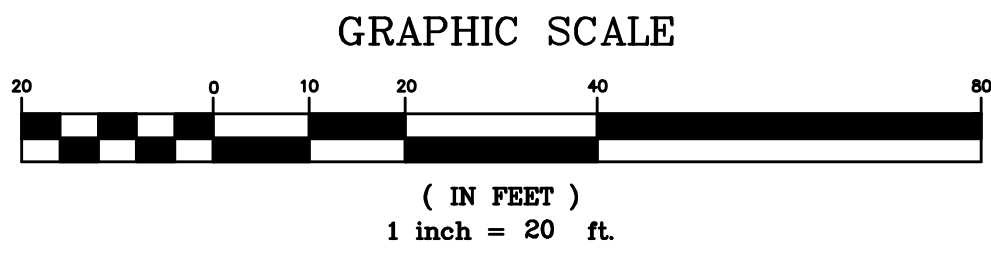
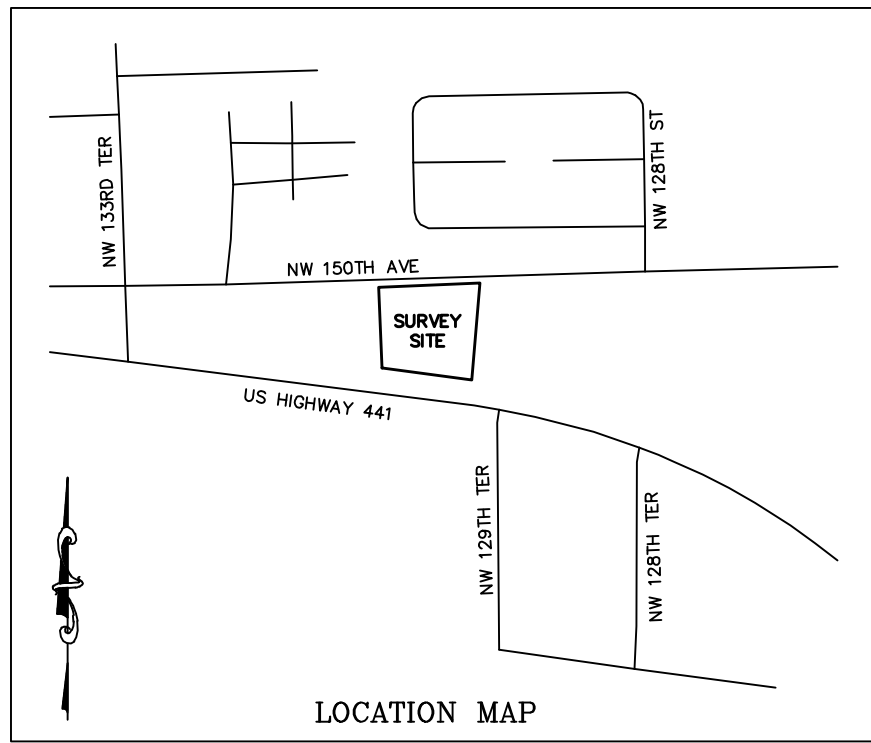


NORTH ELEVATION
1/8"=1'-0"

NEW FACADE AREA: 1,540 S.F.
GLAZING AREA (20%): REQUIRED 308 S.F.
GLAZING AREA (20%): PROVIDED 311 S.F.
METAL AREA: 711 S.F. (LESS THAN HALF OF FACADE)



WEST ELEVATION
1/8"=1'-0"



SITE PLAN

PREPARED FOR: DREYER'S DKI

TAX PARCEL 03211-003-000

14619 N.W. US HIGHWAY 441

ALACHUA, FL 32615

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FLORIDA FIRE PROTECTION CODE

16.4.3.1.3.1

Completion of the water mains and hydrants may be on an alternate schedule approved by the fire official.

Cross Reference of Building Construction Types										
(Table 18.4.5.1 Construction Types Designation Per NFPA 220: NFPA 5000)										
NFPA 220 NFPA 5000	I(443)*	I(332)	II(222)	II(111)	II(000)	III(211)	III(200)	IV(2HH)	V(111)	V(000)
IBC/FBC	I-A	I-B	—	II-A	II-B	III-A	III-B	IV	V-A	V-B
SBC	I	II	—	IV 1-hr.	IV unsp	V 1-hr.	V unsp	III	VI 1-hr	VI unsp
UBC	—	I FR	II FR	II 1-hr.	II N	III 1-hr.	III N	IV HT	V 1-hr.	V-N
BNBC	1A	1B	2A	2B	2C	3A	3B	4	5A	5B

Table 18.4.5.1.2

Fire Flow Requirements for Buildings					
Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings					
Fire Area A* (=0.0929 for m²)					
I(443), I(332), II(222)1	II(111), III(211)1	IV(2HH), V(111)1	III(200), III(000)1	V(000)1	Fire Flow gpm²
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500
22,701-30,200	12,701-17,000	8,201-10,800	5,901-7,800	3,601-4,800	1,750
30,201-38,700	17,001-21,800	10,801-12,900	7,801-9,800	4,801-6,200	2,000
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500
59,001-70,900	33,201-38,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750

NFPA FIRE FLOW = 2250 GPM



FIRE HYDRANT FLOW TEST DATA

Company: Cheshire Companies

Address: 1325 NW 53rd Ave Suite E
Gainesville, FL

Contact: Name/Title: Kyle Chesire
Phone #: 352-494-0062

Hydrant Location: Alachua, FL
(#1) Residual Hydrant: Hwy 441 Across from Gun Otis Dark
Hydrant Location: Alachua, FL
(#2) Flowed Hydrant: Hwy 441 Across from Hunter Marine

Testing: Year: 2019 Date: 10/30/2019
Technician: Jerry Gentry Time: 8:00 AM

RESULTS

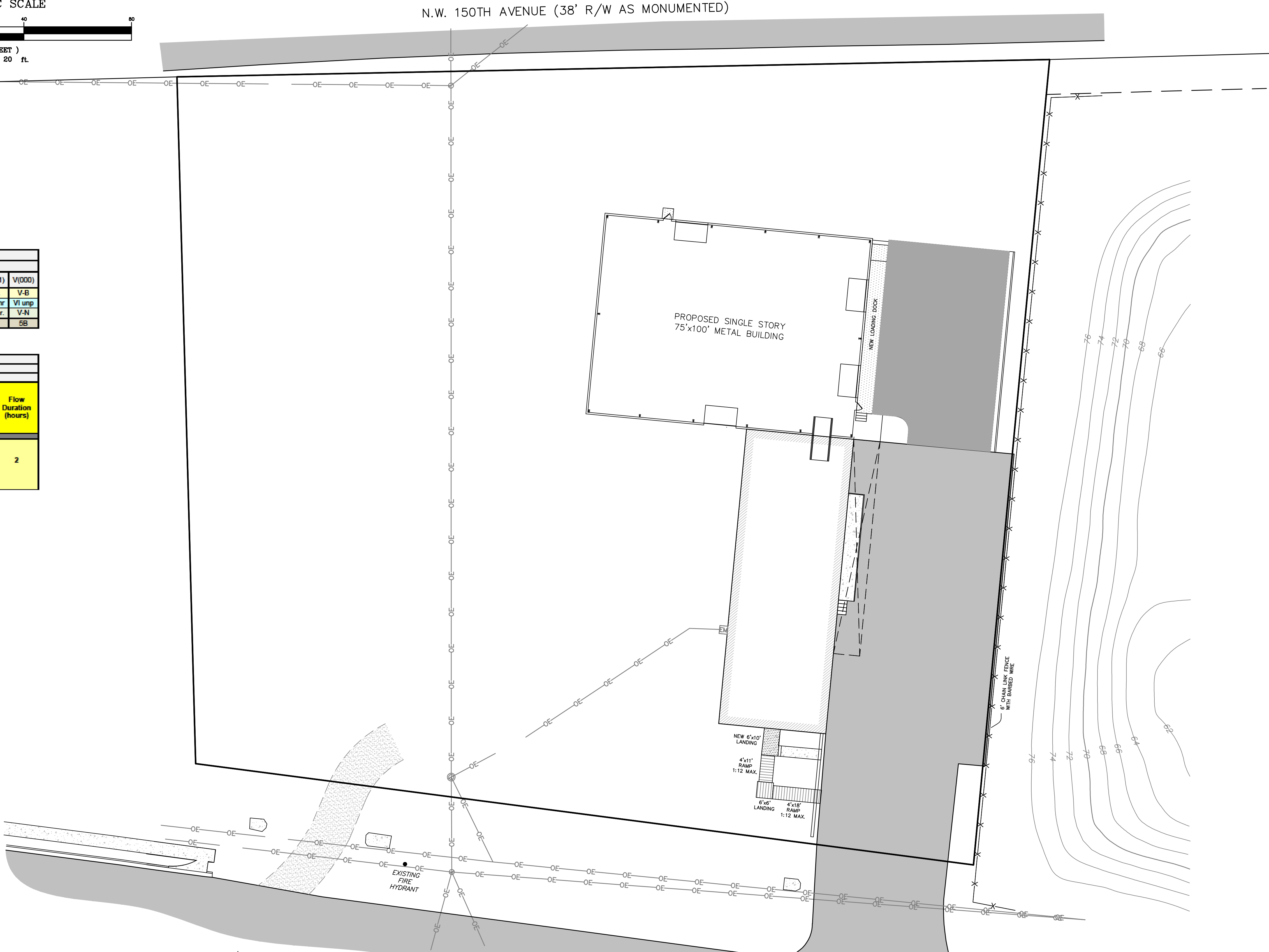
(#1) Residual Hydrant:
Static: 82 PSI
Residual: 65 PSI

(#2) Flowed Hydrant / Hydrants:
Pito: 1 26 PSI 2 25 PSI

Flow: 1 836 GPM 2 639 GPM

Hydrant Flow At 20 PSI: 3375 GPM

Fire Protection Systems - Fabrication - Alarm Systems - FM 100 - TactData Communications - Access Control/CCTV - Fiber Optics - AM Systems
W.W. Gay Fire Protection, Inc. - W.W. Gay Fire Integrated Systems, Inc.



U.S. HIGHWAY 441 - STATE ROAD 20/25 (R/W WIDTH VARIES)

FIRE DEPARTMENT ACCESS AND WATER SUPPLY

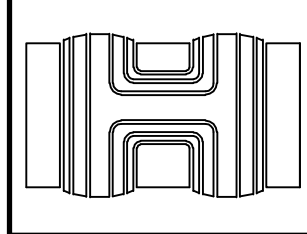
DATE: DECEMBER 4, 2019
DESIGN BY: CRAIG R. HEDGECOCK
CHECKED BY: CRAIG R. HEDGECOCK
DRAWING NO.: DREYERS SPA

CRAIG R. HEDGECOCK
ENGINEERS - PLANNERS - SURVEYORS
27 N.W. 48TH BOULEVARD
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW
FOR REVIEW ONLY
CRAIG R. HEDGECOCK, P.E./P.S.M. NO. 3506 - FLORIDA
P.E. NO. 24851 - P.S.M. NO. 3506 - FLORIDA

FIRE DEPARTMENT ACCESS & WATER SUPPLY PLAN
PREPARED FOR: DREYER'S DKI
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET
1 OF 1

FOR PLANNING USE ONLY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Dreyer's DKI Site Plan
2. Address of Subject Property: 14619 NW US HWY 441
3. Parcel ID Number(s): 03211-003-000
4. Existing Use of Property: COMMERCIAL BUSINESS
5. Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: CI
7. Acreage: 1.96

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig R. Hedgecock, PE/PSM Title: _____
 Company (if applicable): _____
 Mailing address: 27 NW 48th Boulevard
 City: Gainesville State: FL ZIP: 32607
 Telephone: 352-377-9928 FAX: _____ e-mail: chedgecock@cox.net
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Dreyer's Cleaning and Restoration, Inc.
 Mailing Address: 14619 NW US HWY 441
 City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

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

For industrial project Applications:

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

Policy 1.5.d

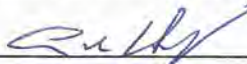
The City shall develop performance standards for industrial uses in order to address the following:

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

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

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

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


 Signature of Applicant

Craig R. Hedgecock, PE/PSM

Typed or printed name and title of applicant

 Signature of Co-applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

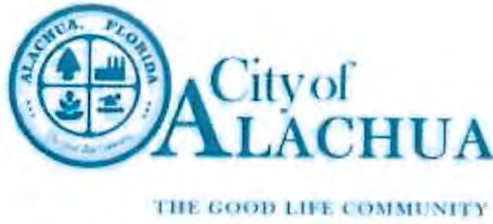
The foregoing application is acknowledged before me this 31st day of October, 2019 by Craig R. Hedgecock

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




 Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14619 NW US HWY 441

Parcel ID Number(s): 03211-001-000 and 03211-003-000

Acreage: 1.958

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Dreyer's Cleaning and Restoration, Inc. Title: Owners

Company (if applicable): _____

Mailing Address: 14619 NW US HWY 441

City: Alachua State: FL ZIP: 32615

Telephone: 352-258-3670 FAX: _____ e-mail: jonathon@dreyersdki.com

C. AUTHORIZED AGENT

Name: Craig R. Hedgecock, PE/PSM Title: _____

Company (if applicable): _____

Mailing address: 27 NW 48th Boulevard

City: Gainesville State: FL ZIP: 32607

Telephone: 352-377-9928 FAX: _____ e-mail: chedgecock@cox.net

D. REQUESTED ACTION:

Commercial Site Plan application.

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

[Signature]
Signature of Applicant

Signature of Co-applicant

Jonathon Dreyer, President

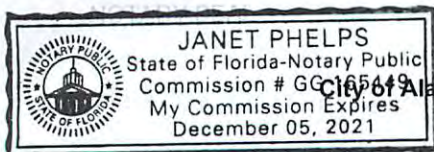
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31 day of October, 2019, by Jonathon

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



[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

This instrument prepared by and
after recording return to:

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

Doc Stamp-Deed: \$1,995.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of May, 2018, by MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 SW 50th Boulevard, Gainesville, Florida 32608 (the "Grantor"), to DREYER'S CLEANING & RESTORATION, INC., a Florida corporation, the address for which is 7235 NW 13th Boulevard, Gainesville, Florida 32653 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2017, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

Witness Print Name: Joe J. Morris

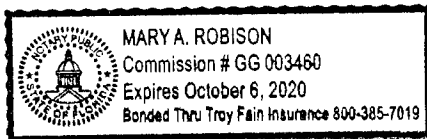
By: [Signature]
Joan M. Jones
Its: General Partner

Witness Print Name: Mary A. Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 30th day of May, 2018, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Stamp



[Signature]
Print Name: Mary A. Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

790672

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LOTS 3 AND 4 OF "WOODBRIIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AS RECORDED IN PLAT BOOK "C", PAGE 68-A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "WOODBRIIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 82°34'32" EAST, ALONG THE SOUTH LINE OF LOTS 6, 5, AND 4 OF SAID "WOODBRIIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 851.63 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOTS 6, 5, AND 4, NORTH 01°33'18" WEST, A DISTANCE OF 21.26 FEET TO A 1/2" REBAR & CAP (LB 7996) AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SOUTH 82°34'32" EAST, A DISTANCE OF 291.58 FEET TO A 1/2" REBAR & CAP MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 363; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°24'01" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 300.81 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF LOT 3 OF SAID "WOODBRIIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE (38 FOOT RIGHT-OF-WAY AS MONUMENTED); THENCE SOUTH 88°51'46" WEST, ALONG THE NORTH LINE OF SAID LOTS 3 AND 4, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE, A DISTANCE OF 324.44 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID NORTH AND SOUTH LINES, SOUTH 01°33'18" EAST, A DISTANCE OF 255.46 FEET TO THE POINT OF BEGINNING.



2018 Roll Details — Real Estate Account At 14619 NW US HWY 441

[Print this page](#)

Real Estate Account #03211 003 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-01-31 \$3,680.69

Receipt #18-0096879

Owner: DREYERS CLEANING & RESTORATION INC

7235 NW 13TH BLVD

GAINESVILLE, FL 32653

Situs: 14619 NW US HWY 441

Account number: 03211 003 000

Alternate Key: 1012430

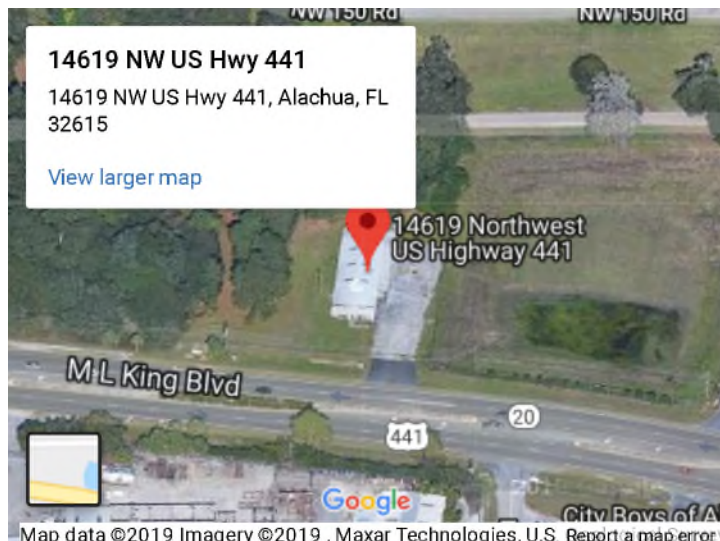
Millage code: 1700

Millage rate: 22.5620

Assessed value: 157,700

School assessed value: 157,700

Unimproved land value: 78,800



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. [Report a map error](#)

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,558.02

Non-ad valorem: \$197.79

Total Discountable: 3755.81

No Discount NAVA: 0.00

Total tax: \$3,755.81

Legal description

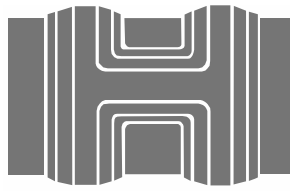
COM SW COR LOT 6 OF WOOD BRIDGE S/D PB C-68-A RUN E ALONG N R/W US 441 1043.52 FT TO POB CONT E ALONG R/W 100.07 FT N 5 DEG E 163.64 FT N 84 DEG W 100 FT S 05 DEG W 160.00 FT TO POB OR 4603/1559

Location

Book, page, item: 4603-1559-

Geo number: 14-08-18-03211003000

Range: 18



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

NFPA FIRE FLOW CALCULATION

FOR

“DREYER’S DKI SITE PLAN”
TAX PARCEL NO. 03211-000-000 & 03211-003-000
14619 WEST US HIGHWAY 441
ALACHUA, FLORIDA

NOVEMBER 2, 2019

GENERAL PROJECT DESCRIPTION

THE PROJECT INVOLVES THE ADDITION OF A COMMERCIAL BUILDING TO THE SITE LOCATED AT 14619 WEST US HIGHWAY 441 IN THE CITY OF ALACHUA, FLORIDA.

TOTAL FLOOR AREA = 11,900 SQ.FT.

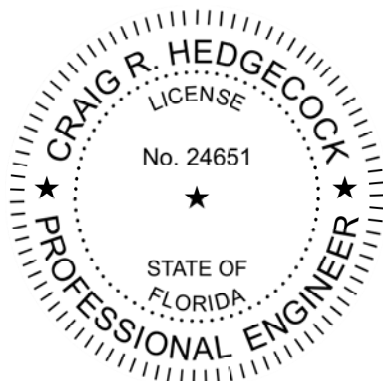
CONSTRUCTION TYPE: III-B

REQUIRED FIRE FLOW:

NFPA 1 = 2250 GPM

(SOURCE: 16.4.3.1.3.1 and Table 18.4.5.1.2 FLORIDA FIRE PROTECTION CODE)

NFPA NEEDED FIRE FLOW: 2250 GPM



CRAIG R. HEDGECK, PE
Florida Registration No. 24651

FLORIDA FIRE PROTECTION CODE

16.4.3.1.3.1

Completion of the water mains and hydrants may be on an alternate schedule approved by the fire official.

Cross Reference of Building Construction Types										
(Table 18.4.5.1 Construction Types Designation Per NFPA 220; NFPA 5000)										
NFPA 220 NFPA 5000	I(443)*	I(332)	II(222)	II(111)	II(000)	III(211)	III(200)	IV(2HH)	V(111)	V(000)
IBC/FBC	I-A	I-B	----	II-A	II-B	III-A	III-B	IV	V-A	V-B
SBC	I	II	----	IV 1-hr.	IV unp	V 1-hr.	V unp	III	VI 1-hr	VI unp
UBC	----	I FR	II FR	II 1-hr.	II N	III 1-hr.	III N	IV HT	V 1-hr.	V-N
BNBC	1A	1B	2A	2B	2C	3A	3B	4	5A	5B

Table 18.4.5.1.2

Fire Flow Requirements for Buildings.						
Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings						
Fire Area ft ² (×0.0929 for m ²)						
I(443), I(332), II(222)1	II(111), III(211) ^{*1}	IV(2HH), V(111) ^{*1}	II(000), III(200), III(000) ^{*1}	V(000)*1	Fire Flow gpm ^{*2}	Flow Duration (hours)
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	



FIRE HYDRANT FLOW TEST DATA

Company: Cheshire Companies

Address: 1325 NW 53rd Ave Suite E
Gainesville, FL

Contact:

Name/Title: Kyle Cheshire
Phone #: 352-494-0062

Hydrant Location: Alachua, FL

(#1) Residual Hydrant: Hwy 441 Across from Sun State Bank

Hydrant Location: Alachua, FL

(#2) Flowed Hydrant: Hwy 441 Across From Hunter Marine

Testing:

Year: 2019
Technician: Jerry Gentry

Date: 10/30/2019
Time: 8:00 AM

RESULTS

(#1) Residual Hydrant:

Static: 82 PSI
Residual: 65 PSI

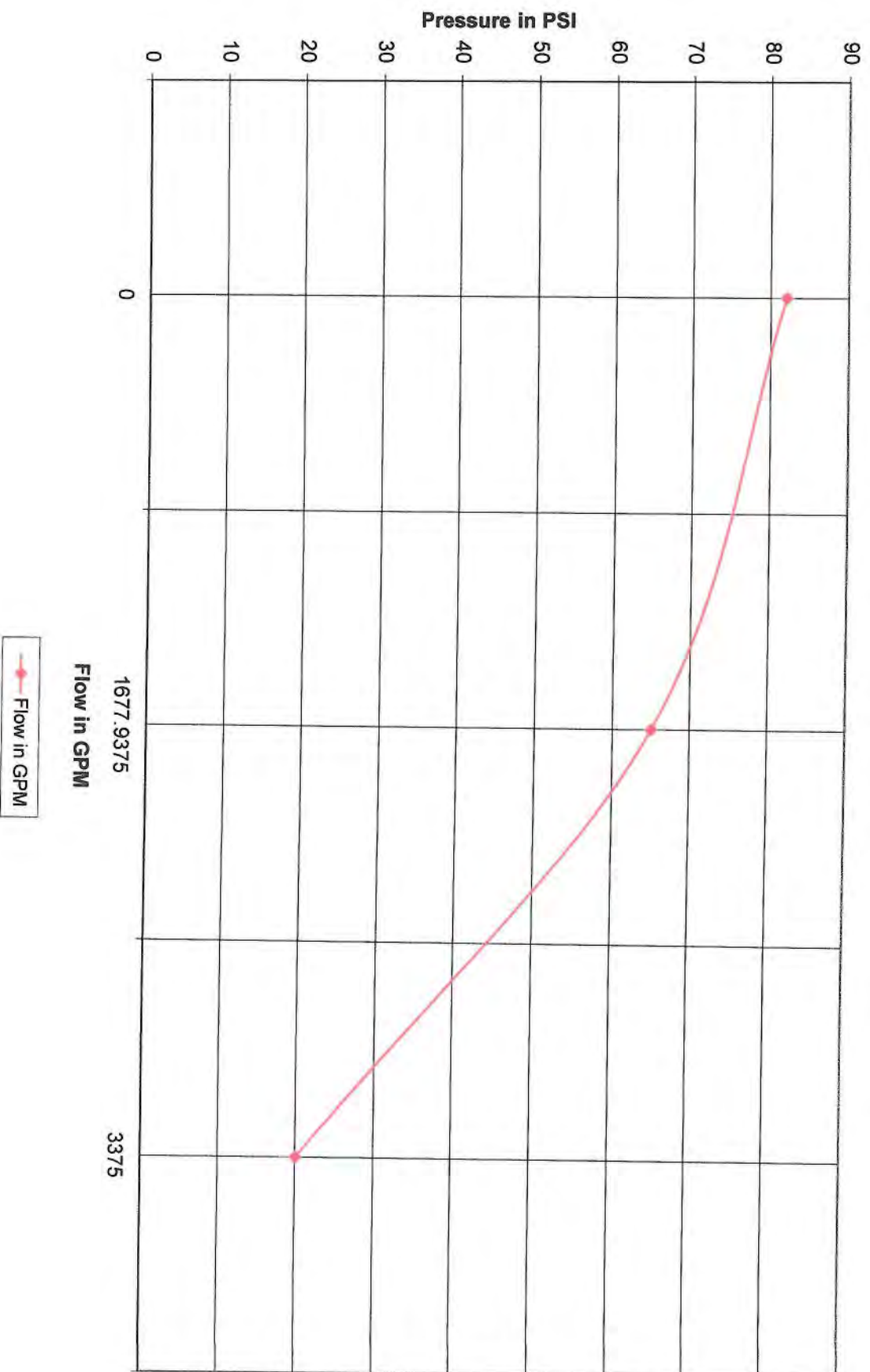
(#2) Flowed Hydrant / Hydrants:

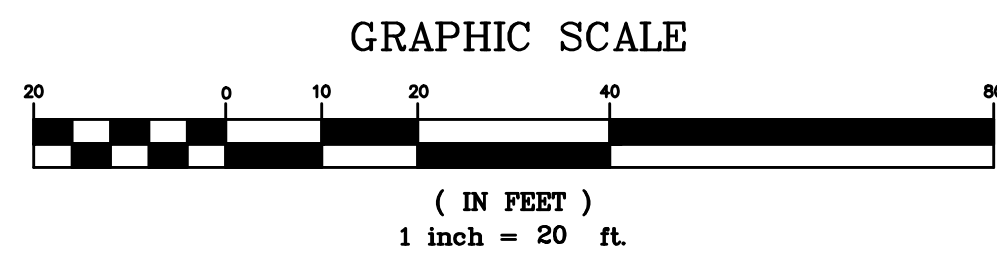
Pito: 1 25 PSI 2 25 PSI

Flow: 1 839 GPM 2 839 GPM

Hydrant Flow At 20 PSI: 3375 GPM

Cheshire Companies Hydrant Flow





PREPARED FOR: DREYER'S DK1
BEING A PORTION OF
TAX PARCEL #03211-001-000 &
TAX PARCEL 03211-003-000
14619 N.W. US HIGHWAY 441
ALACHUA, FL 32615
SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

N.W. 150TH AVENUE (38' R/W AS MONUMENTED)

16.4.3.1.3.1
Completion of the water mains and hydrants may be on an alternate schedule approved by the fire official.

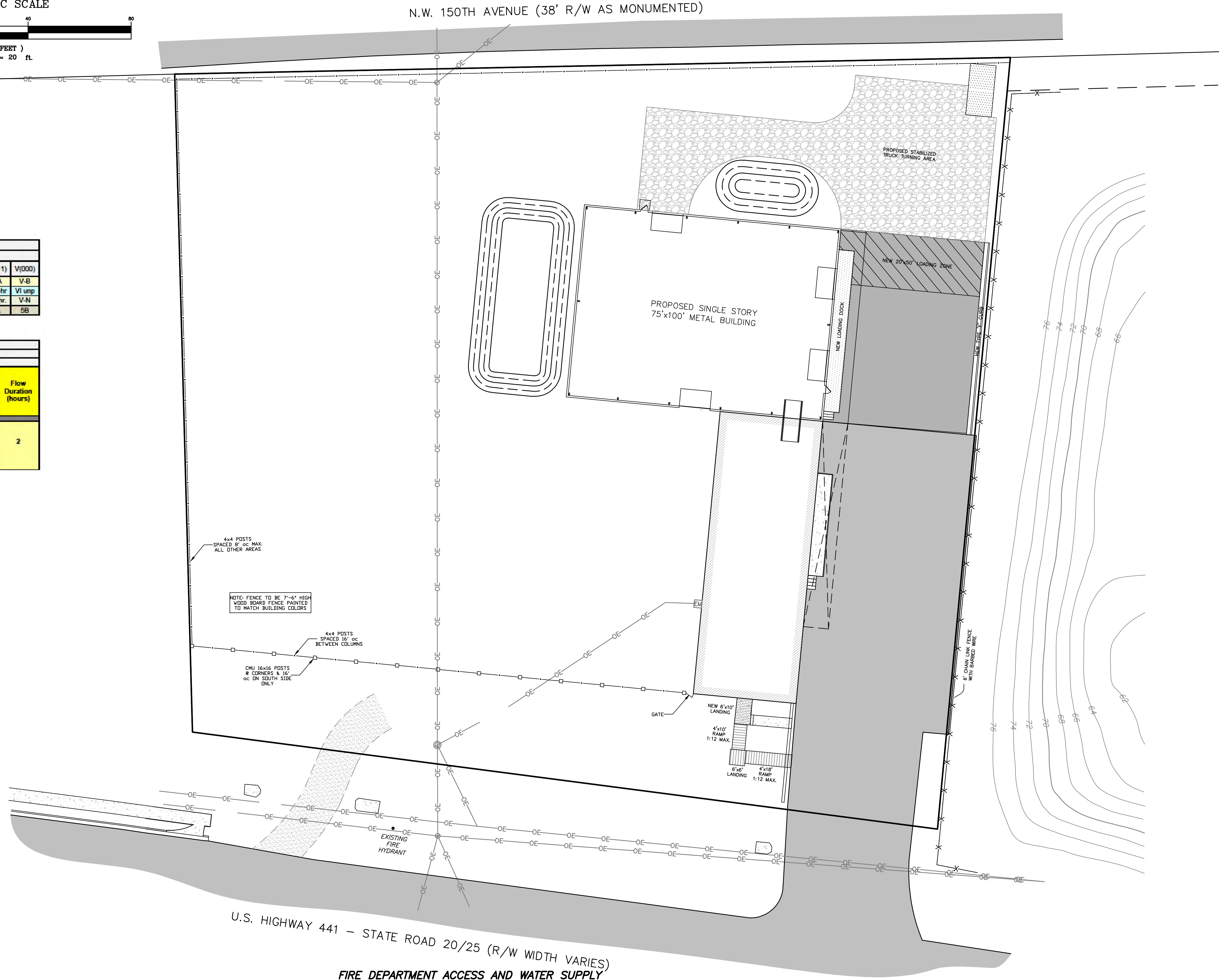
Table 18.4.5.1.2

NFPA FIRE FLOW = 2250 GPM



Hydrant Flow At 20 PSI: 3375 GPM

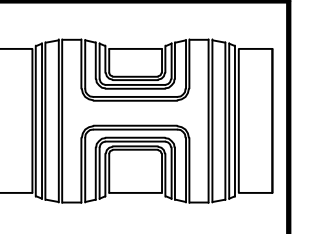
Fire Protection Systems - Fabrication - Alarm Systems - FM-200 - TidelData Communications - Access Controls/CCTV - Fiber Optics - A/V Systems
W.W. Gay Fire Protection, Inc. dba W.W. Gay Fire Integrated Systems, Inc.



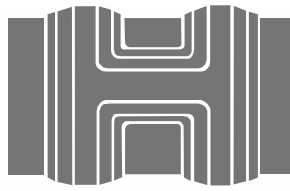
U.S. HIGHWAY 441 - STATE ROAD 20/25 (R/W WIDTH VARIES)
FIRE DEPARTMENT ACCESS AND WATER SUPPLY

SITE PLAN

PREPARED FOR: DREYER'S D&I
14619 NW US HIGHWAY 441 - TAX PARCEL NO. 03211-001-000 & 03211-003-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET
1 OF 1



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

DREYER'S DKI SITE PLAN

Alachua County Tax Parcel 03211-003-000
City of Alachua, Alachua County, Florida

CONCURRENCY IMPACT ANALYSIS

Pursuant to Article 2.4.14 of the Land Development Regulations

Certificate of Concurrency Compliance.

Purpose. The purpose of this section is 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, or recreation facilities.

Level of service (LOS) standards. The level of service (LOS) standards adopted for roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities are those adopted in the Comprehensive Plan, which is incorporated herein by reference.

This project will have a de minimis, or no impact on public facility levels of service as follows:

Roads:

At the time a development order is issued, the necessary facilities and services are in place or under construction.

The project as proposed will generate **NO** additional vehicle trips as the proposed building is meant to support the existing operations carried on at the site. The proposed development's impact on West US Highway 441 is considered to be "de minimis" based upon FDOT thresholds.

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the segment of West US Highway 441 from NW 126th to SR 235 has a Comprehensive Plan MSV allowable AADT of 45,700 and allowable Peak Hour Trips totaling 4,110. The existing traffic plus projected and reserved trips for the highway segment totals 22,178 AADT with a peak hour total of 2,241 trips. The percentage of capacity utilized totals 48.53% of the AADT and 54.53% for the peak hour.

Therefore, the proposed building addition will not degrade the level of service of the roadway.

Sanitary Sewer/Potable Water:

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

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

Goal 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.

Utilizing Table I of Chapter 64-E, FAC, “STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS”, for forty (40) employees, the estimated sewage flow would be 600 gpd. The domestic wastewater is currently discharged into an existing ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM that was recently upgraded. Actual “metered” potable water demand over the past three months averaged approximately 106 gallons per day. The site will be connected to the City of Alachua wastewater system and said effect would be “de minimis” as follows:

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Treatment Plant Current Permitted Capacity” is 1,500,000 gallons per day. After subtracting “Actual Treatment Plant Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 57,239 gallons per day or 3.82% of the “Permitted Design Capacity”. The additional 106 gpd would decrease same to 3.81%.

No additional potable water demand will be required as the proposed building will have no plumbing fixtures. Therefore, the existing potable water demand averaging 106 gallons per day for the past three (3) months should not increase.

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Current Permitted Capacity” is 2,300,000 gallons per day. After subtracting “Actual Potable Water Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 260,393 gallons per day or 11.32% of the “Permitted Design Capacity”.

Stormwater Management:

The project will qualify for a “Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces” from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

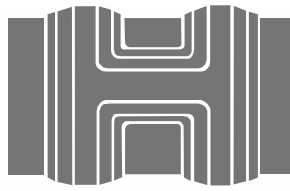
The proposed on-site drainage retention area will provide the required water quantity and quality treatment volume for the SRWMD 100 Year Critical Duration Rainfall Events from the proposed building and stabilized surfaces contributing runoff to same. There is also a substantial amount of open space on site in the vicinity of same to provide additional capacity in the future if it is determined to be needed.

Solid Waste:

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

Solid waste is currently served by a commercial hauler utilizing a 20 yard dumpster that is emptied as required at approximately a two (2) week interval. No additional solid waste is anticipated from the proposed building.

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “New River Solid Waste Facility Capacity” is 50 years. The “Existing Demand” and “Projected Reservations & Reserved Capacity” totals 14,163.27 tons per year.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

DREYER'S DKI SITE PLAN

Alachua County Tax Parcel 03211-003-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

Objective 1.3: Commercial

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

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

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

This anticipated use of this project is an “allowable” use under land use category 13. listed above.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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

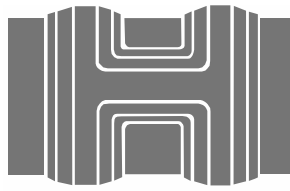
The Landscape & Irrigation Plan for this project complies with the above. The site has in excess of 70% landscaped area and/or open space.

Objective 2.5: Open Space Standards:

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

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

The site has in excess of 70% open space.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

DREYER'S DKI SITE PLAN

Alachua County Tax Parcel 03211-003-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA RESIDENTIAL PROTECTION STANDARDS

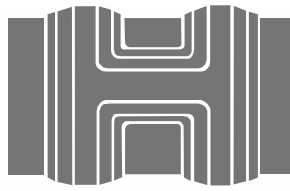
Sec. 6.6. - Infill standards.

6.6.3 Residential protection standards.

(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) Hours of operation and deliveries. Hours of operation and deliveries.
Generally the hours of operation are from 8:00 am to 5:00 pm.
- (2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
All activities will take place inside of an enclosed building.
- (3) Placement of trash receptacles. Placement of trash receptacles.
A “roll-off dumpster” or “dump trailer” is proposed at the northeasterly end of the new loading zone approximately 50’ from the property line. The view of same from the adjacent existing residential properties will be blocked by a proposed 6’ high opaque wood fence and 20’ Type D buffer and 6’ high opaque wood fence along the north property line.
- (4) Loading and delivery area. Location of loading and delivery areas.
Loading and delivery for the most part will be from the easterly side of the proposed building away from the residential properties.
- (5) Lighting. Lighting location, intensity, and hours of illumination.
There will be no exterior lighting therefore no light trespass onto the adjacent residential properties.
- (6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
There will be no outdoor machines and activities.

- (7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.
Additional landscaping in the form of a Type D buffer was required (and provided) along the north side of the property to provide buffering along with a 6' high opaque wood fence.
- (8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
The height of the proposed building will preserve light and privacy and views of significant features from public property and rights-of-way due to it being placed a generous distance back from the public property.
- (9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.
Natural lighting and solar access will be preserved.
- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.
There will be no odors and fumes created.
- (11) Paving and parking areas. Paving to control dust.
The area subject to vehicular traffic will be paved and/or stabilized.
- (12) Placement or configuration of site design. Placement or configuration of site design.
The site activities for the most part will occur east of the proposed building.
- (B) Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.
The proposed building will exceed the required minimum distance from same.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

TO: Adjoining Property Owners and Interested Other Parties

RE: Neighborhood Meeting

You are receiving this letter informing you of a Neighborhood Meeting to be held at 5:30 pm on October 28, 2019 at the Alachua County Library District, Alachua Branch.

A "Conceptual Site Plan" for the project is attached.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 1.96±-acre site, (Alachua County Tax Parcel 03211-001-000 and 03211-003-000), located at 14619 NW US HWY 441 in Alachua, Florida. The application intent is to add an additional building to the site.

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

Time:

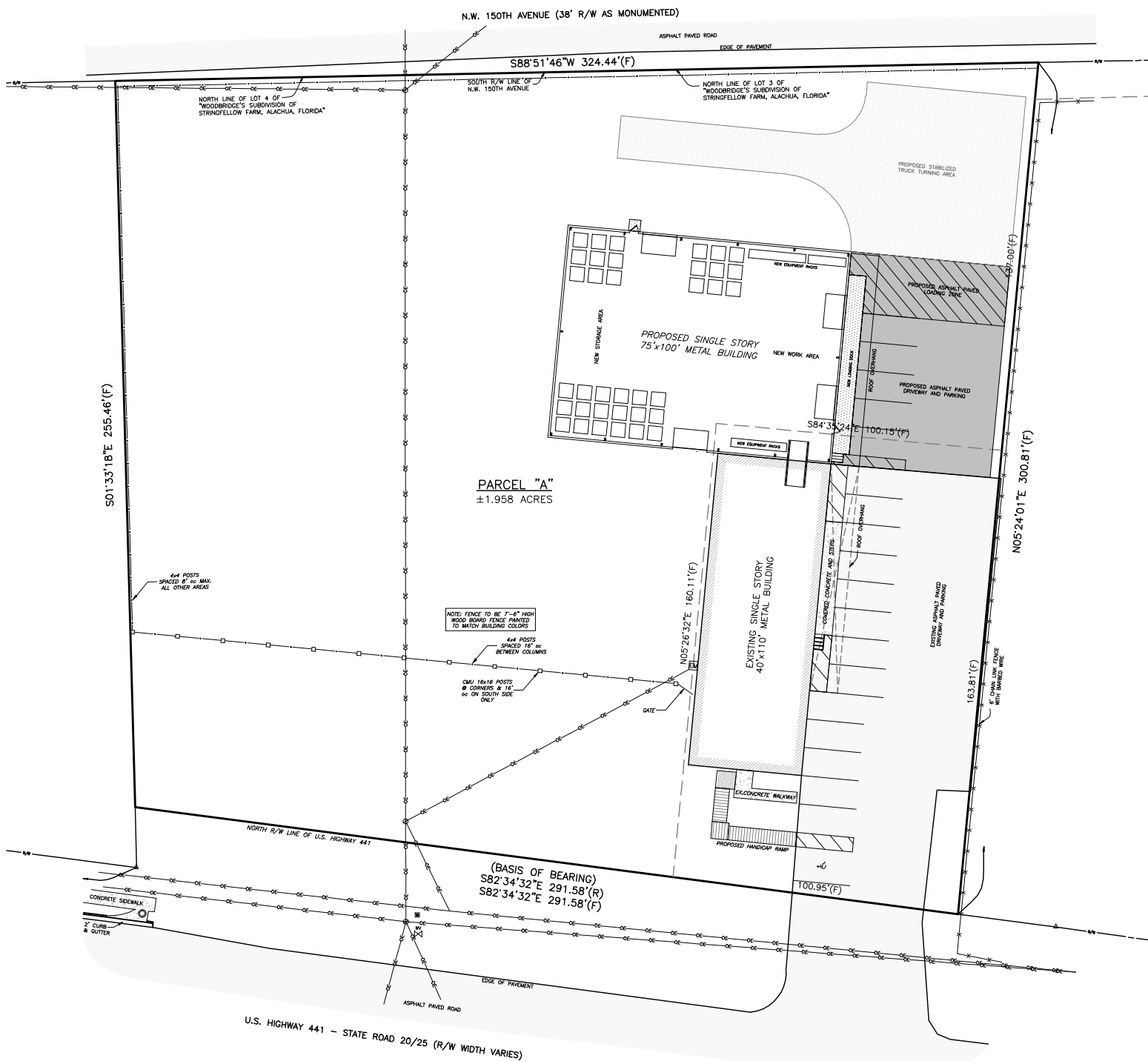
5:30 pm on Monday, October 28, 2018

Location:

Alachua County Library District, Alachua Branch
14913 NW 140th St
Alachua, FL 32615

Contact:

Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net



ADJOINING PROPERTY OWNERS LABELS

03209-010-000
Carl D. & Connie C. Riherd
27110 NW 203rd Place
High Springs, FL 32643

03209-010-021
Bradley & Schroeder
PO Box 443
Alachua, FL 32616

03209-010-022
Shirley Baker
15022 NW 130th Drive
Alachua, FL 32615

14520 NW Highway 441
Kathleen E. Crawford
15012 NE 130th Drive
Alachua, FL 32615-5742

03209-010-024
Cheryl L. Studebaker
15002 NW 130th Drive
Alachua, FL 32615

03209-010-025
Geraldine A. Reynolds Heirs
13015 NE 150th Road
Alachua, FL 32615-5520

03209-010-026
Wayne A. Watt
13005 NW 150th Road
Alachua, FL 32615-5520

03209-010-027
Mildred Marie Guseman
13010 NW 150th Road
Alachua, FL 32615

03209-010-028
Shirley Knighten
PO Box 911
Alachua, FL 32616

03209-010-029
Theresa C. Gunderson Trustee
12914 NW 150th Road
Alachua, FL 32615

03209-010-030
Sandra P. Brown Life Estate
12904 NW 150th Road
Alachua, FL 32615

03209-010-031
Helen F. Sawyer
12816 NW 150th Road
Alachua, FL 32615

03209-010-034
Lou Dean Waybright
12819 NW 151st Place
Alachua, FL 32615

03209-010-035
Lonnie Averett Life Estate
12829-NW 151st Place
Alachua, FL 32615

03209-010-036
Joseph Kremer
12911 NW 151st Place
Alachua, FL 32615

03209-010-037
Lovci & Riley Sr.
12921 NW 151st Place
Alachua, FL 32615

03209-010-038
John Arnolds Stubbs
9549 SW Old Wire Road
Fort White, FL 32038

03211-001-000 & 03229-001-000
Megahee Enterprises LTD
4110 SW 34th Street STE 24
Gainesville, FL 32608

03211-001-001
State of Florida II FDOT
PO Box 1088
Lake City, FL 32056-1088

03211-002-000
Charles W. & Diana H. Snelgrove
Life Estate
362 SW Snelgrove Glen
Fort White, FL 32038

03212-002-000
Justin Ellison
330 North Main Street
High Springs, FL 32643

03212-001-000, 03121-001-000,
03121-004-000, & 03229-000-000
Marlow Alachua Holdings LLC
5212 Snead Island Road
Palmetto, FL 34221

03212-012-000
Sunstate Federal Credit Union
14520 NW US Highway 441
Alachua, FL 32615

03316-015-000, 03316-060-000, &
03316-068-000,
Church of God by Faith
PO Box 2040
Alachua, FL 32616-2040

03316-015-001
Ella Mae White
PO Box 1612
Alachua, FL 32616-1612

03316-038-000
Ramona H. Griner
201 SE 2nd Avenue #306
Gainesville, FL 23601

03316-044-000
David & Joessa Merricks
13102 NW 150th Avenue
Alachua, FL 32615

03316-047-000
Henry & Theodosia Speed Jr.
13206 NW 151st Avenue
Newberry, FL 32699

03316-048-000
Criswell & Grant
1705 NE 6th Place
Gainesville, FL 32641-5853

03316-070-000
Church of God by Faith
7121 NE 26th Place
Gainesville, FL 32601

INTERESTED OTHER PARTIES LABELS

President TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Tamara Robbins
PO Box 2317
Alachua FL 32616

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

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

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

Adam Boukari
City Manager
P.O. Box 9
Alachua, FL 32616

een director of humane Society. always fostered il they found a hen her mother rancer and asked ke care of her onal experience ne the issue of knowing what en to their pets

ized what a was on people, ne terminally ill, ng what would eir pets," Taylor y were like their d to not know l happen to them ning."

er, Wisner and ounded Covenant t is an immense ith an estimated ets surrendered each year by nd veterinarians eir owners died o make a plan for many of which uthanized. While n concentration gs and cats, they d foster services animals including farm animals. was no way that f them could care

download a free planning booklet and emergency cards to help people devise their own plan for their animals. They also offered more services for a fee of \$85 for the first pet and \$40 for each additional pet. This charge is for additional services ranging from arranging the pets' transfer to a designated person or if no owner is designated, then they can be housed in a volunteer foster home until a suitable new owner is found. The fee also helps pay a \$500 pet care fee paid to Covenant Pet Trust volunteers or the named recipient for the initial intake and care of the pet. They also offer a free plan to military members who are transferred overseas to take care of their pets during their absence with foster care until they return or find a home for the pet if the service member does not come home.

This would be a massive undertaking alone, but the organization has about 40 volunteers and 15 foster homes. They also work in coordination with other agencies and shelters to house and find homes for



RAY CARSON/Alachua County Today

the pets. "We will help foster animals, but our goal is for people to plan ahead for their loved pets. We will take them in as space and funds allow, but we want to get everyone thinking ahead, both for the animals' safety and for their own peace of mind," Taylor said. "We want to get the word out that people should plan ahead and also hopefully get more people willing to foster these pets." For anyone who would like to make donations, volunteer or become a foster home, call 386-288-1339.

Email rcarson@alachuatoday.com

ected from 10-12 applications

state that could or this award," e. Every July ociation receives ns or nominations ward. "This year of Newberry was

selected from somewhere between 10-12 applications that were submitted," Hope said.

Hope congratulated Purvis and Director of Utilities and Public Works Jamie Jones as he presented the award. He further commended City Manager Mike New and the City Commission for a job well done.

"It is truly an honor for the City of Newberry to be recognized by the FRWA and its member systems as the Medium Wastewater System of the Year," said Jones. "This award is the direct result of hard work

service," Jones said.

As far as anyone at the City is aware, this is the first time Newberry has received this award.

Email cwalker@alachuatoday.com

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the building into an office.

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

Time: 5:15 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

(Published: Alachua County Today - October 10, 2019)

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 1.96±-acre site, (Alachua County Tax Parcel 03211-001-000 and 03211-003-000), located at 14619 NW US HWY 441 in Alachua, Florida. The application intent is to add an additional building to the site.

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

Time: 5:30 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

(Published: Alachua County Today - October 10, 2019)

ARI
LTY INC.

g exceptional
e services and
experiences"



ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:
NEIGHBORHOOD MEETING - DKI, was published in said newspaper in the issues of **October 10, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **10th day of October, 2019** by **Robert Boukari**, who is personally known to me.



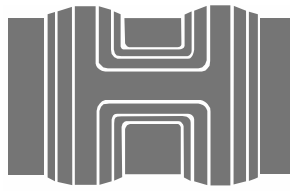
(Signature of Affiant)



(Signature of Notary Public)



HABIB BRYAN BOUKARI
Commission # GG 327026
Expires May 26, 2023
Bonded Thru Budget Notary Services



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

October 31, 2019

A Neighborhood Meeting was held to discuss a City of Alachua Site Plan application on a 1.96±-acre site, (Alachua County Tax Parcel 03211-000-000 & 03211-003-000), located at 14619 NW US Highway 441. The application intent is to construct a commercial building addition.

The purpose of the meeting was to inform the public about the nature of the proposal and seek their comments.

Time: 5:30 pm, Monday, October 28, 2019

Location: Alachua County Library District, Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Meeting Summary:

Besides the project consultants and the petitioner, five (5) other individuals attended said meeting. We shared the "work in progress" drawing sheets with same.

Neighbors residing from and representing the church to the North and behind showed up to find out about the project, ask about placement of the landscaping and fencing in hopes to separate their houses from the new development, requested full cut off light fixtures that wouldn't shine outside of the lot and requested that there not be any retention pond that would harbor water and bugs.

NEIGHBORHOOD MEETING

OCTOBER 28, 2019

DREYER'S DKI SITE PLAN

NAME

ADDRESS

email

TELEPHONE

Nedra Bates POB 872 Alachua FL 32615 nedra.bates@gmail.com 352-278-3077

SANDRA BROWN 12904 NW 150th Rd Sandee 9549 352-284-9705 @yahoo.com

Cheryl Studebaker 15002 NW 130th Dr. Chstude55@gmail.com Gainesville, FL 32608

JOSHUA SHATKIN 2266 SW 43rd JOSHUA@SHATKIN.NET

Rosemarie Tyson 15603 NW 14th Ter Tysonra@gmail.com 352-213-1041

Chandine Bates 14209 NW 156th Cbates44@gmail.com 352-474-1362

Kyle Cheshire 1325 NW 53rd Ave Gainesville FL

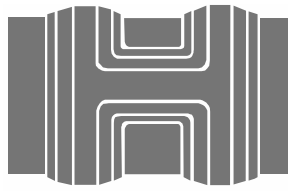
Jonathan Drayer 14619 N Hwy 441 352-258-3670 Alachua FL 32615

LAND DESCRIPTION: PARCEL "A" (PREPARED BY DEREN LAND SURVEYING)

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LOTS 3 AND 4 OF "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AS RECORDED IN PLAT BOOK "C", PAGE 68-A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 82°34'32" EAST, ALONG THE SOUTH LINE OF LOTS 6, 5, AND 4 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 851.63 FEET; THENCE, LEAVING SAID SOUTH LINE OF LOTS 6, 5, AND 4, NORTH 01°33'18" WEST, A DISTANCE OF 21.26 FEET TO A 1/2" REBAR & CAP (LB 7996) AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SOUTH 82°34'32" EAST, A DISTANCE OF 291.58 FEET TO A 1/2" REBAR & CAP MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 363; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 05°24'01" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 300.81 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF LOT 3 OF SAID "WOODBIDGE'S SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA", AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE (38 FOOT RIGHT-OF-WAY AS MONUMENTED); THENCE SOUTH 88°51'46" WEST, ALONG THE NORTH LINE OF SAID LOTS 3 AND 4, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE, A DISTANCE OF 324.44 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID NORTH AND SOUTH LINES, SOUTH 01°33'18" EAST, A DISTANCE OF 255.46 FEET TO THE POINT OF BEGINNING. CONTAINING 1.96 ACRES, MORE OR LESS.

ALACHUA COUNTY PROPERTY APPRAISER PARCEL NUMBERS: 03211-000-000 & 03211-003-000
OWNER: DREYER'S CLEANING & RESTORATION, INC.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

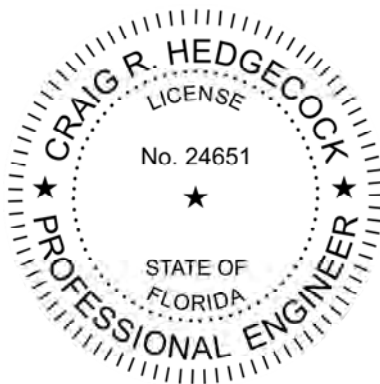
ENGINEERING REPORT

FOR

DREYER'S DKI SITE PLAN

TAX PARCEL NUMBER 03211-003-000
14619 US HIGHWAY 441
ALACHUA, FLORIDA

NOVEMBER 28, 2019



Craig R. Hedgecock, State of Florida, Professional Engineer, License No. 24651
This item has been electronically signed and sealed by Craig R. Hedgecock, PE
on the date indicated using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and
the SHA-1 authentication code must be verified on any electronic copies.

CRAIG R. HEDGECK, PE DATE
FLORIDA REGISTRATION NO. 24651

GENERAL PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF AN ADDITIONAL COMMERCIAL BUILDING ALONG WITH PARKING AND SURFACE WATER MANAGEMENT FACILITIES FOR THE SITE LOCATED AT 14619 NW HIGHWAY 441 IN THE CITY OF ALACHUA, FLORIDA.

THE PROPOSED STORMWATER TREATMENT FACILITY WILL BE A “DRY RETENTION” SYSTEM TO TREAT THE RUNOFF FROM THE PROPOSED BUILDING AND CONTRIBUTING AREA FOR THE SRWMD 100 YEAR CRITICAL DURATION RAINFALL EVENTS.

ENGINEERING ANALYSIS

DRAINAGE RETENTION SYSTEM:

THE CONTRIBUTING DRAINAGE AREA TO THE PROPOSED DRAINAGE RETENTION SYSTEM IS APPROXIMATELY 20,900± SQ.FT. (0.480 AC.).

COMPOSITE CURVE NUMBER:

1520 x 76 STABILIZED SURFACE
7500 x 98 BUILDING
2831 x 100 DRA (@ELEV. 81.0)
9049 x 39 OPEN SPACE
COMPOSITE CN = 71.1

THE SCS SOIL TYPE IS PRIMARILY ARREDONDO, HYDROLOGIC GROUP A.

THE REQUIRED TREATMENT VOLUME = $[1' \times 20900]/12 = 1742$ CU.FT.
DESIGN HIGH WATER = 80.83'

DRA VOLUME CALCULATIONS:

STAGE	AREA	VOLUME
80.0	1797	0
80.5	2081	970
81.0	2831	2198
81.5	3445	3767
82.0	4124	5659 [P=330']

PONDS Version 3.2.0274 INPUT:

$L = \{(330/2) + \sqrt{[(330^2/4) - (4 \times 5659/2.0)]}\}/2 = 145.6'$
 $W = \{(330/2) - \sqrt{[(330^2/4) - (4 \times 5659/2.0)]}\}/2 = 19.4'$
 $K_h = (30.1/2) = 15.0$ feet/day $K_v = (14.6/2) = 7.3$ feet/day

[FACTOR OF SAFETY UTILIZED: 2]

THE DESIGN HIGH WATER ELEVATION (SRWMD 100 YEAR/8 HOUR) = 81.57'

DREYER'S PRE-POST RUNOFF FROM "PROPOSED" SURFACES TO FDOT DRA:

100 YEAR/ 24 HOUR SRWMD RAINFALL EVENT

RAINFALL = 11"

PRE-DEVELOPMENT RUNOFF = 2.64" (CN=39)

POST-DEVELOPMENT RUNOFF = 7.95" (CN=76)

POST-DEVELOPMENT RUNOFF = 10.76" (CN=98)

100 YEAR/ 240 HOUR SRWMD RAINFALL EVENT

RAINFALL = 18"

PRE-DEVELOPMENT RUNOFF = 5.13" (CN=39)

POST-DEVELOPMENT RUNOFF = 14.69" (CN=76)

POST-DEVELOPMENT RUNOFF = 17.76" (CN=98)

PRE-DEVELOPMENT RUNOFF DIVERTED TO NEW DRA: (CN=39)

20,900 sq.ft. x 2.64"/12 = 4600± cu.ft. [100 YEAR/24 HOUR RAINFALL EVENT]

20,900 sq.ft. x 5.13"/12 = 8935± cu.ft. [100 YEAR/240 HOUR RAINFALL EVENT]

ADDITIONAL RUNOFF FROM NEW PARKING AREA: (CN=98)

3614 sq.ft. x 8.12"/12 = 2445 cu.ft. [100 YEAR/24 HOUR RAINFALL EVENT]

3614 sq.ft. x 17.76"/12 = 5349 cu.ft. [100 YEAR/240 HOUR RAINFALL EVENT]

ADDITIONAL RUNOFF FROM STABILIZED AREA: (CN=76)

2336 sq.ft. x 5.31"/12 = 1034 cu.ft. [100 YEAR/24 HOUR RAINFALL EVENT]

2336 sq.ft. x 14.69"/12 = 2860 cu.ft. [100 YEAR/240 HOUR RAINFALL EVENT]

POST-DEVELOPMENT ADDITIONAL RUNOFF TO FDOT DRA FROM PROPOSED SURFACES:

3479 cu.ft. [100 YEAR/24 HOUR RAINFALL EVENT] < (4600 cu.ft. Pre-Development)

8309 cu.ft. [100 YEAR/240 HOUR RAINFALL EVENT] < (8935 cu.ft. Pre-Development)

There will be a "Post Development" **NET** decrease in runoff to the FDOT DRA.

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: DREYER'S DKI
Simulation Description:
Project Number:
Engineer : CRAIG R. HEDGECK, PE/PSM
Supervising Engineer:
Date: 11-24-2019

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 66.50
Water Table Elevation, [WT] (ft datum): 72.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 15.00
Fillable Porosity, [n] (%): 25.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 7.3
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 4124.0

Geometry Data

Equivalent Pond Length, [L] (ft): 145.6
Equivalent Pond Width, [W] (ft): 19.4
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
80.00	1797.0
80.50	2081.0
81.00	2831.0
81.50	3445.0
82.00	4124.0

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Devo Seereeram, Ph.D., P.E.

Scenario Input Data

Scenario 1 :: SRWMD 100 YEAR/24 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 11.0
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution Suwanee River WMD 24 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

Scenario 2 :: SRWMD WATER QUALITY

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 1742

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

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Retention Pond Recovery - Refined Method
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Scenario Input Data (cont'd.)

Scenario 3 :: SRWMD 100 YEAR/1 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 4.4
Design Rainfall Duration (hours) 1.0
Shape Factor UHG 484
Rainfall Distribution FDOT 1 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

Scenario 4 :: SRWMD 100 YEAR/2 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 5.4
Design Rainfall Duration (hours) 2.0
Shape Factor UHG 484
Rainfall Distribution FDOT 2 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 5 :: SRWMD 100 YEAR/4 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 6.7
Design Rainfall Duration (hours) 4.0
Shape Factor UHG 484
Rainfall Distribution FDOT 4 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

Scenario 6 :: SRWMD 100 YEAR/8 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 8.0
Design Rainfall Duration (hours) 8.0
Shape Factor UHG 484
Rainfall Distribution FDOT 8 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 7 :: SRWMD 100 YEAR/72 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 13.8
Design Rainfall Duration (hours) 72.0
Shape Factor UHG 484
Rainfall Distribution FDOT 72 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

Scenario 8 :: SRWMD 100 YEAR/168HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 16.0
Design Rainfall Duration (hours) 168.0
Shape Factor UHG 484
Rainfall Distribution FDOT 168 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data (cont'd.)

Scenario 9 :: SRWMD 100 YEAR/240 HOUR RAINFALL EVENT

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.480
Time Of Concentration (minutes) 5.0
DCIA (%) 0.0
Curve Number 71.1
Design Rainfall Depth (inches) 18.0
Design Rainfall Duration (hours) 240.0
Shape Factor UHG 484
Rainfall Distribution FDOT 240 Hour

Initial ground water level (ft datum) 72.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.500	3.000
1.000	
1.500	
2.000	
2.500	

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Sort-By-Category Report

Scenarios Considered: 1 to 9

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	6	81.570	5.078	SRWMD 100 YEAR/8 HOUR RAINFALL EVENT
2	5	81.526	3.133	SRWMD 100 YEAR/4 HOUR RAINFALL EVENT
3	4	81.222	1.856	SRWMD 100 YEAR/2 HOUR RAINFALL EVENT
4	3	81.086	0.911	SRWMD 100 YEAR/1 HOUR RAINFALL EVENT
5	1	81.006	15.100	SRWMD 100 YEAR/24 HOUR RAINFALL EVE...
6	2	80.831	0.002	SRWMD WATER QUALITY
7	7	80.105	36.044	SRWMD 100 YEAR/72 HOUR RAINFALL EVE...
8	8	80.000	115.611	SRWMD 100 YEAR/168HOUR RAINFALL EVE...
9	9	80.000	157.878	SRWMD 100 YEAR/240 HOUR RAINFALL EV...



ENGINEERING CONSULTANTS IN GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION MATERIALS TESTING

October 24, 2019
Project No. 19-4205.17G

Kyle Cheshire
Cheshire Construction and Development, Inc.
1325 NW 53rd Avenue, Suite E
Gainesville, Florida 32609

Reference: Proposed Metal Building and Drainage Retention Area
14619 NW US Highway 441, Alachua, Florida
Geotechnical Site Exploration

Dear Mr. Cheshire:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our Proposal No. 10009 September 11, 2019.

The following report summarizes our findings, evaluations and recommendations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

Proposed finish floor elevations and loading conditions had not been established at the time of this report. The design of building foundation systems for this project was not included in Geo-Tech's scope of services.

Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,

Gerald W. Green Jr.
Soil and Water Scientist

GWG/DAC/ds



Purposes

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention, and building area and provide geotechnical engineering site preparation recommendations to guide design and construction of the drainage retention area, parking area and building foundations system.

Site Description

The project site is located at 14619 NW US Highway 441 in Alachua, Florida. At the time of our site exploration, the project site had an existing structure, parking lot and grass covered areas.

Exploration Program

Field exploration services for the geotechnical exploration consisted of the following:

Drainage Retention Area

- Two (2) direct push borings (DP-1 and D P-2) to depths of approximately twenty (20) feet below existing site grade in the proposed drainage retention area (ASTM D-6282). Direct Push borings were performed on October 17, 2019.
- Two (2) field horizontal and two (2) field vertical permeability tests in the proposed drainage retention areas. Permeability testing was performed on October 17, 2019.

Building Area

- Three (3) Standard Penetration Test (SPT) borings (B-1 through B-3) to depths of approximately fifteen (15) feet below existing site grade in the proposed building areas (ASTM D-1586). SPT borings were performed on October 17, 2019.

Sampling & Testing Descriptions

Auger Sampling

Auger borings were performed using the methodology outlined in ASTM D-4700. Auger boring sampling method consists of rotating an auger to advance the barrel into the ground. The operator may have to apply downward pressure to keep the auger advancing. When the barrel is filled, the unit is withdrawn from the cavity and a sample may be collected from the barrel.

Samples recovered during performance of our auger borings were visually classified in the field and representative portions of the samples were placed in containers and transported to our laboratory for further analysis.

Direct Push Sampling

Direct Push (DP) soil sampling method (ASTM D-6282) consists of advancing a sampling device into subsurface soils by applying static pressure, by applying impacts, or by applying vibration, or any combination thereof, to the above ground portion of the sampler extensions until sampler has been advanced to the desired sampling depth. The sampler is recovered from the borehole and the sample removed from the sampler. The sampler is cleaned and the procedure repeated for the next desired sampling interval.

Sampling can be continuous for full depth borehole logging or incremental for specific interval sampling. Samplers used can be protected type for controlled specimen gathering or unprotected for general soil specimen collection. Direct push methods of soil sampling are used for geologic investigation, soil chemical composition studies, and water quality investigations. Continuous sampling is used to provide a lithological detail of the subsurface strata and to gather samples for classification and index.

Samples recovered during performance of our direct push borings were visually classified in the field and were transported to our laboratory for further analysis.

Standard Penetration Testing

A Standard Penetration Test (SPT) boring (ASTM D-1586) is defined as a standard split-barrel sampler driven into the soil by a one hundred and forty (140) pound hammer falling thirty (30) inches. The number of blows required to drive the sampler one (1) foot, after seating six (6) inches, is designated resistance, or "N"-Value is an index to soil strength and consistency.

Samples recovered during performance of our SPT borings were visually classified in the field and representative portions of the samples were placed in containers and transported to our laboratory for further analysis.

Gradation (-200) Testing

A specimen of soil is washed over a seventy-five (75) μm (No. 200) sieve. Clay and other particles that are dispersed by the wash water, as well as water-soluble materials, are removed from the soil during the test. The loss in mass resulting from the wash treatment is calculated as mass percent of the original sample and is reported as the percentage of material finer than a seventy-five (75) μm (No. 200) sieve by washing.

Findings

Drainage Retention Area

Boring locations and general subsurface conditions found in our soil borings DP-1 and DP-2 are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual. A site plan for the boring locations are in Appendix II.

Soils found in our soil borings generally consisted of slightly clayey sand and clayey sand to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling.

Seasonal High Water Table Levels

Estimated seasonal high water table levels were found at depths ranging from approximately nine (9) to eleven (11) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

A confining layer was not found in borings DP-1 and DP-2 within fifteen (15) feet drill depth. Confining layers are indicated on the soil profiles at the appropriate depths.

Permeability

Two (2) field horizontal and two (2) field vertical permeability tests were performed adjacent to our boring locations at depths ranging from approximately four (4) feet below existing site grade.

Resulting coefficients of horizontal and vertical permeability are noted on the soil profiles and in Table 1 below.

Table 1 Results of Permeability Testing

Boring No.	Depth of Test (feet)	K _H Rate (feet/day)	K _V Rate (feet/day)
DP-1	4.0	30.1	14.6
DP-2	4.0	28.3	14.1

Measured permeability rates should not be used for design purposes without an appropriate safety factor. Actual pond exfiltration rates will depend on many factors such as ground water mounding, pond bottom siltation, construction technique, and the amount of soil compaction during construction.

Building Area

Boring locations and general subsurface conditions found in our soil borings B-1 through B-3 are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual. A site plan for the boring locations is in Appendix II.

Soils found in our soil borings generally consisted of a surficial layer of very loose to slightly clayey sand underlain by very loose to medium dense clayey sand and medium stiff to very stiff slightly sandy clay to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling. In Geo-Tech's opinion, ground water levels may not influence near surface construction. After periods of prolonged rainfall water may become perched above the clayey soils and deeper foundation systems may encounter a perched water condition.

Evaluations

Based on the soil borings performed, the clayey sand soils found at our boring locations typically exhibit moderate shrink/swell behavior with moisture content changes. Generally, these clay soils will swell upon wetting and shrink upon drying thus causing movement of structures placed on them.

Recommendations

Building Area

The foundation system may utilize a monolithic thickened edge slab or a perimeter footing and finish site grades should be selected so that the bottom of the foundation and floor slabs are at least two (2) feet above the underlying unsuitable clayey soils (see Figure 2 in Appendix III).

In Geo-Tech's opinion, there are three (3) suitable options for the site:

- Option 1: Excavate the clayey soils to create the minimum buffer between the foundation and floor slabs and the top of the clayey soils. If excavating for the foundation system to provide the recommended separation, excavation should extend a minimum of two (2) feet beyond each side of the footing. Care should be taken to ensure the foundation system bears in the backfilled area(s).

The depth of excavation should be controlled so that a "bathtub effect" that will trap water is not created. The bottom of the undercut should be graded to drain to a positive gravity outfall. If it is not feasible to have a positive gravity outfall, an underdrain should be placed in the bottom of the excavation to drain stormwater that may accumulate in the excavation.

Structural fill should be placed in accordance with the Structural Fill Material and Compaction of Fill Soils sections of this report.

We wish to emphasize that the excavation and replacement of the underlying clay soils from beneath the building is not a guarantee that the deeper clays will not cause foundation movements. However, the risk is reduced significantly.

- Option 2: Raise the existing site grade to provide the recommended separation. However, prior to importing and placing fill soils to raise the existing site grade the building area should be proof-rolled to increase the density of the near surface soils. Proof-rolling should occur after stripping and grubbing.

Structural fill should be placed in accordance with the Structural Fill Material and Compaction of Fill Soils sections of this report.

- Option 3: Combine Options 1 and 2 in order to attain the desired finish floor elevation.

Recommended Building Site Preparation

Stripping and Grubbing

The "footprint" of the proposed building, plus an additional horizontal margin of ten (10) feet, should be stripped of the existing vegetation, stumps, surface debris, or other deleterious materials as found. Expect clearing and grubbing to depths of about eight (8) to twelve (12) inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas

where major root systems are found. Actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Proof-Rolling

If utilizing Option 2 in the Recommendations section of this report, proof-rolling of the cleared surface is recommended to: 1) locate any soft areas or unsuitable surface or near surface soils; 2) increase the density of the near surface soils; and 3) prepare the existing surface for the addition of fill soils (if required). Proof-rolling of the building areas should consist of at least ten (10) passes of a self-propelled static compactor. Each pass of the compactor should overlap the preceding pass by thirty (30) percent to insure complete coverage. If deemed necessary, in areas continuing to "yield," remove all deleterious material and replace with a clean, compacted sand backfill. Proof-rolling should occur after cutting and before filling. Vibratory compaction equipment should not be used within one hundred (100) feet of neighboring structures.

Structural Fill Material

Structural fill material should be free of organic material such as roots and/or vegetation. Geo-Tech recommends using sand fill with between three (3) to twelve (12) percent by dry weight of material passing the U.S. Standard No. 200 sieve size. All structural fill should be pre-qualified prior to importing and placing.

Upper slightly clayey sands found on site should meet these requirements and can be used if kept separate from the clayey soils during the earthwork phase of construction. Clayey soils are typically not used for structural fill due to inherent nature to retain moisture and the natural weight of the material makes compaction requirements difficult to achieve. However, the clayey soils can be utilized for other non-structural grading as desired.

Compaction of Fill Soils

Structural fill should be placed in level lifts not thicker than twelve (12) inches (uncompacted). Each lift in the proposed building areas should be compacted to at least ninety-eight (98) percent of the maximum density as determined by the Modified Proctor Test Method (ASTM D-1557) maximum dry density value. If hand-held compaction equipment is used, reduce the uncompacted lift thickness to six (6) inches. Filling and compaction operation should continue in lifts until the desired elevation is attained.

Foundation Support

Foundations for the proposed structure may consist of shallow foundations placed on compacted engineered fill material. Such footings may be designed for maximum allowable soils contact pressures of two thousand five hundred (2,500) pounds per square foot. For purposes of confinement, exterior footings should be embedded at least twenty-four (24) inches below the lowest adjacent grade as measured to the base of the footing. Interior footings should be embedded a minimum of eighteen (18) inches below the lowest adjacent grade as measured to the base of the footing.

Moisture entry from the underlying subgrade soils should be minimized. An impervious membrane placed between the subgrade soils and floor slab will help to accomplish this. A polyethylene film (six [6] mil) is commonly used for this purpose. Care should be used so that the membrane is not punctured when placing reinforcing steel (or mesh) and concrete.

Quality Control

Geo-Tech recommends establishing a comprehensive quality control program to insure that site preparation and foundation construction is conducted according to the plans and specifications. Materials testing and inspection services should be provided by Geo-Technologies, Inc. An engineering technician should be on-site to monitor all stripping and grubbing, to verify that all deleterious materials have been removed.

Density testing should be performed during backfill and below all footings and floor slabs to check the required compaction. Field density values should be compared to laboratory proctor moisture-density results for each different natural and fill soil encountered.

If excavating to attain the recommended separation, Geo-Tech recommends that we be notified to verify the depth of excavation, daylight gravity drain (if required), compaction of backfill and foundation is properly located within boundaries of excavation.

Geotechnical engineering design does not end with the advertisement of construction documents. The design is an on going process throughout construction. Because of Geo-Tech's familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost effective manner.

Closure/General Qualifications

This report has been prepared in order to aid evaluation of the project site and to assist various design professionals in the design of the drainage retention area, parking area and building foundation system. The scope is limited to the specific project and the location described herein, and our description of the project represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in present project concepts as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified as necessary in writing by the soils and foundation engineer.

It is recommended that all construction operations dealing with earthwork and foundations be reviewed by our soil engineer to provide information on which to base a decision whether the design requirements are fulfilled in the actual construction. Evaluations and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Map, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. Variations in soil and rock conditions exist on most sites between boring locations. Groundwater levels may also vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, it will be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of any variations.

APPENDIX I
SOIL PROFILES

Log of Borehole: B-1

Project: METAL STURTURE AND DRA US HWY. 441 ALACHUA

Project No: 19-4205.17G

Boring Location: SEE SITE PLAN

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION DEVELOPMENT

Enclosure: SITE PLAN

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values
0		Ground Surface		0.0				
1		SLIGHTLY CLAYEY SAND BROWN SLIGHTLY CLAYEY SAND (SP-SC)	LOOSE		1		5	5
2								
3			VERY LOOSE	3.0	2		2	2
4		CLAYEY SAND GREY CLAYEY SAND (SC)						
5			LOOSE		3		5	5
6								
7			VERY LOOSE		4		4	4
8		% PASSING -200 SIEVE AT APPROX. 8.0 FEET = 25.3						
9			MEDIUM DENSE	9.0	5		10	10
10		SLIGHTLY SANDY CLAY GREY BROWN SLIGHTLY SANDY CLAY (CH)						
11								
12								
13								
14			MEDIUM STIFF	15.0	6		6	6
15								
16		End of Borehole						
17								
18								
19								
20								
21								
22								
23								
24								
25								

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 17, 2019

Drilled By: RD/JB

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 1 OF 5

Log of Borehole: B-2

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1016 SE 3rd Avenue
Ocala, Florida
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WWW.GEOTECHFL.COM

Project: METAL STRUCTURE AND DRA US HWY. 441 ALACHUA

Project No: 19-4205.17G

Boring Location: SEE SITE PLAN

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION DEVELOPMENT

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values
0		Ground Surface		0.0				
1		SLIGHTLY CLAYEY SAND BROWN SLIGHTLY CLAYEY SAND (SP-SC)	MEDIUM DENSE		1		12	12
2			VERY LOOSE		2		2	2
3			VERY LOOSE		3		3	3
4								
5								
6				6.0				
7		CLAYEY SAND GREY CLAYEY SAND (SC)	VERY LOOSE		4		4	4
8		% PASSING -200 SIEVE AT APPROX. 8.0 FEET = 40.1						
9			MEDIUM DENSE		5		12	12
10								
11								
12								
13								
14			MEDIUM DENSE		6		14	14
15				15.0				
16		End of Borehole						
17								
18								
19								
20								
21								
22								
23								
24								
25								

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 17, 2019

Drilled By: RD/JB

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 2 OF 5

Log of Borehole: B-3

Project: METAL STRUCTURE AND DRA US HWY. 441

Project No: 19-4205.17G

Boring Location: SEE SITE PLAN

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION DEVELOPMENT

Enclosure: SITE PLAN

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

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Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values
0		Ground Surface		0.0				0 20 40 60 80 100
1		SLIGHTLY CLAYEY SAND BROWN SLIGHTLY CLAYEY SAND (SP-SC)	LOOSE		1		6	6
2			VERY LOOSE		2		1	1
3			VERY LOOSE		3		2	2
4				6.0				
5					4		3	3
6		CLAYEY SAND GREY BROWN CLAYEY SAND (SC)	VERY LOOSE		5		9	9
7								
8								
9		% PASSING -200 SIEVE AT APPROX. 10 FEET = 21.2	MEDIUM DENSE					
10								
11								
12								
13				13.5				
14		SLIGHTLY SANDY CLAY DARK GREY SLIGHTLY SANDY CLAY (CH)	VERY STIFF		6		17	17
15				15.0				
16		End of Borehole						
17								
18								
19								
20								
21								
22								
23								
24								
25								

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 17, 2019

Drilled By: RD/JB

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 3 OF 5

Log of Borehole: DP-1

Project: METAL BUILDIN AND DRA, US HWY. 441 ALACHUA

Project No: 19-4205.17G

Boring Location: SEE SITE PLAN

Engineer: NJH/DAC

Client: CONSTRUCTION DEVELOPMENT

Enclosure: SITE PLAN

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		SLIGHTLY CLAYEY SAND REDDISH BROWN SLIGHTLY CLAYEY SAND (SP-SC)		1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 4 FEET = 30.1 FT/DAY FIELD VERTICAL PERMEABILITY RATE AT APPROX. 4 FEET = 14.6 FT/DAY
2					
3					
4					
5					
6					
7					
8			8.0		
9		CLAYEY SAND REDDISH BROWN CLAYEY SAND (SC)	9.0	2	ESHWAT AT APPROX. 9.0 FEET
10		CLAYEY SAND GREY AND REDDISH BROWN CLAYEY SAND (SC)			
11					
12				3	
13					
14					
15			15.0		
16		End of Borehole			
17					
18					
19					
20					

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 17, 2019

Drilled By: RD/JB

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 4 OF 5

Log of Borehole: DP-2

GEO-TECH, INC.
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Project: METAL BUILDIN AND DRA, US HWY. 441 ALACHUA

Project No: 19-4205.17G

Boring Location: SEE SITE PLAN

Engineer: NJH/DAC

Client: CONSTRUCTION DEVELOPMENT

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		SLIGHTLY CLAYEY SAND REDDISH BROWN SLIGHTLY CLAYEY SAND (SP-SC)			
2					
3					
4					
5				1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 4 FEET =28.3 FIELD VERTICAL PERMEABILITY RATE AT APPROX. 4 FEET =14.1
6					
7					
8					
9					
10			10.0		
11		CLAYEY SAND REDDISH BROWN CLAYEY SAND (SC)	11.0	2	ESHWT AT APPROX. 11.0 FEET
12		CLAYEY SAND GREY AND REDDISH BROWN CLAYEY SAND (SC)			
13				3	
14					
15			15.0		
16		End of Borehole			
17					
18					
19					
20					

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 17, 2019

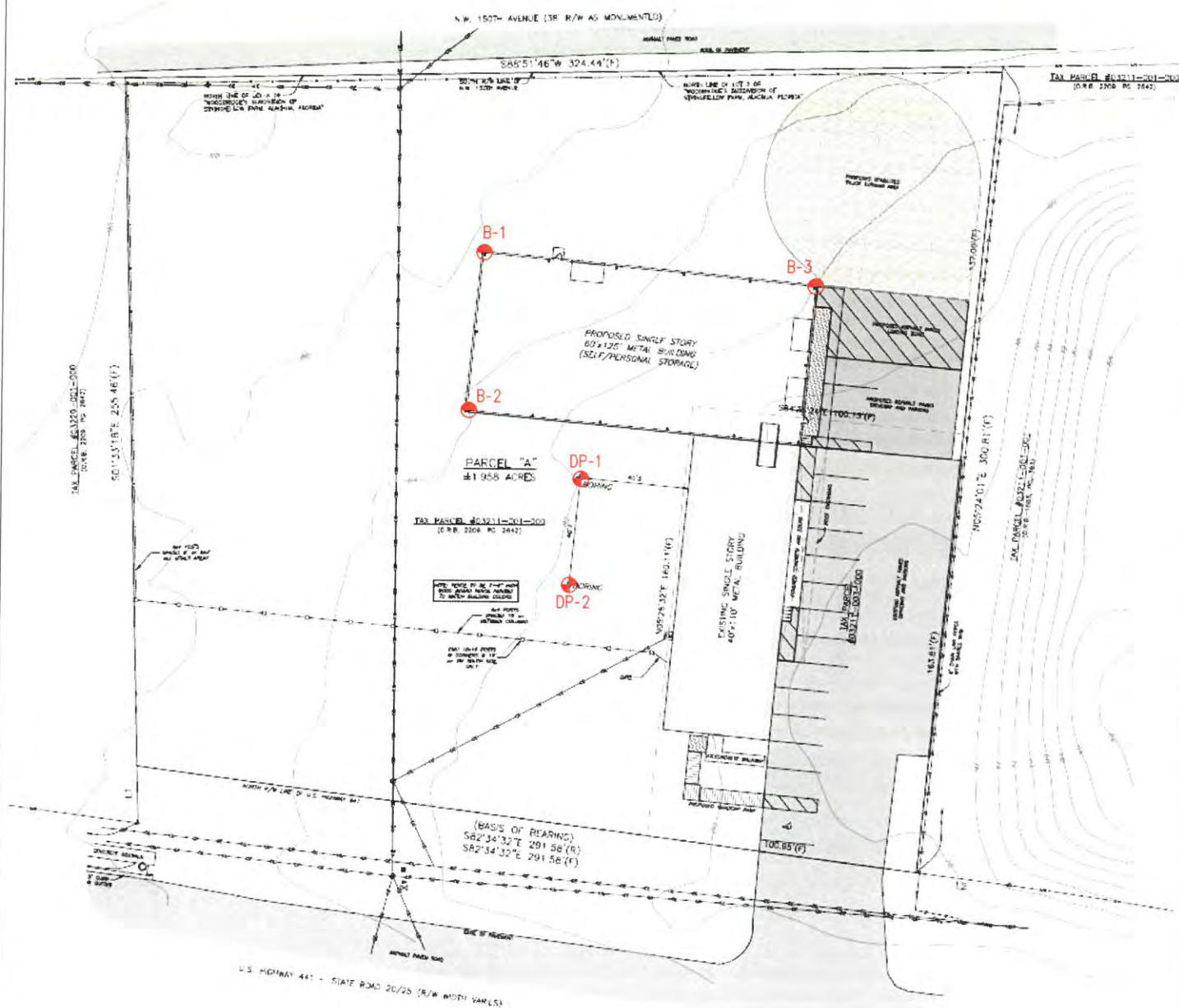
Drilled By: RD/JB

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 5 OF 5

APPENDIX II
BORING LOCATION MAP



- = APPROXIMATE DIRECT PUSH BORING LOCATION
● = APPROXIMATE STANDARD PENETRATION TEST (SPT) BORING LOCATION

CHESHIRE CONSTRUCTION DEVELOPMENT
METAL STRUCTURE AND DRA
14619 NW US HIGHWAY 441
ALACHUA, FLORIDA

BORING LOCATION MAP

GEO-TECH, INC.

■ GEOTECHNICAL ■ ENVIRONMENTAL
■ CONSTRUCTION MATERIALS TESTING ■ GEOPHYSICAL EXPLORATION
1016 SE 3rd AVENUE, OCALA, FLORIDA 34471 ~ (352) 694-7711

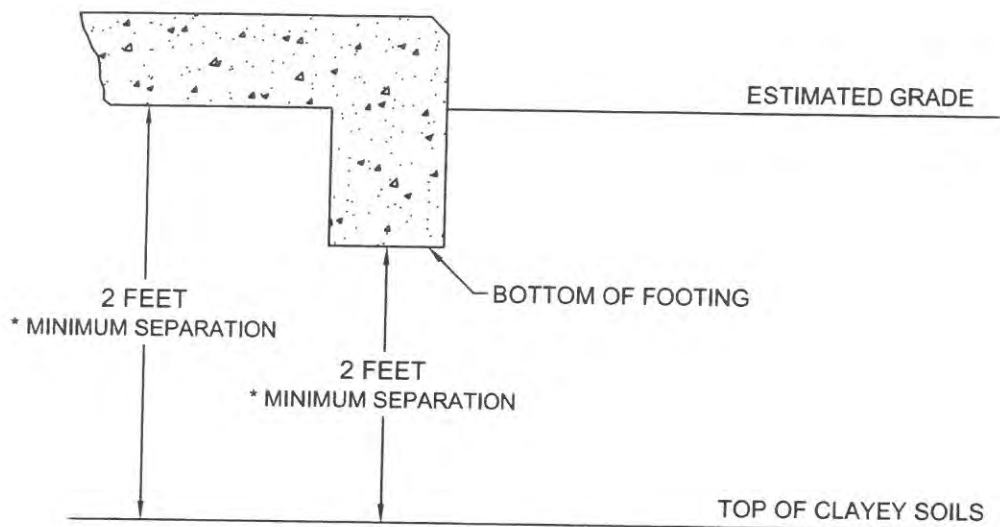
PROJECT NO.
19-4205.17G

SCALE: NTS

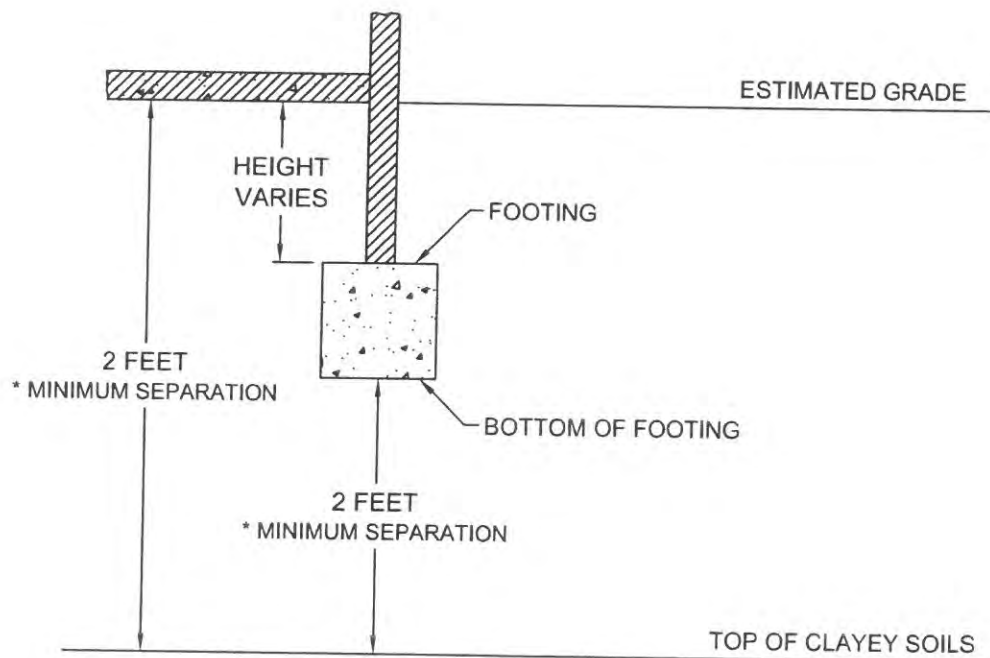
DATE: 10-23-19

FIGURE: 1

APPENDIX III
SEPARATION DETAIL



MONOLITHIC FOOTING DETAIL
NOT TO SCALE



*MAY VARY DEPENDING UPON CONSTRUCTION TECHNIQUE

RECOMMENDED SEPARATION

GEO-TECH, INC.

■ GEOTECHNICAL ■ ENVIRONMENTAL
■ CONSTRUCTION MATERIALS TESTING ■ GEOPHYSICAL EXPLORATION
1016 SE 3rd AVENUE, OCALA, FLORIDA 34471 ~ (352) 694-7711

Figure

1



United States
Department of
Agriculture

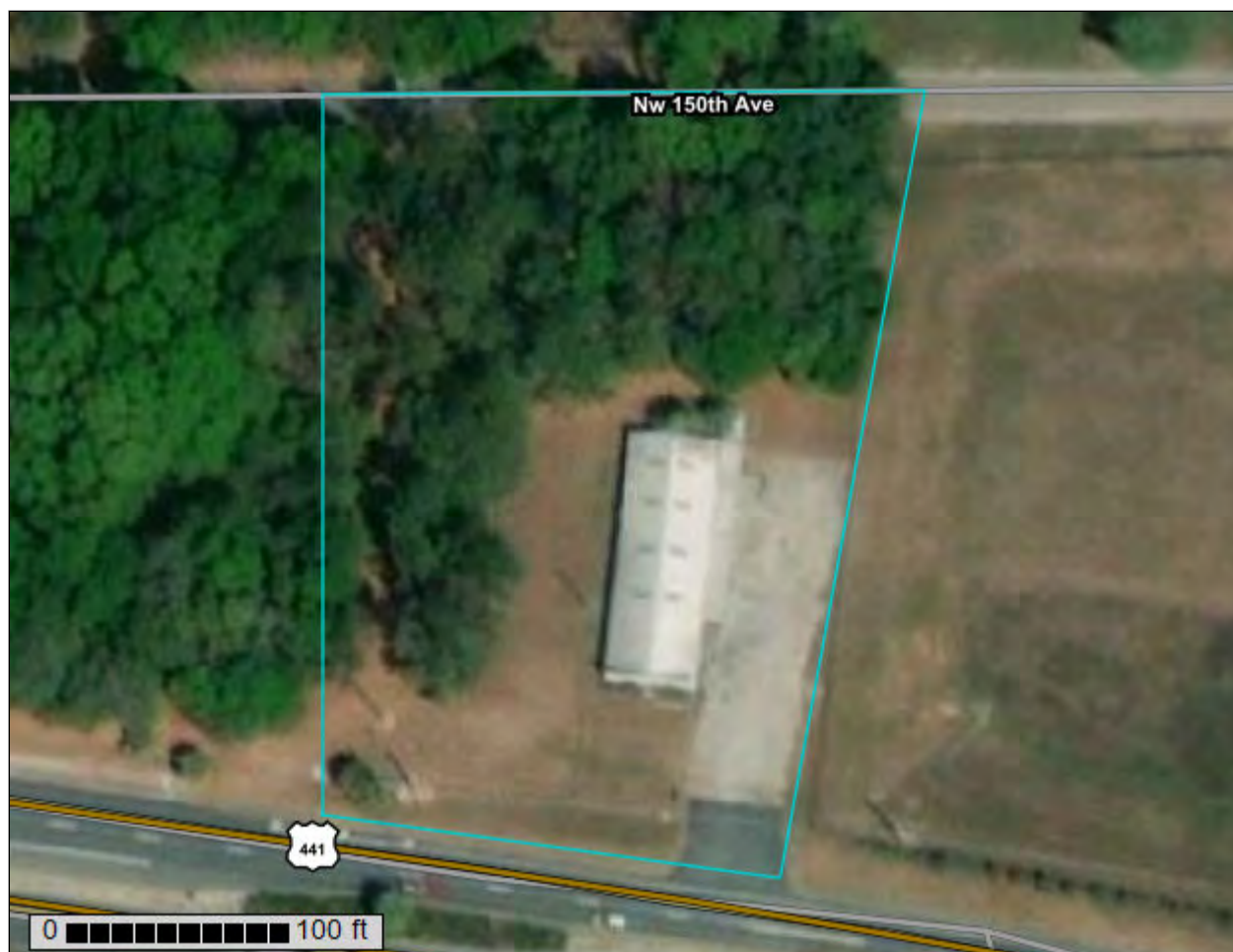
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Alachua County, Florida**

DREYER'S DK1



August 18, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Alachua County, Florida.....	10
4—Arredondo-Urban land complex, 0 to 5 percent slopes.....	10
35—Gainesville sand, 0 to 5 percent slopes.....	11

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:639 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 19, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arredondo-Urban land complex, 0 to 5 percent slopes	1.7	91.9%
35	Gainesville sand, 0 to 5 percent slopes	0.2	8.1%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Alachua County, Florida

4—Arredondo-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: brr1
Elevation: 40 to 150 feet
Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 248 to 278 days
Farmland classification: Not prime farmland

Map Unit Composition

Arredondo and similar soils: 63 percent
Urban land: 32 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arredondo

Setting

Landform: Hills on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Side slope, interfluvium
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 49 inches: fine sand
EB - 49 to 54 inches: loamy sand
Bt - 54 to 86 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Minor Components

Millhopper

Percent of map unit: 2 percent
Landform: Rises on marine terraces, flats on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Gainesville

Percent of map unit: 1 percent
Landform: Hills on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Kendrick

Percent of map unit: 1 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Candler

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

35—Gainesville sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: brqq
Elevation: 40 to 150 feet
Mean annual precipitation: 50 to 58 inches

Custom Soil Resource Report

Mean annual air temperature: 66 to 73 degrees F

Frost-free period: 248 to 278 days

Farmland classification: Not prime farmland

Map Unit Composition

Gainesville and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gainesville

Setting

Landform: Hills on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: sand

C1 - 7 to 29 inches: sand

C2 - 29 to 82 inches: loamy sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Fort meade

Percent of map unit: 4 percent

Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Custom Soil Resource Report

Kendrick

Percent of map unit: 4 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Arredondo

Percent of map unit: 4 percent
Landform: Hills on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Lake

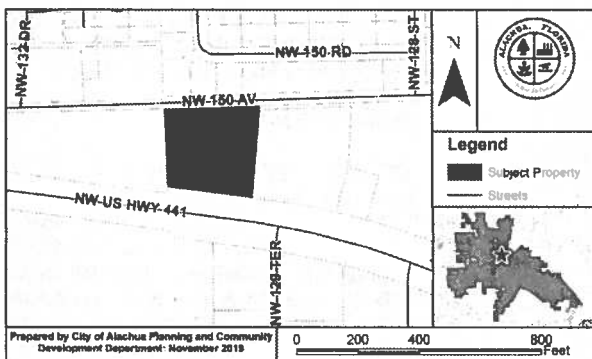
Percent of map unit: 3 percent
Landform: Ridges, hills, marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No



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 January 14, 2020, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer's Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan to construct a $\pm 7,500$ square foot building addition with parking, stormwater, landscaping, and site improvements on a ± 1.96 acre subject property, located at 14619 NW US Highway 441; Consisting of Tax Parcel Number 03211-003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Craig Hedgerick, POSTED THE LAND USE
SIGN ON 12/19/2019 FOR THE Dreyer's DKI Site Plan
LAND USE ACTION. (name) (date) (state type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

4 (four)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

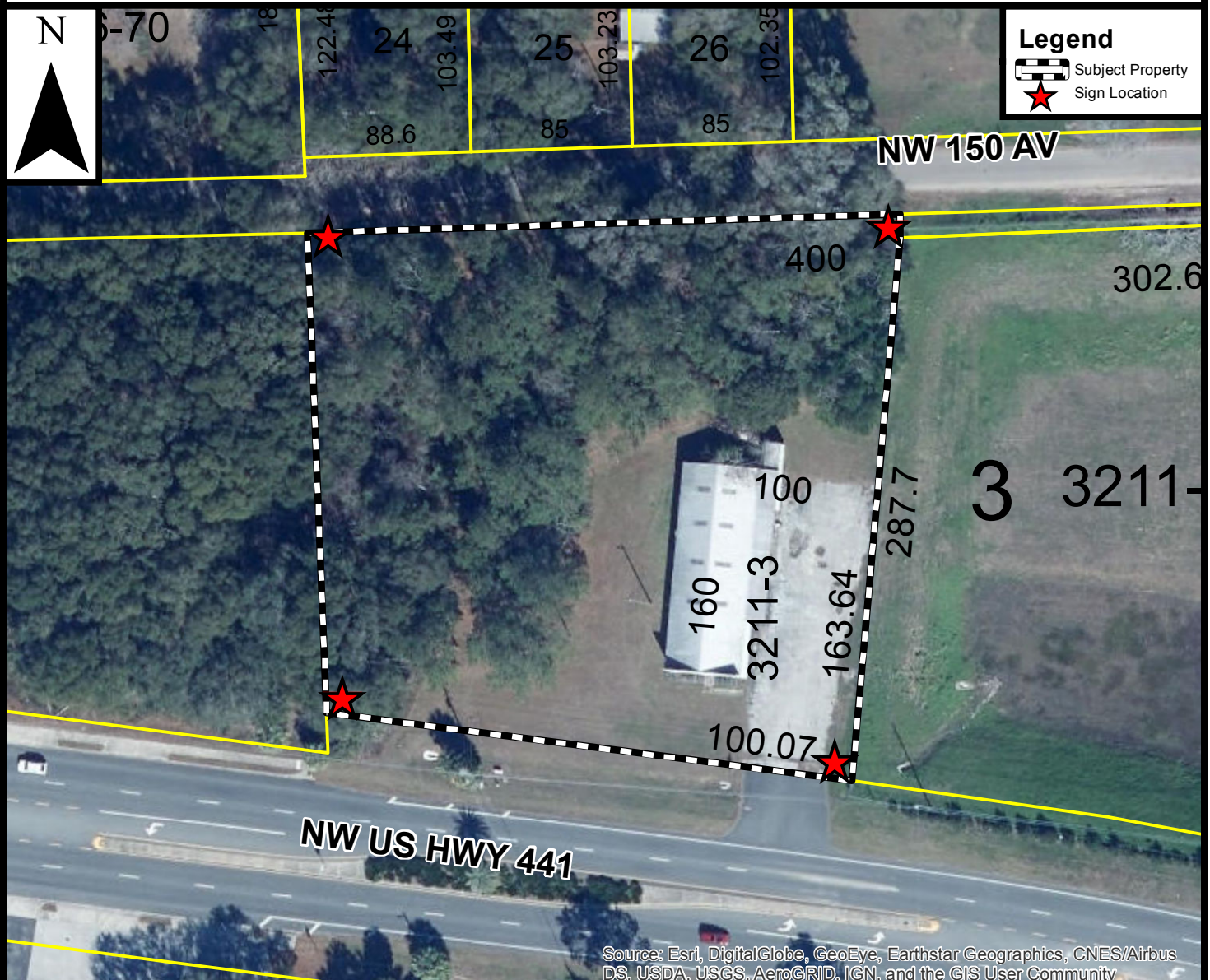
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

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



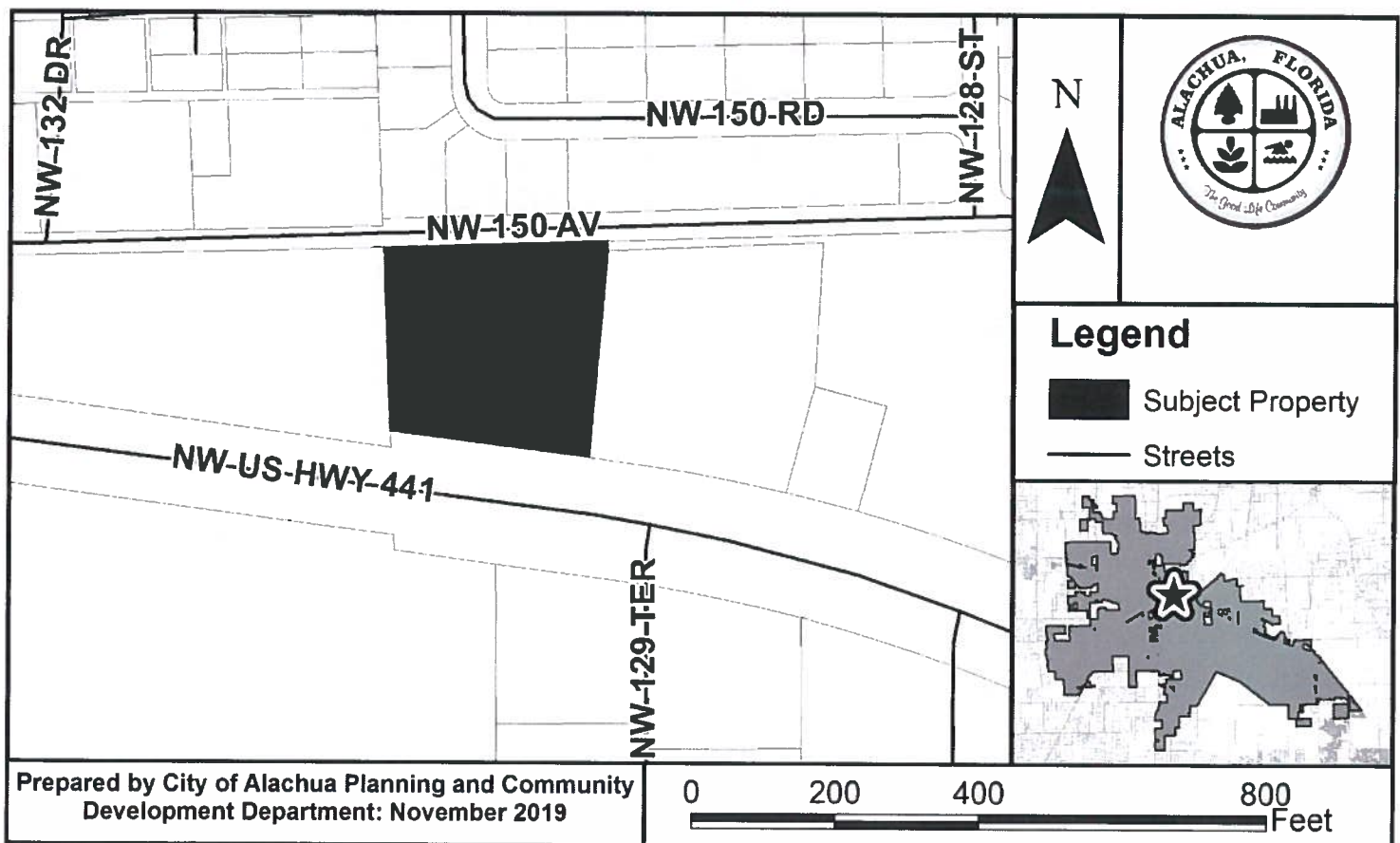
Dreyer's DKI Site Plan



mailed 12/19 /2019

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

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
 Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03209-010-000
Carl D. & Connie C. Riherd
27110 NW 203rd Place
High Springs, FL 32643

03209-010-021
Bradley & Schroeder
PO Box 443
Alachua, FL 32616

03209-010-022
Shirley Baker
15022 NW 130th Drive
Alachua, FL 32615

14520 NW Highway 441
Kathleen E. Crawford
15012 NE 130th Drive
Alachua, FL 32615-5742

03209-010-024
Cheryl L. Studebaker
15002 NW 130th Drive
Alachua, FL 32615

03209-010-025
Geraldine A. Reynolds Heirs
13015 NE 150th Road
Alachua, FL 32615-5520

03209-010-026
Wayne A. Watt
13005 NW 150th Road
Alachua, FL 32615-5520

03209-010-027
Mildred Marie Guseman
13010 NW 150th Road
Alachua, FL 32615

03209-010-028
Shirley Knighten
PO Box 911
Alachua, FL 32616

03209-010-029
Theresa C. Gunderson Trustee
12914 NW 150th Road
Alachua, FL 32615

03209-010-030
Sandra P. Brown Life Estate
12904 NW 150th Road
Alachua, FL 32615

03209-010-031
Helen F. Sawyer
12816 NW 150th Road
Alachua, FL 32615

03209-010-034
Lou Dean Waybright
12819 NW 151st Place
Alachua, FL 32615

03209-010-035
Lonnie Averett Life Estate
12829-NW 151st Place
Alachua, FL 32615

03209-010-036
Joseph Kremer
12911 NW 151st Place
Alachua, FL 32615

03209-010-037
Lovci & Riley Sr.
12921 NW 151st Place
Alachua, FL 32615

03209-010-038
John Arnolds Stubbs
9549 SW Old Wire Road
Fort White, FL 32038

03211-001-000 & 03229-001-000
Megahee Enterprises LTD
4110 SW 34th Street STE 24
Gainesville, FL 32608

03211-001-001
State of Florida II FDOT
PO Box 1088
Lake City, FL 32056-1088

03211-002-000
Charles W. & Diana H. Snelgrove
Life Estate
362 SW Snelgrove Glen
Fort White, FL 32038

03212-002-000
Justin Ellison
330 North Main Street
High Springs, FL 32643

03212-001-000,
~~03212~~-004-000, & 03229-000-000
Marlow Alachua Holdings LLC
5212 Snead Island Road
Palmetto, FL 34221

03212-012-000
Sunstate Federal Credit Union
14520 NW US Highway 441
Alachua, FL 32615

03316-015-000, 03316-060-000, &
03316-068-000, **3316-46**
Church of God by Faith
PO Box 2040
Alachua, FL 32616-2040

03316-015-001
Ella Mae White
PO Box 1612
Alachua, FL 32616-1612

03316-038-000
Ramona H. Griner
201 SE 2nd Avenue #306
Gainesville, FL 23601

03316-044-000, **3316-43**
David & Joessa Merricks
13102 NW 150th Avenue
Alachua, FL 32615

03316-047-000
Henry & Theodosia Speed Jr.
13206 NW 151st Avenue
Newberry, FL 32699

03316-048-000
Criswell & Grant
1705 NE 6th Place
Gainesville, FL 32641-5853

03316-070-000
Church of God by Faith
7121 NE 26th Place
Gainesville, FL 32601

President TCMOA
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Alachua FL 32615

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Assistant Director Planning
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Gainesville FL 32641

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Antoinette Endelicato
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Gainesville FL 32653

Lynn Coullias
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Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Tamara Robbins
PO Box 2317
Alachua FL 32616

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

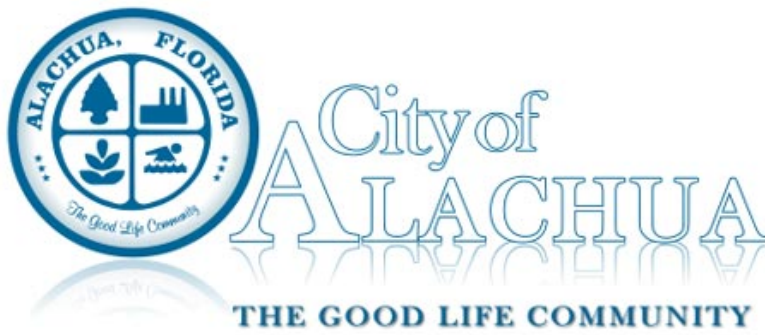
Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

Adam Boukari
City Manager
P.O. Box 9
Alachua, FL 32616



Board/Committee Agenda Item

MEETING DATE: 1/14/2020

SUBJECT: Evaluation and Appraisal Based Amendments to Update the City of Alachua Comprehensive Plan for the Period 2019-2035 (Legislative)

PREPARED BY: Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendments to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.

Summary

A request initiated by the City of Alachua to amend various elements of the City of Alachua Comprehensive Plan 2013-2025 based on the Evaluation and Appraisal of the Plan pursuant to Section 163.3191 of Florida Statutes. Proposed amendments to the Plan include revisions to certain goals, objectives and policies and definitions in the following elements: Administration and Implementation, Future Land Use, Housing, Community Facilities and Natural Groundwater Aquifer Recharge, Conservation and Open Space, Recreation, Intergovernmental Coordination, Capital Improvements and Public School Facilities.

The amendments are for the purpose of: complying with changes in Florida Statute since the last EAR-based amendments were adopted in 2013; addressing any changes in local conditions; updating citations or removing outdated information; and providing clarification or improving implementation where needed.

This agenda item also includes a Data & Analysis Report, which provides information on population projections, demographic and economic characteristics, and land use and annexation information.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Data & Analysis for Evaluation & Appraisal Update to the Comprehensive Plan
- ☐ Draft Ordinance
- ☐ Public Notices for the 1/14/20 PZB Meeting



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 14, 2020
Legislative Hearing

SUBJECT: A request to amend the text of the Comprehensive Plan of the City of Alachua to provide updates per Florida Statute and to address changed conditions or provide clarification of Goals, Objectives and Policies where needed.

APPLICANT/AGENT: City of Alachua

PROJECT PLANNER(s): Kathy Winburn, AICP, Planning Director; Justin Tabor, AICP, Principal Planner; Adam Hall, AICP, Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed text amendment to Comprehensive Plan to the City Commission with a recommendation of Approval.

RECOMMENDED MOTION: *This Board finds the application to be consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Comprehensive Plan to the City Commission, with a recommendation to approve.*

SUMMARY

On June 2, 2011, Governor Rick Scott signed House Bill (HB) 7207 "Community Planning Act" into law. HB 7207 made significant changes to Florida's growth management laws. These changes impacted the City's planning process and comprehensive plan. Significant changes under the legislation that impacted the City of Alachua included:

- Requirements for a public school facilities element and school concurrency were eliminated and made optional. School concurrency in Alachua County and all its municipalities was maintained.
- Requirement for transportation and parks and recreation concurrency were eliminated and made optional.
- Evaluation and appraisal report (EAR) requirements were eliminated.
- Requirement that the Capital Improvements Element be financial feasibility was deleted.
- Requirement that the 5-year schedule of capital improvements be part of the Capital Improvements Element was eliminated. 5-year schedule of capital improvements now can be adopted by ordinance only.
- Twice yearly plan amendment limitation for large-scale amendments were eliminated.
- Amendments must be adopted within 180 days of receiving comments from reviewing agencies or the amendments will be deemed withdrawn.
- House Bill 697 requirements for energy efficiency and greenhouse gas reduction programs was deleted.
- Changed the review process for comprehensive plan amendments.
- Changed to proportionate fair share requirements (If transportation concurrency is retained).
- New criteria for urban sprawl analysis (including a definition and indicators in state law)
- New expedited review of large-scale amendments (except those associated with update based on evaluation and appraisal).
- Repealed a majority of Rule 9J-5, F.A.C. and incorporated parts of Rule 9J-5, F.A.C. into Chapter 163, Florida Statutes (F.S.).

Based on the above, the City Commission adopted amendments to the Comprehensive Plan on March 11, 2013. The Community Planning Act (Section 163.3161 et.seq. F.S.), requires that at least every seven (7) years, local governments determine whether the need exists to amend its comprehensive plan to reflect changes in state requirements since the last time that the comprehensive plan was updated.

The City sent notice to DEO on December 20, 2018 and January 24, 2019, indicating that the City of Alachua Comprehensive Plan would need to be updated to comply with new state requirements that have been adopted since 2013. The City received a letter from DEO dated February 8, 2019, indicating that the City should transmit the proposed comprehensive plan amendments to DEO by February 8, 2020. The proposed amendments to the Comprehensive Plan are for the purpose of complying

with the changes in Florida Statutes, address changes in local conditions, update citations or remove outdated information, and provide clarification or improved implementation of Goals, Objectives and Policies where needed.

Amendments are proposed to Goals, Objectives and Policies of the following portions of the Comprehensive Plan: the Administration and Implementation Element, the Monitoring and Evaluation Element, the Future Land Use Element, the Traffic Circulation Element, the Housing Element, the Community Facilities and Natural Groundwater Aquifer Recharge Element, the Conservation and Open Space Element, the Recreation Element, the Intergovernmental Coordination Element, the Capital Improvements Element and the Public School Facilities Element.

The proposed amendments are provided in an underline/~~strike through~~ version attached as Appendix A through L. Updated data and analysis is attached as Appendix M.

SUBSTATIVE AMENDMENTS ARE SUMMARIZED BELOW

VISION ELEMENT

- There are no proposed amendments to this element as a result of changes in state law.

ADMINISTRATION AND IMPLEMENTATION ELEMENT

- Update statutory references.
- Include the following definitions, consistent with Florida Statute: Antiquated Subdivision, Annexation, Enclave, Farm, Floodprone Areas, Governing Body, Governmental Entity, Local Governmental Entities, Regional Governmental Entities, Local Planning Agency, Regional Planning Agency, Seasonal Population, Proposed Evaluation and Appraisal report (deletes); Public Facilities and Services Which Must Be Made Available Concurrent with the Impacts of Development; Urban Infill or Infill Development; and Urban Sprawl.
- Amend Objective 1.1 and 1.2 to change the planning period from “through 2025” to “through 2035.”

MONITORING AND EVALUATION ELEMENT

- Update statutory references and agency names, and add the City’s website address.

FUTURE LAND USE ELEMENT

- Add Policy 1.1.e and 1.2.e to provide for the adoption of LDRs which allow the use of property in the Agriculture and Residential Land Use Categories as a homestead for certain relatives.
- Add a new Future Land Use Map Category of Low Density Residential, allowing for a density of 0 to 1 dwelling units per acre.

Staff Comment: Presently, no land use category exists which addresses the potential need to transition densities between the Agriculture land use category (one unit per 5 acres, or 0.20 dwelling unit per acre) and the Moderate Density Residential land use category (0 to 4 dwelling units per acre). The maximum density permitted by the Moderate Density Residential land use category is 8 times that of the Agriculture land use category. This has occasionally resulted in potential compatibility issues for requests to increase the density of a property, where a density of one dwelling unit per acre may be compatible with surrounding areas, but a density of 4 dwelling units per acre may not be compatible. The Low Density Residential land use category would address this issue and provide for a transitioning density between the Agriculture and Moderate Density Residential land use categories.

- Amend Policy 1.3.e to provide more flexibility for the extension of the Commercial Future Land Use Map category when compatible with surrounding land uses.
- Amend Policy 1.5.a to allow specialized uses that require specialized laboratory space and utility services in the Industrial Future Land Use Map category.
- Amend Policy 2.3.a to allow for a density bonus to be established for developments using the conservation subdivision design option, in order to further promote and encourage the use of this design option.

Staff Comment: The conservation subdivision design option allows smaller lots within the Agriculture land use category when areas of a development are placed into permanent conservation. This strategy can potentially protect sensitive environmental areas, including but not limited to wetlands, creeks and streams, flood prone areas, protected flora and fauna, and agricultural uses. This design option has not been used since its incorporation into the Comprehensive Plan in 2004 and the Land Development Regulations in 2006. A density bonus would provide an incentive which may increase the attractiveness of this design option for future development.

- Amend Policy 2.4.a to reduce the percentage of landscaping required for a development site.

Staff Comment: This policy has presented challenges to development within urban areas of the City, such as the Central Business District and Community Redevelopment Area. The minimum required landscaped area is proposed to be reduced from 30% to 10%, however, the minimum required open space area (also 10%) would not be permitted to overlap with the minimum required landscaped area. In effect, this amendment would reduce the minimum required landscaped/open space area from 30% to 20%.

- Create Objective 2.7 and Policy 2.7.a to discourage urban sprawl and require related analysis, consistent with Florida Statute.

- Amend Goal 8 to remove references to an outdated Countywide Visioning and Planning Process and the Boundary Adjustment Act, and instead reference Chapter 171, Florida Statutes, for annexation compliance and coordination of service delivery and planning between the City and other local jurisdictions.

TRANSPORTATION ELEMENT

- Amend Policy 1.1.a to establish additional defined road segments which are monitored for concurrency and adopted level of service standards for such roads.

Staff Comment: This amendment would clarify roadway segments presently monitored for concurrency. Currently, County roadways are referenced by the road name and cross-streets. This amendment would assign a segment number to each roadway segment in an effort to clarify the bounds of each segment. In addition, a section of CR 235 located north of SR 235/241 to the north City Limits would be added as a segment monitored for concurrency. Lastly, this amendment would update Comprehensive Plan roadway segments to be consistent with those segments defined by the Florida Department of Transportation.

- Amend Policy 1.2.b to clarify and further define access management requirements.
- Create a new Policy 1.4.b which addresses the extension of sidewalks for nonresidential development occurring along an arterial or collector street.
- Amend Policy 1.5.c to clarify requirements for new development to provide vehicular interconnectivity to adjacent lands.
- Create a new Policy 1.5.d to address multimodal (i.e., pedestrians, bicycles) interconnectivity to adjacent lands.

HOUSING ELEMENT

- Amend Objective 1.3 to include group home facilities.
- Amend Objective 1.4 to include housing opportunities for retirees.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

- Rename the Element to “Community Facilities Element”
- Amend Objective 1.2 to clarify the meaning of new development in relation to the provision of wastewater services.
- Amend Policy 1.2.a to require nonresidential development, multifamily development, and development comprised of 5 or more units to connect to wastewater service if such service is accessible and within one-half mile of existing facilities (currently one-quarter mile).
- Amend Policy 1.2.b to clarify when wastewater service is not required for residential lots.

- Amend Policy 1.3.c to remove the reference to pursuing an interlocal agreement with the County related to the land application of sludge, and reference the requirements of State Statute and Florida Administrative Code related to the land application of sludge and biosolids.
- Amend Policy 1.5.a to require the inspection of onsite sewage treatment and disposal systems in accordance with Florida Administrative Code
- Amend Policy 4.1.b to require nonresidential development, multifamily development, and development comprised of 5 or more units to connect to water service if such service is accessible and within one-half mile of existing facilities (currently one-quarter mile).
- Create Policy 4.1.e to provide a standard for when an isolated residential lot is developed and potable water service is not available.
- Amend Policy 4.2.a to clarify the meaning of new development in relation to the provision of potable water services.
- Create Policies 4.2.d through 4.2.f as required by Florida Statute in reference to the requirements to incorporate provisions addressing regional water supply planning.

CONSERVATION AND OPEN SPACE ELEMENT

- Amend Policy 1.10.b to provide flexibility for limited development activity which impacts isolated wetlands, to occur on properties less than ¼ acre in size.

Staff Comment: Current policy is unclear on nonresidential development near or on wetlands or wetland buffers. Proposed update clarifies conditions under which wetlands can be developed. Proposed policy amendment is similar to the requirements of Alachua County.

RECREATION ELEMENT

- Remove Policy 1.3.b related to Development of Regional Impacts.

INTERGOVERNMENTAL COORDINATION ELEMENT

- Amend Policy 1.5.a to remove reference to the Boundary Adjustment Act.
- Delete Policy 1.5.e to remove reference to an outdated countywide visioning process.

CAPITAL IMPROVEMENTS ELEMENT

- Amend Policy 1.2.a.6 to clarify the level of service standard for parks as presently established in the Recreation Element.
- Amend the 5-Year Schedule of Capital Improvements to reflect the time frame of FY 2020-2024.
- Amend the procedure for monitoring and evaluation of Capital Improvements Element and the concurrency management purpose and overview for internal consistency with the Comprehensive Plan and implementing Land Development Regulations

ECONOMIC ELEMENT

- Create Policy 1.7.i related to the revitalization of downtown.
- Amend Policy 1.8.f to reference urban sprawl.
- Add a definition of “Development” consistent with Florida Statute.

PUBLIC SCHOOL FACILITIES ELEMENT

- Amend Policy 2.3.b to remove reference to the Boundary Adjustment Act.
- Create Policy 3.5.b to indicate that the City will review the School Board’s annual Five Year Work Program and Educational Plant Survey.
- Amend Objective 4.2 to address public notice of Joint Meetings with the School Board.

List of Appendices:

Appendix A: Administration and Implementation Element

Appendix B: Monitoring and Evaluation Element

Appendix C: Future Land Use Element

Appendix D: Traffic Circulation Element

Appendix E: Housing Element

Appendix F: Community Facilities and Natural Groundwater Aquifer Recharge Element

Appendix G: Conservation and Open Space Element

Appendix H: Recreation Element

Appendix I: Intergovernmental Coordination Element

Appendix J: Capital Improvements Element

Appendix K: Economic Element

Appendix L: Public School Facilities Element

Appendix M: Data & Analysis Report

Administration and Implementation Element



THE GOOD LIFE COMMUNITY

ADMINISTRATIVE AND IMPLEMENTATION ELEMENT

I. INTRODUCTION

The City of Alachua Comprehensive Plan (Plan) strives ~~to be a Plan that~~ addresses the needs and desires of the community. Community input and support in the development and implementation of the Plan is essential to the Plan's success, and ultimately the success of the City.

The Plan has its foundation in Florida's growth management system. The Plan is required to be consistent with Florida State Statute Sections 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248 ~~Florida Statutes~~, and the North Central Florida Strategic Regional Policy Plan. The Plan is a critical component of planning efforts in the City as part of the north central Florida region.

The Plan focuses on those issues facing the City over a twenty-year time horizon.

The Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

II. SUSTAINABILITY

The ultimate goal of the City's Plan is to create a sustainable community that uses resources to meet current needs while ensuring that adequate resources are available for future generations. As such, the City seeks a better quality of life for all residents by allowing a variety of land use and transportation options, promoting reuse and recycling practices, preventing pollution, ensuring the provision of affordable housing, maximizing conservation, promoting efficiency, promoting green building standards and developing resources to enhance the local economy.

Sustainability will also require that development and redevelopment in the City is coordinated with public investments in infrastructure, which will enable the City to accommodate for the projected population and allow ~~for~~ expanded economic and cultural activity.

III. OBJECTIVES AND POLICIES

All goals, objectives and policies contained within the City's Comprehensive Plan have been prepared in conformance with the requirements of the Community Planning Act, Chapter 163.3161(1) ~~of~~ Florida Statutes. Consistent with the requirements of Florida Statutes, each goal is followed by one or more objectives that, in turn, are followed by one or more policies.

~~Goals, objectives and policies are generally defined as follows:~~

~~Goal — The long-term result toward which programs or activities are ultimately directed.~~

~~Objective — A specific, measurable, intermediate result that is achievable and marks progress toward a goal.~~

~~Policy — The way in which programs and activities are conducted to achieve an identified goal.~~

It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. No policy should be applied in isolation.

GOAL 1: *Use of Plan*

The City of Alachua Comprehensive Plan (Plan) will be used primarily:

- as the guiding document for shaping the City's future;
- as a framework to link the planning and implementation of the Vision of the City; and, to review development proposals

Objective 1.1: *Planning Program Timing*

The City shall continue to maintain a comprehensive planning program through the year 2035.

Policy 1.1.1: The City shall continue to provide funding for the administration of the Plan. The Planning and Community Development Department will be responsible for administration and enforcement of the Plan.

Policy 1.1.2: The administration of the Plan shall be administered by the Planning and Community Development Department. The Planning and Community Development Director or such person(s) appointed by the Director will be responsible for answering all questions of interpretation and enforcement of the Plan.

Policy 1.1.3: The City shall continue to provide public participation procedures to encourage public participation in the comprehensive planning process,

including consideration of amendments to the Plan.

Objective 1.2: *Updating of Plan*

The City shall provide for annual updating of the Plan, as necessary, through the year 2035.

Policy 1.2.1: The City Commission, the City Manager (or his/her designee) or the real property owner (or his/her designee) is authorized to initiate amendments to the Plan.

Policy 1.2.2: The Planning and Community Development Department shall provide and maintain procedures for processing Plan amendments.

Objective 1.3: *Planning and Community Development Department*

The Planning and Community Development Department shall work with the staff of other City departments to guarantee that the adopted components of the Plan are updated as necessary and are coordinated and consistent with the supporting documentation of the Plan.

Policy 1.3.1: The Planning and Community Development Department shall prepare and maintain a future land use map, a part of the Future Land Use Element Map Series, and amendments thereto, which shall be the effective future land use map for the City upon adoption by the City Commission.

DEFINITIONS

The following definitions are provided to clarify terms used in the City's Comprehensive Plan. All other terms not provided herein and defined by the Plan are hereby adopted by reference:

Adjusted for family size: ~~means~~—adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

Adjusted gross income: ~~means~~—all wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s.62 of the Internal Revenue Code.

Affordable housing: means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed thirty percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.0004, F.S.

Air pollutant: ~~a~~Any substance in air that could, if in high enough concentration, harm living things.

Air pollution: ~~o~~One or more chemicals or substances in high enough concentrations in the air to harm humans, other animals, vegetation, or materials. Such chemicals or physical conditions (such as excess heat or noise) are called air pollutants.

Agriculture: ~~t~~The science, art, or practices of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

Agricultural uses: ~~means~~ activities within land areas that are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

Amendment: ~~means~~ any action of a local government that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan or plan element or map or map series, including an action affecting a prior plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

Antiquated Subdivision: a subdivision that was recorded or approved more than 20 years ago that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns, as determined by the respective jurisdiction in which the subdivision is located.

Annexation: the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way part of the municipality.

Arterial street: ~~means~~ a street which carries large volumes of traffic over long distances. In addition, every United States numbered highway is an arterial street.

Aquifer: ~~a~~A natural underground layer of porous, water-bearing materials (sand, gravel) usually capable of yielding a large amount or supply of water (EPA).

Bicycle and pedestrian ways: ~~means~~ any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Buffer: ~~means~~ a strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

Capital Budget: ~~t~~The portion of each local government's budget that reflects capital improvements scheduled for a fiscal year.

Capital improvement: ~~means~~ physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Central Business District: ~~means~~ a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

Champion trees: ~~Those~~ trees that have been identified by the Florida Division of Forestry as being the largest of their species within the State of Florida or by the American Forestry Association as the largest of their species in the United States.

Clustering: ~~means~~ the grouping together of structures and infrastructure on a portion of a development site.

Collector street: ~~means~~ a street which serves as the connecting link for local streets and arterials. The traffic characteristics generally consist of relatively short trip lengths with moderate speeds and volumes.

Commercial uses: ~~means~~ activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park: ~~means a~~ park located near major roadways, and designed to serve the needs of more than one neighborhood.

Compatibility: ~~means a~~the condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Composition: ~~means~~ the make-up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

Comprehensive Plan: ~~a~~A plan adopted pursuant to the Community Planning Act.

Concurrency: ~~means that~~ the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System: ~~means~~ the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence: ~~means~~ an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined aquifer: ~~a~~An aquifer bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

Conservation: ~~t~~The prudent use and protection or restoration of natural areas and features consistent with the continued functioning of natural areas and features.

Conservation uses: ~~means~~ activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

Currently available revenue sources: ~~means~~ an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

Density: ~~means~~ an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Development: has the meaning described in s.380.04, F.S..

Development Permit: Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Development standards: ~~means~~ standards in the comprehensive plan which ~~control~~ manage the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

Distribution: ~~means~~ the spatial array of land uses throughout an area.

Drainage basin or stormwater basin: ~~means~~ the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Drainage detention structure: ~~means~~ a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

Drainage facilities: ~~means~~ a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Drainage retention structure: ~~means~~ a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

Ecosystem: aAn interacting system of living and non-living components of the environment.

Educational uses: ~~means~~ activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Endangered species: aAnimals, birds, fish, plants, or other living organisms threatened with extinction by anthropogenic (man-caused) or other natural changes in their environment. Requirements for declaring a species endangered are contained in the Endangered Species Act.

Enclave: aAny unincorporated, improved or developed area that is enclosed within and bounded either on all sides by a single municipality or a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Endocrine disruption: ~~t~~The negative impact of manmade chemicals on typical hormonal function.

Environmentally significant (sensitive): nNatural features that are essential to conservation of the natural environment and the protection of public health, safety and welfare. These features are prone to damage from development.

Exotic species: aA species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

Extraction activities: ~~t~~The use of mining techniques to remove surface and subsurface mineral deposits.

Facility availability: ~~means~~—whether or not a facility is available in a manner to satisfy the concurrency management system.

Farm: the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Flood-prone areas: areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps

Flood plains: ~~means~~—any land areas susceptible to being inundated by floodwaters from any source.

Floor area: the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures and basement space where the ceiling is not more than 48 inches above the general finished and graded level of the adjacent part of the lot.

Fragmentation: 1) refers to the break-up of an organism's population and breeding grounds. 2) refers to the reduction in connectivity among ecosystems within a landscape.

Geologic feature: ~~p~~Prominent or conspicuous characteristics of naturally occurring materials in the landscape. These features include, but are not limited to sinkholes, caves, stream bluffs, escarpments, outcroppings and springs.

Geological resources: ~~a~~A general reference category that includes the geologic features defined herein.

Goal: ~~means~~—the long-term end toward which programs or activities are ultimately directed.

Governing Body: board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of this act is accomplished as provided herein.

Governmental Entity: includes local and regional governmental entities. This does not include a water management district, a water control district established under chapter 298, or a special district created by special act for water management purposes.

Local Governmental Entities: includes municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

Regional Governmental Entities: includes regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county.

Greenway: ~~Greenways are~~ corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features, and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. Greenways can be publicly or privately owned and some are the result of public/private partnerships. Some appeal to people, while others attract wildlife (Trailsandgreenways.org).

Group living: ~~means~~ a facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Groundwater: ~~The~~ supply of fresh water found beneath the Earth's surface, usually in aquifers, which supply wells and springs.

Habitat: ~~The~~ physical environment in which organisms live.

Hazardous waste: ~~means~~ solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Heritage trees: ~~The~~ trees with a diameter of at least thirty (30) inches or seven (7) feet ten (10) inches in circumference, whichever dimension is lesser; measured at a point four and one-half (4.5) feet above ground level.

High recharge area: ~~means~~ an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or

their status as current or future sources of potable water.

Historic resources: ~~means~~—all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hydric soils: ~~s~~Soils that are saturated, flooded or ponded long enough during the growing season for the development of anaerobic conditions in the topsoil.

Hydrologic regime: ~~n~~Natural phenomena or processes associated with the distribution, properties, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

Hydro-period: ~~t~~The annual period of inundation.

Impervious surface: ~~a~~A surface that is impenetrable by moisture.

Industrial uses: ~~means~~—the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: ~~means those~~—man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; docks; bridges; and roadways.

Intensity: ~~means a~~n objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Invasive exotic plant species: ~~a~~An exotic plant species that has naturalized and is expanding on its own in Florida plant communities.

Karst topography: ~~a~~A type of terrain characterized by sinkholes, caves, disappearing streams, springs, rolling topography, and underground drainage systems. Such terrain is created by ground-water dissolving limestone.

Listed species: ~~Those~~—species of plants and animals listed as endangered, threatened, commercially exploited, rare or of special state concern by the Florida Fish and Wildlife Commission in their publication, “Florida’s Endangered Species, Threatened Species and Species of Special Concern: Official Lists”.

Level of service: ~~means~~—an indicator of the extent or degree of service provided, or proposed to be provided, by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Limited access facility: ~~means~~ a roadway especially designed for through traffic, and over, from, or to which owners or occupants abutting land or other persons have no greater than a limited right or easement of access.

Local Planning Agency: ~~t~~The agency designated to prepare a comprehensive plan or plan amendment pursuant to the Community Planning Act.

Local street: ~~means~~ a street whose primary function is to provide the initial access to the collector and arterial streets. These facilities are characterized by short trips, low speeds and small traffic volumes.

Low income household: the meaning provided in s.420.0004, F.S.

Manufactured home: ~~means~~ a residential manufactured home meeting the definition in s.320.01, F.S.

Minerals: ~~means~~ all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Mineral resources: ~~a~~A valuable mineral deposit of an area that is presently recoverable and may be so in the future; includes known ore bodies and potential ore.

Mitigation: ~~a~~A actions taken to avoid, reduce, or compensate for the effects of environmental damage. Among the broad spectrum of possible actions are those that restore, enhance, create, or replace damaged ecosystems.

Mobile home: ~~means~~ a structure meeting the definition in s. 320.01, F.S.

Mobil source: ~~m~~Moving objects that release pollution; mobile sources include cars, trucks, buses, planes, trains, motorcycles and gasoline-powered lawn mowers. Mobile sources are divided into two groups: road vehicles, including cars, trucks and buses, and non-road vehicles, which include trains, planes and lawn mowers.

Moderate-income household: has the meaning provided in s.420.0004, F.S.

Native community: ~~a~~A distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

Native species: ~~a~~A species that's natural range included Florida at the time of European contact in 1500.

Natural drainage features: ~~means~~—the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural drainage flow: ~~means~~—the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Natural groundwater (aquifer) recharge areas or groundwater recharge areas: ~~means~~—areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

Natural reservations: ~~means~~—areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under any acquisition programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Natural resources: ~~a~~All land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources.

Naturalized plant species: ~~a~~An exotic that sustains itself outside cultivation. The species is still exotic; it has not become native.

Mobile park: ~~means~~—a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Non-point source pollution: ~~means~~—any source of water pollution that is not a point source.

Objective: ~~means~~—a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open space: ~~a~~A vegetated or surface water area set aside for aesthetics, recreation, public gathering, protection of public health and safety, preservation of ecosystem function, or a combination of these purposes.

Park: ~~means~~—a neighborhood, community, or regional park.

Pattern: ~~means~~—the form of the physical dispersal of development or land use.

Playground: ~~means~~—a recreation area with play apparatus.

Point source pollution: ~~means~~—any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling rock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Policy: ~~means~~—the way in which programs and activities are conducted to achieve an identified goal.

Pollution: ~~is~~—the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable water facilities: ~~means~~—a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Potable water wellfield: ~~means~~—the site of one or more water wells which supply potable water for human consumption to a water system which serves at least fifteen service connections used by year-round residents or regularly serves at least twenty-five year-round residents.

Preservation: ~~t~~—The perpetual maintenance of areas in their natural state.

Private recreation sites: ~~means~~—sites owned by private, commercial or nonprofit entities.

Public access: ~~means~~—the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public recreation sites: ~~means~~—sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public buildings and grounds: ~~means~~—structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public facilities: ~~means~~—transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, telecommunication facilities, and public health systems or facilities.

Public facilities and services which must be made available concurrent with the impacts of development: ~~means~~—those public facilities which are subject to concurrency as required by and in accordance with Section 163.3180 Florida Statute and those public facilities which concurrency is applied to as determined by the local government and in accordance with Section 163.3180 F.S.

Recreation: ~~means~~—the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation facility: ~~means~~—a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Recreational uses: ~~means~~—activities within areas where recreation occurs.

Regional park: ~~means~~—a park which is designed to serve two or more communities.

Regional Planning Agency: the regional planning council created to pursuant to ss. 186.501-186.515 to exercise responsibilities under ss.186.001-186.031 and 186.801-186.901 in a particular region of the state.

Relocation housing: ~~means~~—those dwellings that are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

Residential uses: ~~means~~—activities within land areas used predominantly for housing.

Restoration: ~~t~~he revival or rehabilitation of a natural area or feature such as a wetland, plant or animal habitat, waterway, etc., to a condition in which the area or feature functions in a relatively self-maintaining, historically natural condition.

Right-of-way: ~~means~~—land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated for a transportation or utility use.

Roadway functional classification: ~~means~~—the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Rural areas: ~~means~~—low-density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

Sanitary sewer or wastewater facilities: ~~means~~—structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains,

interceptors, treatment plants and disposal systems.

Seasonal Population: part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

Seepage slope: ~~W~~Wetland on or at base of slope with organic/sand substrate; maintained by downslope seepage, usually saturated but rarely inundated; subtropical or temperate; frequent or occasional fire; sphagnum moss, mixed grasses and herbs or mixed hydrophytic shrubs.

Services: ~~means~~—the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

Sinkhole: ~~a~~A natural depression in a land surface community with a subterranean passage, generally occurring in limestone regions and formed by solution or by collapse of a cavern roof.

Silviculture: ~~m~~Management of forest land for timber

Solid waste: ~~means~~—sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid waste facilities: ~~means~~—structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid waste transfer station: ~~means~~—a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Species of critical concern: ~~a~~A species that does not clearly fit into the endangered, threatened or rare categories yet, which for certain reasons warrants special concern.

Steep slope: ~~a~~Any topography having a slope of greater than or equal to 5%.

Stewardship: ~~t~~The individual's responsibility to manage life and property with a reasonable regard to the rights of others (NPS).

Stormwater: ~~t~~The flow of water, which results from, and which occurs during and immediately following a rainfall event (GCP).

Stormwater facilities: ~~means~~—manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

Stream-to-sink basins: ~~a~~^A drainage basin typified by streams discharging into sinkholes and other karst features.

Support documents: ~~means~~—any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

Suitability: ~~means~~—the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Threatened species: ~~a~~^A species that is likely to become endangered in the foreseeable future.

Topography: ~~t~~^{The} physical features of a surface area including relative elevations and the position of natural and man-made (anthropogenic) features.

Transfer of development rights: ~~means~~—a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

Urban area: ~~means~~—an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban infill or infill development: ~~means~~—the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, streets, schools, and recreation areas are already in place and the average residential density is at least 5 dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant developable land is not more than 10 percent of the area.

Urban sprawl: ~~means~~—a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural use.

Vegetative communities: ~~means~~—ecological communities, such as, oak hammocks, which are classified based on the presence of certain soils, vegetation and animals.

Very low-income family: ~~means~~—one or more natural persons or a family, not including students, the total annual adjusted gross household income of that does not exceed 50

percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Water Resources: ~~atmospheric~~, surface or groundwater resources.

Water recharge areas: ~~means~~—land or water areas through which groundwater is replenished.

Water wells: ~~means~~—wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Wellhead protection area: ~~means~~—an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

Wetland: ~~These~~—areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wildlife corridor: ~~a~~ passageway of otherwise isolated units of suitable habitat that have been connected to allow the dispersal of organisms and the consequent mixing of genes, and to benefit plant populations that have been isolated due to fragmentation.

Xeriscape: ~~Quality~~ landscaping that conserves water and protects the environment. Xeriscaping involves seven core principles: Planning and design; soil improvement; appropriate plant selection; practical turf areas; efficient irrigation; use of mulches; and appropriate maintenance.

IV. ~~COMPREHENSIVE PLANNING~~ PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning process, the City will adhere to the public participation procedures adopted by the City Commission and contained within this document. Pursuant to the State of Florida's Community Planning Act, these procedures will ensure effective public participation in the comprehensive planning process. The procedures will also ensure that the City will hold all required public hearings,

provide ample opportunities for interested parties to ~~provide-give~~ written and oral comments at the public hearings and consider and respond to such comments.

PROCEDURES

1. Comprehensive Plan Amendments shall follow the same public participation procedures as established herein.
2. Amendments to the Comprehensive Plan shall be advertised in accordance with State Statute requirements.
3. Civic Associations that have requested in writing that the Planning and Community Development Department prompt them of proposed Comprehensive Plan amendments shall be notified prior to public hearings being held on the proposed Comprehensive Plan amendments.

COMPREHENSIVE PLAN PUBLIC HEARINGS

Proposed Comprehensive Plan amendments shall be presented and discussed at the following public hearings:

1. The Planning and Zoning Board, acting as the Local Planning Agency (LPA), shall conduct a public hearing prior to the transmittal hearing for the purpose of making a recommendation to the City Commission; and
2. The City Commission shall hold two Public Hearings for Comprehensive Plan amendments as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.

PUBLIC INPUT

1. Drafts of the proposed Plan amendments shall be made available for public inspection at the following locations approximately seven days prior to the LPA public hearings:

City of Alachua City Hall
15100 NW 142nd Terrace Alachua, FL 32615
City of Alachua website

2. Subsequent revised reports with relevant public comment incorporated or required by Florida State Statutes, shall be available for public inspection and shall be available from the Planning and Community Development Department continuously throughout the Public Hearing process.

3. Written and verbal comments from the public shall be accepted throughout the amendment process, and during the public hearings. Every attempt will be made to incorporate citizen input, which is beneficial and appropriate to the City.
4. Citizen's written comments may be directed to the City Commission, the City Manager's Office or to the Planning and Community Development Department. All comments shall be reviewed and responded to by Planning and Community Development Department.

REVIEW AND EVALUATION CRITERIA FOR PROPOSED FUTURE LAND USE MAP AMENDMENTS

At a minimum, the City shall review any proposed amendments of the Future Land Use Map based upon the following evaluation criteria, in addition to the requirements of Florida Statute:

- a. Whether the proposed amendment discourages the proliferation of urban sprawl;
- b. Impact of the proposed amendment on the availability of public facilities and services;
- c. Impact of the proposed amendment on surrounding properties;
- d. Impact of the proposed amendment on natural resources;
- e. Consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan;
- f. Consistency of the proposed amendment with the adopted Capital Improvements Plan.

V. IMPLEMENTATION REGULATIONS AND PROCEDURES

LAND DEVELOPMENT REGULATIONS (LDR)

The City's Land Development Regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan that shall contain at a minimum the following provisions to:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with the Future Land Use Element to maintain the compatibility of adjacent land uses and provide for open space;
- c. Protect environmentally sensitive lands identified within the Conservation Element;

- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.
- i. Incorporate existing development orders pursuant to 163.3167

CONCURRENCY MANAGEMENT SYSTEM

The City's Concurrency Management System is described in the Capital Improvements Element. The City's LDRs provide the regulatory procedures and processes to assure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development, for those public facilities subject to concurrency.

The LDRs provide development review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services and facilities required from the developer as a condition for a development permit shall be in place and available to serve new development installed and completed prior to the issuance of a Certificate of Occupancy or its functional equivalent.

The City of Alachua will amend or enforce LDRs that are consistent with and implement their adopted comprehensive plan within (1) year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to 163.3191.

A development permit shall only be issued if it is consistent with the City of Alachua Comprehensive Plan, and the City's LDRs.

Monitoring and Evaluation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

MONITORING AND EVALUATION ELEMENT

I. INTRODUCTION

The City is encouraged to comprehensively evaluate and, as necessary, update the Plan to reflect changes in local conditions. Revisions may come in the form of amendments ~~required to that~~ comply with new Florida State law. This Monitoring & Evaluation Element identifies public participation processes, monitoring and evaluation procedures, and seven-year monitoring, updating and evaluation procedures for maintaining the Comprehensive Plan.

II. PUBLIC PARTICIPATION IN THE MONITORING AND EVALUATION PROCESS

Public participation in the monitoring, updating and evaluation of this Comprehensive Plan (Plan) will consist of three parts:

1. Opportunities for review and comment by the general public
2. Review and comment by citizens' groups and special interest ~~groupss~~
3. Review by the Local Planning Agency and adoption by the City Commission

Procedures used for this three-part public participation process will be generally similar to those described in the Administration and Implementation Element of this Plan; however, the Local Planning Agency shall review the procedures and recommend any modifications to them prior to the commencement of evaluation and update of the Plan.

The City will also maintain a process for public notification and consolidating and tracking information, which will include posting information to the City's website (at www.cityofalachua.org) recording and publishing amendment updates to the Plan, amendment tracking, and Future Land Use Map updates.

III. CONTINUOUS MONITORING AND EVALUATION OF THE PLAN

The monitoring and evaluation of the Plan following its adoption does not occur ~~but~~ just only once during the evaluation period. Rather, it is a continuous process with many points at which individual goals, objectives and policies can be reevaluated and amended on a case-by-case basis, and at a minimum once every seven (7) years to determine if plan amendments are necessary to reflect changes in state

requirements since the last update of the Plan. Three kinds of continuous monitoring and evaluation are particularly important:

First, amendment applications may be made either by the public in order to accommodate the needs of property owners, citizen groups or special interests, or by the City itself as a result of its on-going monitoring and evaluation of the Plan's effectiveness.

Second, the City is required to maintain a Concurrency Management System that will determine the availability of capacity and monitor the impact that new development will have on the provision of service for the following public facilities: sanitary sewer, potable water, solid waste, and stormwater. The City may maintain a Concurrency Management System for transportation, recreation and schools. A concurrency determination is required for all final development approvals and prior to issuance of a development permit. Solid waste LOS standards will be reviewed for capacity availability and provision of service on an annual basis. A Concurrency Status Report will be prepared each year which addresses the City's ability to achieve and maintain adopted LOS standards for sanitary sewer, solid waste, drainage, and potable water ~~each public facility~~ and the availability of capacity and provision of service for the upcoming year.

MONITORING AND EVALUATION PROCEDURES

In order to ensure the successful long-term implementation of the City's Comprehensive Plan goals, objectives and policies, the City will monitor the plan on a continuous basis. In this regard, the City will, prior to taking final action, assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the City's Comprehensive Plan goals, objectives and policies. Furthermore, the City will prepare an annual report describing the cumulative impacts upon the City's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent amendment.

EVALUATION MEASURES

The City's Plan contains policies to ensure compliance with ~~the~~ requirements of Section 163.3177 and 163.3191 Florida Statutes regarding procedures for monitoring, evaluating and appraising implementation of the Plan.

COORDINATION ON MONITORING AND EVALUATION

The Planning and Community Development Department "Department" shall be responsible for coordination of the monitoring and evaluation of each element of the Comprehensive Plan. The Department shall periodically review the Plan to:

1. update as appropriate, baseline data
2. update as appropriate, goals, objectives and policies which were not achieved as a result of obstacles or problems.
3. include new or modify existing goals, objectives or policies to correct discovered problems.
4. update and modify objectives and policies to reflect changes in Florida State Statutes.

The update will occur as needed and in coordination with the City's annual budget process, which reflects capital expenditures for capital improvements as identified by the City's Capital Improvements Element. The Department shall work with staff of other City departments to assure that the adopted components of the plan are updated as necessary and are consistent with the supporting documentation of the Comprehensive Plan.

IV. MONITORING, EVALUATION, AND UPDATING OF THE PLAN UPDATING OF DATA & ANALYSIS AND GOALS, OBJECTIVES, & POLICIES

The City of Alachua will begin its evaluation and appraisal process at least once every seven years to meet the ~~required~~ timeframe required set by the State. The purpose of the monitoring, evaluation, and updating of the Plan will be to determine if plan amendments are necessary to reflect changes in state requirements since the last time the Plan was updated. Applicable new State and local laws and initiatives will be reviewed and evaluated to determine their impact upon the City's Plan, including the need to revise the plan's goals, objectives and policies. The City may periodically update baseline data and pursue amendments necessary to reflect changes in local conditions. All data and analyses activities will be conducted in accordance with the requirements of Section 163.3177 Florida Statute. The accuracy of the updated baseline data for the monitoring, evaluation, and updating of the Plan will be significantly improved through the use of current U.S. Census data. The City will crosscheck its' development data with Census figures, and any population projections released by the Office of Economic and Demographic Research ~~University of Florida's Bureau of Economic and Business Research (BEBR)~~ and housing figures from the Shimberg Center for Affordable Housing, and any necessary corrections will be made. Twenty-year growth projections for population, seasonal population, housing and other land uses will then be updated. The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies of the Plan such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land within the City.

Periodic updating of the Plan may occur based on changed conditions, which may include an evaluation of:

- a. new available data and information;

- b. the ability to implement Plan policies based on staffing and available resources; and
- c. changes in agency roles and responsibilities.

V. NEW OR MODIFIED GOALS, OBJECTIVES AND POLICIES

The end result of the monitoring, evaluation, and updating of the Plan will be the preparation of new or modified goals, objectives and policies needed to maintain compliance with new state requirements or to reflect changed local conditions.

Future Land Use Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FUTURE LAND USE ELEMENT

Goal 1: *Future Land Use Map* ~~2025~~2035

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

Objective 1.1: *Agriculture*

The City ~~of Alachua~~ shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: *Residential uses*: ~~Residential~~ Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached, ~~conventional~~ dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Policy 1.1.b: ~~Community Services~~: Supporting community services such as schools, houses of worship, parks and community centers shall be permitted within the Agriculture land use category.

Policy 1.1.c: *Agri-business and agritourism uses*: Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of 0.50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Aanimal care; Aanimal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;

8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and,
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: *Rural conservation subdivision option*: To maintain the rural character, open space, and natural features and to preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Policy 1.1.e: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the Agriculture land use category by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

Objective 1.2: *Residential*

The City ~~of Alachua~~ shall establish ~~three~~ 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 ~~that makes~~ the best use of available lands for residential development.

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.~~ab~~: *Moderate ~~D~~ensity ~~R~~esidential (0 to 4 dwelling units per acre):* The ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category:

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

Policy 1.2.~~ab~~.1: *—The ~~M~~oderate ~~D~~ensity ~~R~~esidential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, ~~P~~ages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City's ~~of Alachua's~~ Land Development Regulations.*

Policy 1.2.~~bc~~: *Medium ~~D~~ensity ~~R~~esidential (4 to 8 dwelling units per acre):* The ~~M~~edium ~~D~~ensity ~~R~~esidential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the ~~M~~edium ~~D~~ensity Residential land use category:

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

Policy 1.2.~~ed~~: *High ~~D~~ensity ~~R~~esidential (8 to 15 dwelling units per acre):* The ~~H~~igh ~~D~~ensity ~~R~~esidential land use category allows residential

development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a ~~limited-range~~ ~~of low intensity~~ neighborhood-scale retail and services. The following uses are allowed within the ~~H~~high ~~D~~density ~~R~~residential land use category:

1. Single family; ~~conventional-attached and detached~~ dwelling ~~units-units~~ ~~and single family, attached dwelling units~~;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live-/work units;
6. Residential Planned Developments;
7. Traditional ~~Mixed-use~~ Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, ~~where the area dedicated to such uses is less than or equal to under~~ 30,000 square feet ~~of floor area and is~~ designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, ~~green-grocers,~~ local markets, restaurants, personal services, or business and professional offices; ~~and,~~
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.de: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the AgricultureResidential land use categories by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

Objective 1.3: Commercial

The City ~~of Alachua~~ shall establish three commercial ~~districts~~ land use categories: Community Commercial, Commercial, and Central Business District. These ~~districts-land use categories~~ shall provide a broad range of commercial uses, including retail sales and services, personal services, as well as offices-uses, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

1. Neighborhood commercial establishments;
2. Residential/office s 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 bBreakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional ~~Mixed-use~~ Neighborhood Planned Developments; .

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

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

Policy 1.3.c: *Central Business District*: The Central Business District land use category is established to provide an area that forms the City's center for financial, commercial, governmental, professional, and cultural activities. This category is to encourage the development of a ~~C~~central ~~B~~business ~~D~~district as a focal point for the community that provides the services for people to live, work and shop. The following uses are allowed in the Central Business District land use category:

1. Single family attached and detached dwelling units;
- 1.2. Residential/offices and live-work units;
- 2.3. Business and professional offices;
- 3.4. Personal services;
- 4.5. Financial institutions;
- 5.6. Eating establishments;
- 6.7. Retail sales and services that serve the community;
- 7.8. Single-family and multi-family residential above first floor commercial uses;
- 8.9. Supporting community services such as schools, houses of worship, parks, and community centers;
- 9.10. Traditional ~~Mixed-use~~ Neighborhood Planned Developments;
- 10.11. Convention ~~c~~Centers; and,
- 11.12. Hotels, motels, and bed and breakfast inns;.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts ~~and~~ to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at ~~an~~ appropriate ~~intensity~~intensities, ~~directions~~ and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, ~~and~~ drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; ~~and~~
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels ~~10 acres or greater, .50 floor area ratio~~

~~for parcels less than 10 acres but~~ 5 acres or greater, ~~0a-.75~~ floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio ~~to for~~ parcels 1 acre or less.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. ~~proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use~~ Extensions of a commercial land use category shall not encroach into a residential area. ~~Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria~~ The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
- ~~1.2.~~ Access points for commercial ~~complexes development~~ shall ~~seek to~~ minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ~~curb cuts for ingress and egress~~ access driveways connections to roadways. ~~the maximum extent feasible~~
- ~~2.3.~~ Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
- ~~3.4.~~ A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas ~~residents~~ and to reduce traffic volumes on the roadways.

Policy 1.3.f: ~~The City of Alachua~~ shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City ~~of Alachua~~ shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City ~~of Alachua~~, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City ~~of Alachua~~ shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. ~~The City shall consider establishing the boundaries of the activity center and relevant regulations through a public planning process.~~ The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Policy 1.3.g: _____ The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

Objective 1.4: *Corporate Park*

The City ~~of Alachua~~ shall establish one mixed-use district land use category: Corporate Park. This district land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- ~~1.~~ provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- ~~2.1.~~ _____
- ~~3.2.~~ provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	<u>Maximum Area:</u> Manufacturing Area/Storage	<u>Maximum</u> <u>Building Size of</u> <u>Building</u>	<u>Maximum</u> Building Area Coverage
Regional Warehouse	None permitted	100,000 sq._ft._	50%
Manufacturing / Assembly	75% of total area	100,000 sq._ft._	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	<u>Maximum Building Size</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Area: Warehousing</u>	<u>Maximum Building Area Coverage</u>
Research and Development	150,000 sq._ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq._ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq._ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for uses Corporate Park uses land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to ~~and~~-preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at ~~an~~-appropriate intensityintensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;:-
11. ~~Commercial Corporate Park~~ uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,:-
12. Complementary residential uses.

Objective 1.5: *Industrial*

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

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

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

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

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

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

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

Type of flex	<u>Maximum Building Size of building</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Area: Warehousing</u>	<u>Maximum Building Area Coverage</u>
Research and Development	150,000 sq. ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq. ft. maximum	None permitted	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%- maximum

Policy 1.5.b: —The Industrial land use category may ~~also~~ include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and

services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

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

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts ~~and to~~ preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate ~~intensity~~ intensities, ~~directions~~ and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including ~~parking layout and drive aisles, parking, layout, drive aisles,~~ and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; ~~and,~~
11. Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels ~~10 acres or greater, 50 floor area ratio for parcels less than 10 acres by~~ 5 acres or greater, 0.75 floor area

ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Objective 1.6: *Public*

The City ~~of Alachua~~ shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. ~~EAn~~ exceptions should may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category.
2. Public facility land uses may be ~~considered for locations~~ located within all land use ~~categories designations~~ on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City ~~of Alachua~~ shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Policy 1.6.a: *Education*

1. The City shall require the location of public, private and charter school sites to be consistent with the following criteria:
 - a. The proposed school location shall be compatible with present and projected-anticipated use of adjacent property;
 - b. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 - c. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 - d. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 - e. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

- f. The proposed site can accommodate the required parking and circulation of vehicles on the site; and.
 - g. Where feasible, the proposed site is so located to allow for co-location with parks, libraries, and community centers.
2. The City shall require the development of public, private and charter school sites to be consistent with the following standards:
- a. Middle and high schools shall be located on collector or arterial streets, as functionally classified within this Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
 - b. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and.
 - c. All structural setbacks, building heights, and access requirements shall be governed by the City's Land Development Regulations.

Policy 1.6.b: Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.6.c: —In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

Policy 1.6.d Public schools are encouraged to be located proximate to urban residential areas when ever possible.

Objective 1.7: Recreation

The City ~~of Alachua~~ shall designate a Recreation land use category for all publicly or privately owned recreational lands, ~~however, in.~~ In order to provide the opportunity for recreation activities, and recreational uses, ~~however,~~ may be allowed outside of the Recreation in any land use category provided such uses are compatible with adjacent land uses and are consistent with this Comprehensive Plan.

Policy 1.7.a: *City-owned recreation facilities:* The City ~~of Alachua~~ shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Policy 1.7.b: ~~Community gardens~~: Community gardens shall be allowed throughout existing and new residential areas to provide residents with an opportunity to grow vegetables, herbs and flowers, learn about nutrition and the environment, beautify the neighborhood, and build a sense of community.

Policy 1.7.c: ~~Other recreation uses in all districts~~: Recreation uses, such as neighborhood parks or commercial recreation, shall be allowed in other land use categories other than the Recreation land use category when compatible with adjacent land uses and land use categories as appropriate.

Policy 1.7.d: Publicly owned recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio while privately owned recreation uses within this land use category shall be limited to less than or equal to 0.05 floor area ratio.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and ~~development~~ opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Policy 1.8.a: *Conservation uses*: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Goal 2: *Innovative Design Standards*

The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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 ~~r~~esidential 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; 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.

Policy 2.1.b: *Employment Center Planned Development (PD)*: The City shall establish employment center planned development (PD) zoning district regulations as a development option for planned office and industrial park development for use within commercial and industrial land use categories. Those regulations shall be developed to achieve the following:

1. Planned office and industrial park development in a campus-like setting. A limited percentage of medium or high-density residential development may be integrated or mixed with office and/or industrial park development.

Policy 2.1.c: *Traditional Neighborhood Design Planned Development (PD)*: The City shall establish traditional neighborhood design planned development (PD) zoning district regulations that may be used within the residential and commercial land use categories. Those regulations shall be developed to achieve the following:

1. A mix of ~~high-quality~~ neighborhood residential uses and ~~a limited amount of~~ supporting retail and office services intended to serve the PD and areas nearby, planned in a traditional neighborhood design.
2. A fully integrated, mixed use, pedestrian-oriented neighborhood designed with identifiable centers and edges. Edge lots should be

readily accessible to retail, office and recreation by non-vehicular means.

3. Street networks which form public spaces and are interconnected, blocks which are small, ~~and both are~~ designed to adequately accommodate vehicles but, to also respect pedestrians and other means of travel such as bicycles, ~~and to form public spaces.~~
4. Civic buildings and public squares or recreation areas are given prominent sites throughout the development.
5. Developments seamlessly linked to its surroundings. Edge areas should be compatible with surrounding uses and designed to provide for a seamless transition. This sub-policy does not mean that the density or lot size or use of the edge will be the same as the surrounding use.

Policy 2.1.d: *Commercial Planned Development:* The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to ~~high~~ density residential development may be integrated with commercial and retail uses.

Objective 2.2: *Neighborhood Conservation Districts*

For neighborhoods that do not qualify for historic district designation or ~~that do not opt~~ for which a historic district designation may not be appropriate, the City may develop an optional neighborhood conservation overlay district to protect special character and physical features.

Policy 2.2.a: *Program:* The City shall establish neighborhood conservation overlay district regulations that would allow for the establishment of design and development standards that are unique to a particular area or neighborhood in order to protect special characteristics or physical features. Once established, this program would be ~~initiated~~ implemented by interested neighborhoods.

Policy 2.2.b: The City shall consider implementing Neighborhood Conservation districts to strengthen and beautify existing residential neighborhoods, protect important neighborhood values and character, and promote appropriate infill.

Objective 2.3: *Conservation sSubdivision sStandards*

The City shall develop conservation subdivision regulations for use within the Agriculture land use category. These regulations shall establish a process for designing residential developments around the principle of the conservation of

sensitive environmental features, areas of open space and rural character that define Alachua, and areas of active agricultural pursuits.

Policy 2.3.a: ~~Lot sizes in a proposed conservation subdivision shall be determined through the preparation of a yield plan, which must show, at a minimum, lot and street layout, basic topography, wetlands, special flood hazard areas susceptible to the one percent (1%) annual chance flood, slopes exceeding 4:1, soils, and sinkholes. In no case shall the maximum density exceed 0.2 dwelling units per acre. In order to further promote and encourage conservation subdivision design, a density bonus may be established for conservation subdivisions. The yield is~~ plan should be conceptual, yet ~~realistic in nature~~achievable, and does not require ~~specific detailed~~ engineering.

Policy 2.3.b: ~~The City shall consider establishing incentives for the endowment of a permanent maintenance fund for the open space areas, for the provision of additional open space to encourage public access, the provision of open space from lands that are otherwise buildable, and for the provision of affordable housing. Affordable housing for this policy shall be defined as the provision of units to be sold or rented to families earning 70 to 120% of the county median income, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development.~~

Policy 2.3.c: ~~Residential development in conservation subdivisions shall be compact. There will be two categories of open space: primary conservation areas (environmentally sensitive areas) and secondary conservation areas (areas of active agriculture, particular rural character or quality, and areas for recreation). Open space areas shall be located in undivided connected preserves, which may adjoin housing areas that have been compactly designed to create a larger area for the enjoyment of the residents. No open space parcel shall be less than 3 acres in size. Open spaces shall constitute a minimum 50% of the total tract area.~~

Policy 2.3.d: ~~A minimum 50% of land shall be designated as permanent open space or for active agricultural operations, not to be further subdivided, and protected through a conservation easement. The ultimate percentage of open space shall be determined by the extent of unbuildable lands on the site, such as wetlands, floodplains, land with slopes exceeding 4:1, soils subject to slumping, land required for street right of way, and land under permanent easement for drainage, access and utilities.~~

Policy 2.3.e: The City shall employ the following evaluation criteria in reviewing the conceptual yield plan:

1. The plan protects and preserves floodplain, wetlands, steep slopes, and sinkhole features.
2. The plan protects and maintains existing mature woodland forests, fields, pastures, meadows, and farms, and creates sufficient buffer areas to minimize conflicts between residential and agricultural uses.
3. The plan maintains or creates an upland buffer of natural native species vegetation adjacent to wetlands or surface waters.
4. The plan incorporates hedgerows and tree-lines between fields, pastures or meadows into the design.
5. The plan minimizes impacts on large woodlands, defined as areas greater than 5 acres, especially containing mature trees and wildlife habitat.
6. The plan leaves scenic views and vistas unblocked and uninterrupted.
7. The plan protects wildlife habitat areas of listed species.
8. The plan designs around and preserves sites of historic, archeological and cultural significance.
9. The plan protects rural roadside character by avoiding development fronting directly onto rural roads or buffering.
10. The plan calls for landscaping of common areas and streets.
11. The plan provides active recreational areas.
12. The plan includes a pedestrian circulation system to provide safe passage from the residential areas to open space areas.
13. The plan provides reasonably contiguous open spaces.

Policy 2.3.f: The open space created through the development process shall remain undivided and protected in perpetuity. The open space may be owned and managed by a homeowners' or master owners' association, the City, or a recognized land trust or conservancy through, but not limited to, the following methods:

1. Offer of dedication to the City, provided however, that the City shall not be obligated or required to accept the open space. The City may consider acceptance of dedication only if the open space will be made accessible to all City residents, and if there is no cost to acquiring the property. If accepted, the City would provide for maintenance of the open space.
2. Held in common ownership by a homeowners' or master owners' association.
3. Use of a condominium agreement approved by the City.
4. Dedication of easement to the City. The title to the open space would be held by the association. However, the open space would be accessible to all residents of the City. A maintenance agreement would be developed between the developer, association and the City.
5. Transfer of easement to a private conservation organization.

Objective 2.4: Landscaping and Tree Protection Standards

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens ~~protected, heritage~~ and champion trees.

Policy 2.4.a: *Landscaping: General* – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be ~~30~~10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Policy 2.4.c: *–Tree Protection: Heritage Trees and Champion Trees –* The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: *Tree Protection: Regulated Trees –* The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e *Tree Protection: 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.

Objective 2.5: Open Space Standards

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

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

Policy 2.5.b: ~~Open~~ space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Objective 2.6: *Large Scale Retail Design Standards*

The City shall establish large scale retail design standards to protect the City's small-town character and to promote the architectural design features as a theme for commercial development within the City.

Policy 2.6.a: The large scale retail design standards shall contain, at a minimum, architectural character, color and materials, relationship to surrounding community and streets, pedestrian flows and parking.

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.

Goal 3: *Historic, Cultural and Archeological Preservation*

The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: *Historic Preservation Districts*

The City ~~of Alachua~~ shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.1.a: Street, sidewalk, utility, and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.b: ~~Either any p~~Projects sponsored by or under the authority of the City, financially or administratively, which involves the rehabilitation or construction of new buildings within a designated historic district shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.c: In consultation with the Florida Department of Transportation and Alachua County where appropriate, the City shall evaluate traffic circulation patterns and plans in designated historic districts in order to slow or limit cut-through traffic.

Policy 3.1.d: —To protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, cluster developments, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations.

Policy 3.1.e: The use of tax increment financing as a mechanism to promote the improvement of deteriorated designated historic districts shall be considered and implemented when appropriate.

Policy 3.1.f: The City shall continue to improve and develop parks in designated historic districts, and it shall plan the creation of multi-use paths in such areas.

Objective 3.2: Historic Resources Inventory

The City shall continue to update the historic resources inventory.

Policy 3.2.a: The City shall work to expand its inventory of historic properties which may be accomplished by preparing new Florida Site Files for previously undocumented properties as they become 50 years old and by updating existing site files for properties that have undergone alterations or demolitions.

Objective 3.3: Designation of Historic Districts and Historic Resources

The City shall endeavor to increase the number of historic resources listed in the Local or National Register of Historic Places.

Policy 3.3.a: —The City may consider evaluating the levels of significance of potential historic districts for listing in the Local or National Register of Historic Places.

Policy 3.3.b: The City may evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.

Objective 3.4: Preservation of Historic Resources

The City shall promote the reduction of the number of historic resources in need of stabilization and rehabilitation.

Policy 3.4.a: The City ~~shall continue to study and, where necessary, amend~~ may incorporate standards into its Land Development Regulations to encourage historic preservation.

Policy 3.4.b: The City shall consider studying the use of other tools, such as preservation easements, to protect historic and archaeological resources.

Objective 3.5: Protection of Historic Districts and Historic Resources

~~Ensure~~ The City shall ensure that ~~its the City's~~ land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Policy 3.5.a: The City shall ensure that future development within a historic ~~the~~ district is sensitive to the historic character of ~~any the~~ historic district.

Policy 3.5.b: ~~-~~ _____ The character of an historic district shall be protected from encroachment of incompatible uses.

Objective 3.6: Historic Preservation Implementation Strategies

The City shall provide education to citizens and property owners on awareness, value, use and protection of historic and archaeological resources.

Policy 3.6.a: The City shall consider coordinating with historic preservation organizations to conduct informational workshops on historic preservation.

Policy 3.6.b: The City shall produce, or make accessible, educational materials on the preservation of historic and archaeological resources.

Policy 3.6.c: ~~-~~ The City shall work with state and local governmental organizations and other interested parties, as appropriate, to promote historic preservation.

Policy 3.6.d: The City shall consider developing and maintaining a list of historic properties that are threatened with demolition due to neglect.

Policy 3.6.e: The Planning & Community Development Department shall provide information and technical assistance to individuals and organizations seeking to identify, document and evaluate historic resources.

Objective 3.7: Preservation of Historic Buildings through Innovative Techniques

The City shall encourage the preservation of historic districts and buildings by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.

Policy 3.7.a: The City shall pursue alternatives that encourage preservation, as opposed to ~~the~~ demolition, of buildings located in designated historic districts. The

City shall encourage owners to consider transfer of the properties under favorable terms with attached covenants for preservation.

Objective 3.8: Support of Historic Preservation Efforts

~~Encourage—The City shall encourage~~ and support the development and maintenance of present and future historic preservation organizations, ~~especially particularly~~ those with specific neighborhood identities.

Policy 3.8.a: The Planning & Community Development Department will provide technical information to organizations and serve as a liaison between ~~them—such~~ organizations and ~~the~~ state and federal historic preservation offices, if requested.

Policy 3.8.b: The City shall assist neighborhood preservation organizations in identifying existing and potential local historic preservation problems and in identifying potential solutions to ~~those—such~~ problems.

Policy 3.8.c: The City will assist local historic preservation organizations in attracting funding support from federal, state, and private grant sources and may award matching funds, if available, for historic preservation projects.

Objective 3.9: Historic Zoning Overlays and Protection Ordinances

The City shall continue to include and revise, as necessary, provisions in the Land Development Regulations for the designation of significant historic resources and districts, in order to ensure that the maintenance, alterations, additions, relocation or demolition of significant historic resources and construction of new structures within the boundaries of those historic resources will be in accordance with adopted standards.

Policy 3.9.a: ~~—An~~ historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.9.b: ~~—An~~ historic landmark ordinance shall be used to designate and protect historic resources.

Objective 3.10: Implementation of Historic Zoning Overlays and Capital Improvement Projects

The City's Land Development Regulations shall include review procedures to determine the appropriateness of construction, alteration, or demolition of significant historic resources.

Policy 3.10.a: ~~—The~~ City shall ~~have—establish and maintain~~ Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Policy 3.10.b: ~~-The City may adopt~~ Upon adoption of architectural design standards for historic districts and overlays, ~~the City shall which may be~~ enforced d these standards through an permitting and inspection programs.

Policy 3.10.c: ~~-All capital improvement projects within historic districts shall be reviewed to ensure compatibility with historic structures, sites, and areas.~~

Objective 3.11: *Archeological Preservation*

The City ~~of Alachua~~ shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: ~~-The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.~~

Policy 3.11.b: ~~-Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.~~

Goal 4: *Infill and Redevelopment Standards*

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

Objective 4.1: *Infill dDevelopment*

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

Policy 4.1.a: ~~-Infill within existing neighborhoods may occur at a higher density, but dDesign standards shall will be utilized-adopted in the Land Development Regulations~~ to protect the traditional character of ~~the residential-existing neighborhoods and development~~. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

Policy 4.1.c: ~~-Compatible~~ infill development shall be encouraged within the Central City Area.

Objective 4.2: *Community Redevelopment Area*

The City ~~of Alachua~~ shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

Policy 4.2.a: ~~-The~~ City shall include the Community Redevelopment Area in its Future Land Use Map Series.

Policy 4.2.b: The City shall consider establishing standards and regulations to promote a vibrant mix of land uses, including commercial, residential, and public spaces, establish design guidelines for building renovation and new construction, provide for increased landscaping standards, flexible parking requirements, pedestrian amenities, lighting, and requirements for stormwater management, including opportunities for off-site stormwater management.

Objective 4.3: *Redevelopment*

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

Policy 4.3.a: The City shall encourage redevelopment through special development regulations incorporated into the ~~L~~and ~~D~~evelopment ~~R~~egulations, which include but are not limited to, flexible landscaping and buffering requirements, flexible setbacks, reduced parking requirements, increased densities and/or intensities, where appropriate, and priority reservation of facility capacity. Where possible, the City will coordinate with ~~the developer~~ and the Suwannee River Water Management District to implement reduced, off-site, or alternate stormwater facilities.

Objective 4.4: *Central City Area*

The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

Policy 4.4.a: The City shall consider establishing a Central City Area overlay district in accordance with the conceptual area map contained herein in the Future Land Use Map Series. The Central City Area shall encompass those areas within the original city limits that are not a part of the Community Redevelopment Area or the Historic District.

Policy 4.4.b: The Central City Area overlay district will promote infill and redevelopment that is consistent with and respectful of the existing housing and commercial development.

Goal 5: *Development Standards*

The City shall include provisions through its ~~e~~C~~omprehensive~~ ~~p~~P~~lan~~ amendment process, development review process and in its ~~l~~L~~and~~ ~~d~~D~~evelopment~~ ~~r~~R~~egulations~~ for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1: *Natural ~~f~~E~~eatures~~*

The City shall coordinate ~~Future Land Use designations~~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 ~~shall~~may be established in the City's Land Development Regulations.

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, ~~and~~ sanitary sewer, stormwater, ~~and~~ solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 ~~De~~development Agreement has commenced.

Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Goal 6: ~~Nonconforming Uses~~Nonconformities ~~and~~ Vested Rights, and Antiquated Subdivisions

The City shall establish standards and processes for addressing ~~nonconforming uses~~nonconformities, ~~and~~ vested rights, and antiquated subdivisions. The City shall strive to eliminate or reduce uses that may be inconsistent with the community's character, ~~and~~ future land uses, and infrastructure facility and service plans.

Objective 6.1: ~~Nonconforming uses~~Nonconformities

The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the ~~establishment~~identification of such inconsistencies as ~~non-conforming land uses~~nonconformities.

Policy 6.1.a: The City shall reduce existing land uses that are deemed inconsistent with the provisions of this Comprehensive Plan through regulations addressing them as non-conforming land uses.

Policy 6.1.b: The City's ~~L~~and ~~D~~evelopment ~~R~~egulations shall include the following provisions for nonconforming lots, structures and uses of land or structures:

- a. ~~Nonconforming lots of record shall be recognized within any zoning district in which single-family dwellings are permitted.~~ A single-family dwelling may be erected, expanded, or altered on any single lot of record, subject to other restrictions in the ~~L~~and ~~d~~evelopment ~~r~~egulations. Such lots must be in separate ownership and not contiguous to other lots in the same ownership.
- b. Nonconforming uses ~~of land~~ shall be recognized where the lawful use of land exists which is not permitted by the ~~L~~and ~~D~~evelopment ~~R~~egulations. Such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
- c. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the ~~L~~and ~~D~~evelopment ~~R~~egulations by reason of restrictions on requirements other than use concerning the structure. Such structures may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Objective 6.2: *Vested Rights*

The City ~~hereby will~~ establish~~es~~ the ~~following~~ administrative procedure and standards by which a property owner may ~~demonstrate petition~~ that private property rights ~~have are~~ vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Policy 6.2.a: Applications for vesting determinations shall be evaluated pursuant to the following criteria:

- a. *Common law vesting*, ~~—which represents~~ a right to develop or to continue the development of property notwithstanding this Comprehensive Plan. ~~Common law vesting~~ may be found to exist when~~ever~~ the ~~applicant-petitioner~~ proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive

obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

- b. *Statutory vesting.* ~~--- which represents~~ the right to develop or to continue the development of property. Statutory vesting shall be found to exist if: 1) a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan or subsequent amendments; 2) substantial development has occurred on a significant portion of the development authorized in the final development order and is completed; or, 3) development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
- c. *Presumptive vesting for consistency and concurrency.* ~~:- Any~~ structure on which construction has been completed pursuant to a valid building permit prior to adoption of this Comprehensive Plan or subsequent amendments thereto which may affect consistency or concurrency shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
- d. *Presumptive vesting for density only.* ~~:- The~~ following ~~categories~~ shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard: ~~1-~~ all lots of record as of the adoption of this Comprehensive Plan, whether located within inside or outside of a subdivision ~~or without~~, but only to the extent ~~of that~~ one single family residence per lot shall be permitted; ~~however, s~~ Such lots shall not be contiguous ~~as of the adoption of this Comprehensive Plan~~ to any other lot(s) owned by or under contract for deed to the person(s) applying for ~~the single family residence~~ a building permit for a single family residence.

Goal 7: Utilities and ~~w~~Wellfield ~~p~~Protection

The City shall ensure the availability of suitable lands for utility facilities necessary to support development, as well as protecting existing wellfield sites and future wellfield sites.

Objective 7.1: *Expansion and eExtension of uUtilities*

The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

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

Policy 7.1.b: The City shall ~~aggressively~~ plan for the acquisition of future sites for utility facilities, such as potable water well sites, potable water storage tanks and plants, wastewater treatment facilities, lift stations, stormwater facilities, electric facilities, and telecommunications facilities without encouraging urban sprawl to meet future needs.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

Objective 7.2: *Wellfield pProtection*

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. ~~where only~~ low impact development ~~that which~~ limits density and ~~conditions~~ uses to those which so that will not present any potential contamination to the community wellheads ~~are protected from contamination shall be permitted~~. In no instance shall development be permitted that conflicts with Chapter 62-521, ~~Wellhead Protection of the~~ Florida Administrative Code. ~~(FAC).~~

Policy 7.2.b: ~~—~~A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an up flow direction. The secondary zone shall be managed as a low-~~density~~ development zone.

~~Policy 7.2.c: The City shall coordinate with the Suwannee River Water Management District on a plan to utilize the wellfield site located to the northwest of the city limits, or any future sites.~~

~~Goal 8: Countywide Visioning and Planning Process (CVPC) Conceptual Urban Reserve Land Use Map Annexation~~

~~The City of Alachua shall recognize the CVPC Conceptual Land Use Map adopted on May 19, 2005, and as may be revised pursuant to the Boundary Adjustment Act (BAA) in order to implement its vision for the City of Alachua and to guide land use and future development within its Urban and Extra-Territorial Reserve Areas.~~

~~The City shall ensure that annexations comply with the requirements of Chapter 171, Florida Statutes, and shall coordinate with Alachua County and surrounding municipalities to ensure efficient service delivery and coordinated planning within each jurisdiction.~~

~~Objective 8.1: Urban Reserve Areas Compliance with Chapter 171, Florida Statutes~~

~~The City of Alachua recognizes the concepts and vision intended to guide annexation, development and land use within its Urban Reserve Areas. All annexation policies are compliant and follow ss. Chapter 171~~

~~Annexations shall comply with the requirements of Chapter 171, Florida Statutes.~~

~~Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor. The City shall review all annexations to ensure that the requirements of Chapter 171, Florida Statutes are met.~~

~~Objective 8.2: Coordination of Service Delivery and Planning~~

~~The City shall coordinate with Alachua County and surrounding municipalities to address service delivery and coordinated planning.~~

~~Policy 8.12.ba: The area along CR 237 to the South of CR 235 should remain Agricultural and become an area where the City could promote Agri-Business activities. The City shall coordinate with Alachua County and with surrounding municipalities to ensure the efficient provision of public~~

services to the residents of the City and to ensure that land uses within each jurisdiction shall be compatible with one another.

~~Policy 8.1.c: The area located north of US Highway 441, south of the CSX rail line, and between the intersections of US Highway 441 and Southern Precast Drive and US Highway 441 and NW 77th Terrace should be designated as Industrial.~~

~~Policy 8.1.d: The area located north of the City's urban core along CR 241 should remain Agricultural in order to preserve the rural character and natural features of the area.~~

~~Policy 8.1.e: The San Felasco Hammock State Park shall be designated as Conservation.~~

Objective 8.2: Annexed into Jurisdiction

~~The City of Alachua recognizes the concepts and vision intended to guide development and land use in areas which have been annexed into its jurisdiction.~~

~~Policy 8.2.a: The area surrounding the intersections of CR 235A and CR 235 and CR 235A and CR 2054 should be designated to support mixed use development which will promote housing locations close to major employment centers.~~

~~Policy 8.2.b: The area to the west of the Turkey Creek Development of Regional Impact and north of San Felasco Hammock State Park (SFHSP) should be designated as Moderate Density Residential, with a 100-foot minimum conservation buffer along all property lines adjacent to SFHSP.~~

~~Policy 8.2.c: The area south of US Highway 441 between the intersections of US Highway 441 and Cellon Creek Boulevard and US Highway 441 and Turkey Creek Boulevard should support mixed use development. This designation would allow for residential opportunities in close proximity to major employment centers, such as Progress Corporate Park and Santa Fe College's Perry Center for Emerging Technologies, supported by commercial development that serves these residential areas.~~

Goal 9: Water and Wastewater Service

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's of Alachua's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.ba 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.~~

Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1: -Any new development or redevelopment within a Commercial or Industrial ~~Future Land Use Map Designation~~land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.ba of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City's ~~of Alachua~~ Comprehensive Plan, shall connect to the City's ~~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.ba of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City's ~~of Alachua~~ Comprehensive Plan, ~~regardless of size~~, that is within ~~either a Residential or Agriculture Future Land Use Map Designation~~land use category or the Agriculture land use category shall connect to the City's ~~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's ~~of Alachua~~ Comprehensive Plan, ~~regardless of size~~, that is within a Residential ~~Future Land Use Map Designation~~land use category shall connect to the City's ~~of Alachua's~~ wastewater system.

Goal 10:

~~Limiting development potential and impacts for the properties associated with the Large Scale Comprehensive Plan Amendments, Cycle 1-08 and 1-09, listed on exhibit "A" attached to Ordinance 08-08 and Ordinance 10-06.~~

Objective 10.1:

~~The City of Alachua shall limit the development potential for each of the properties on Exhibit “A” attached to Ordinance 08-08 and Ordinance 10-06 to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.~~

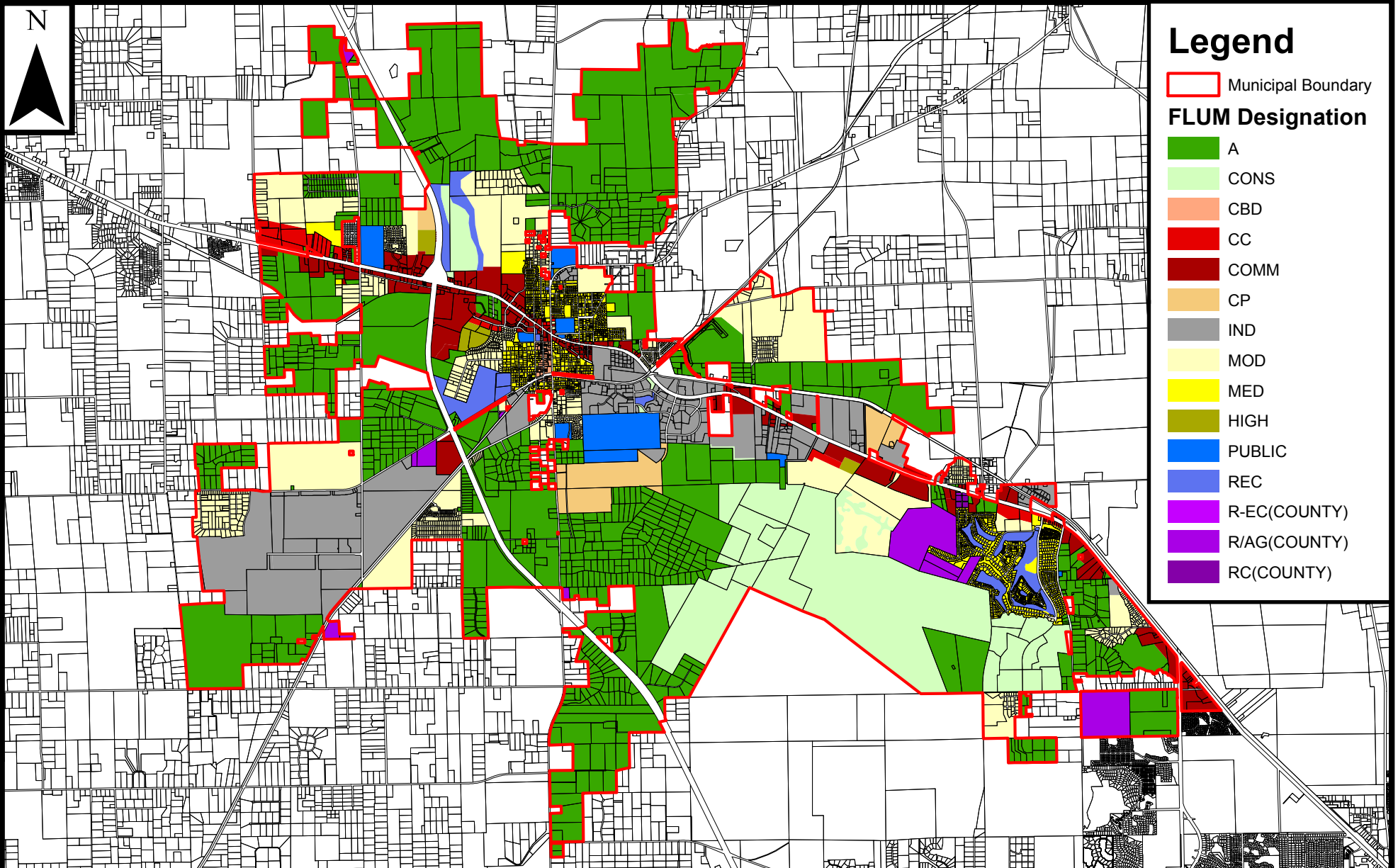
~~Policy 10.1.a: Development applications for each of the properties listed on Exhibit “A” attached to Ordinance 08-08 and Ordinance 10-06 shall NOT exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit “A” shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City’s sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.~~

~~Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.~~



CITY OF ALACHUA

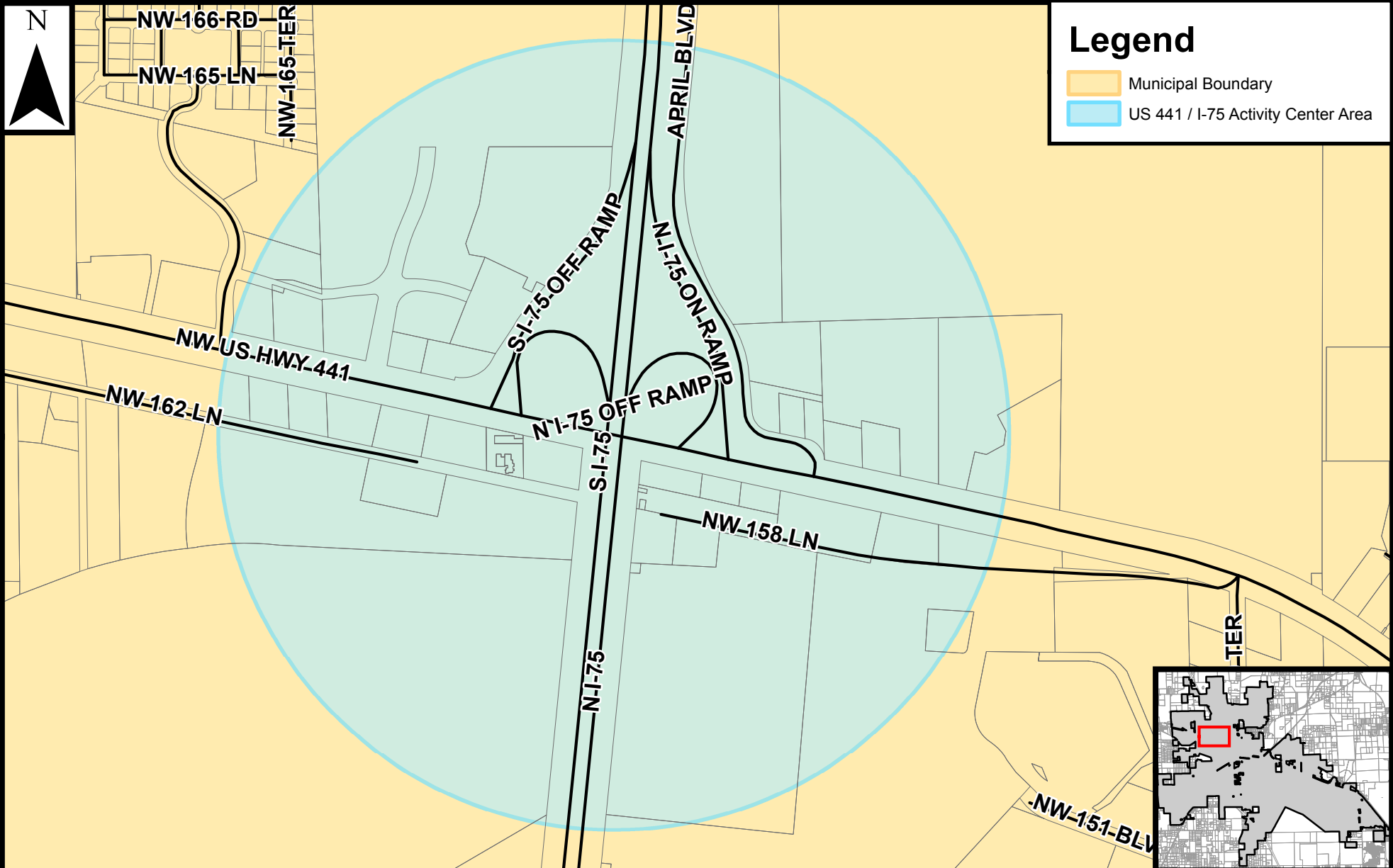
FUTURE LAND USE MAP: 2035





CITY OF ALACHUA

US 441 / I-75 ACTIVITY CENTER MAP



A horizontal scale bar with tick marks at 0, 750, 1,500, and 3,000. The unit "Feet" is written at the right end.

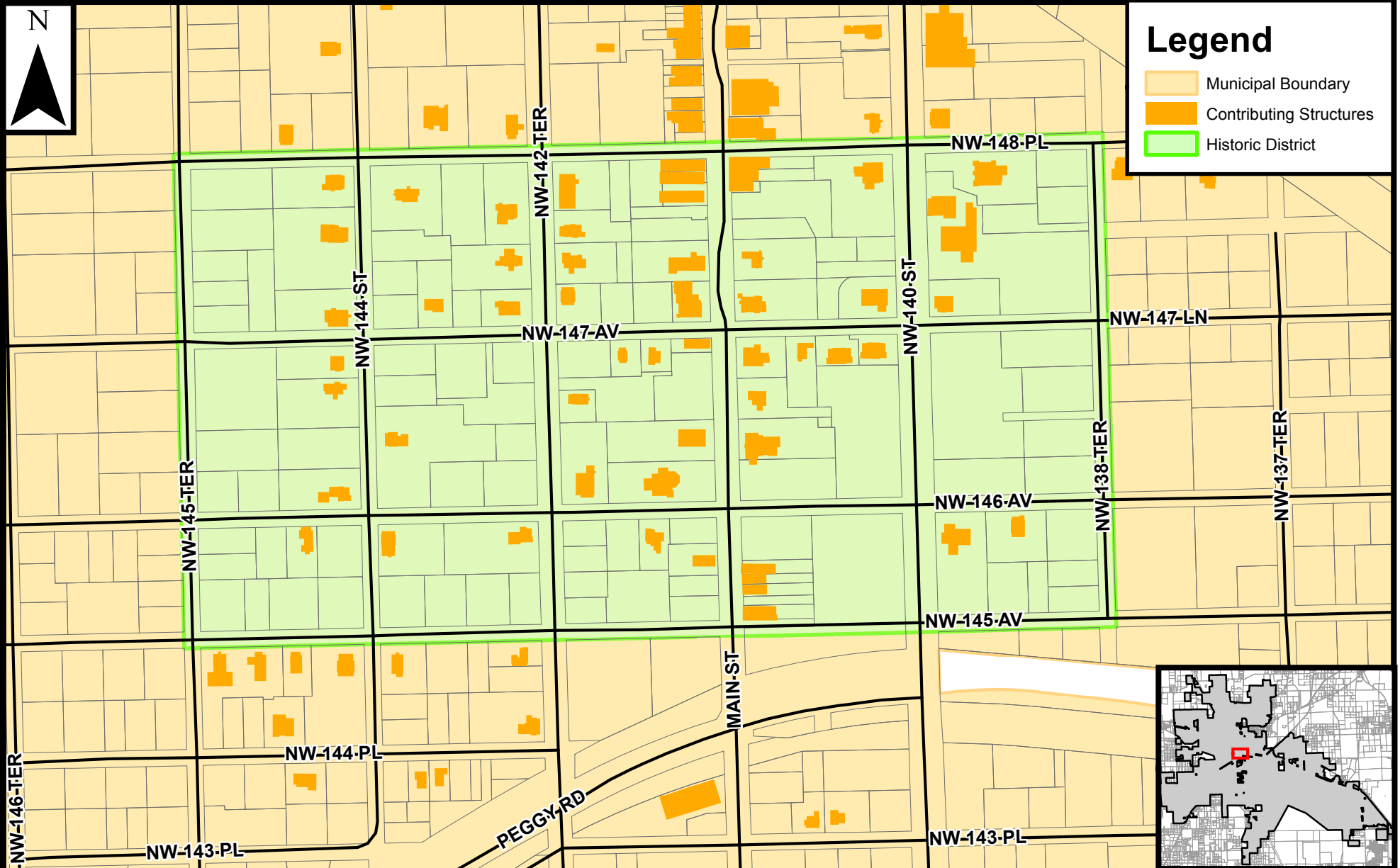


CITY OF ALACHUA HISTORIC DISTRICT



Legend

-  Municipal Boundary
-  Contributing Structures
-  Historic District



Prepared by the City of Alachua
Planning & Community Development Department

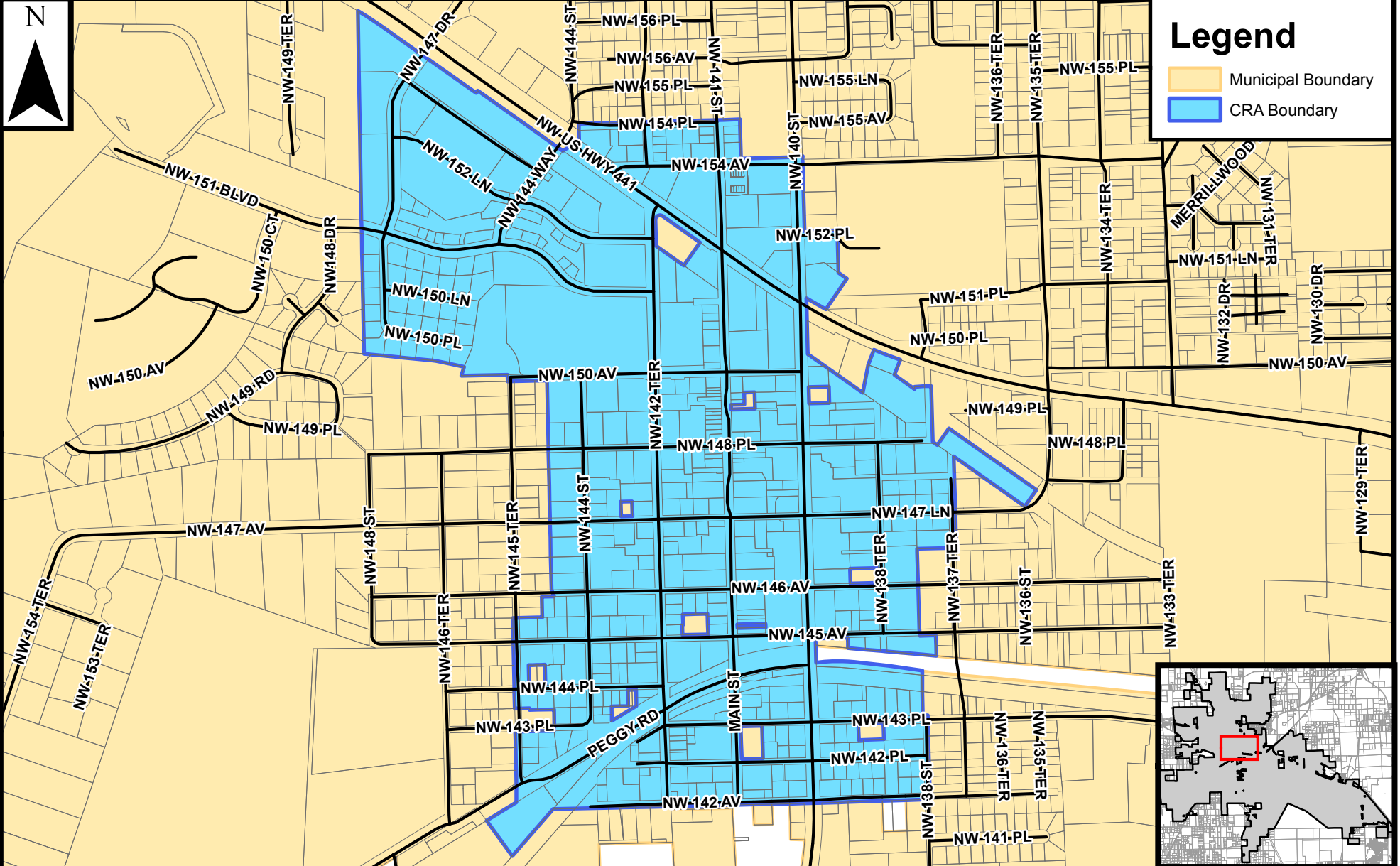
Prepared December 2019

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

0 250 500 1,000
Feet



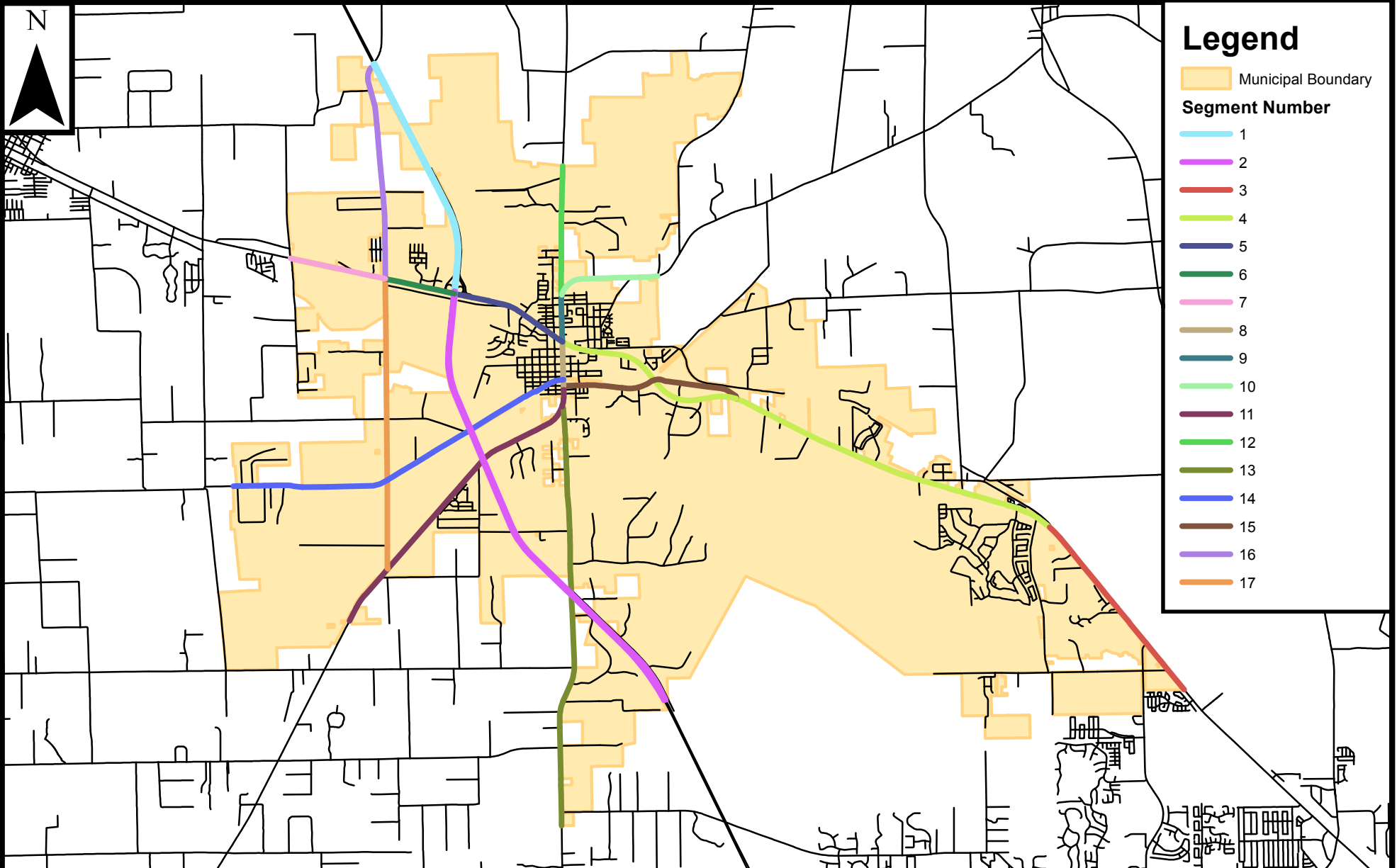
CITY OF ALACHUA COMMUNITY REDEVELOPMENT AREA





CITY OF ALACHUA

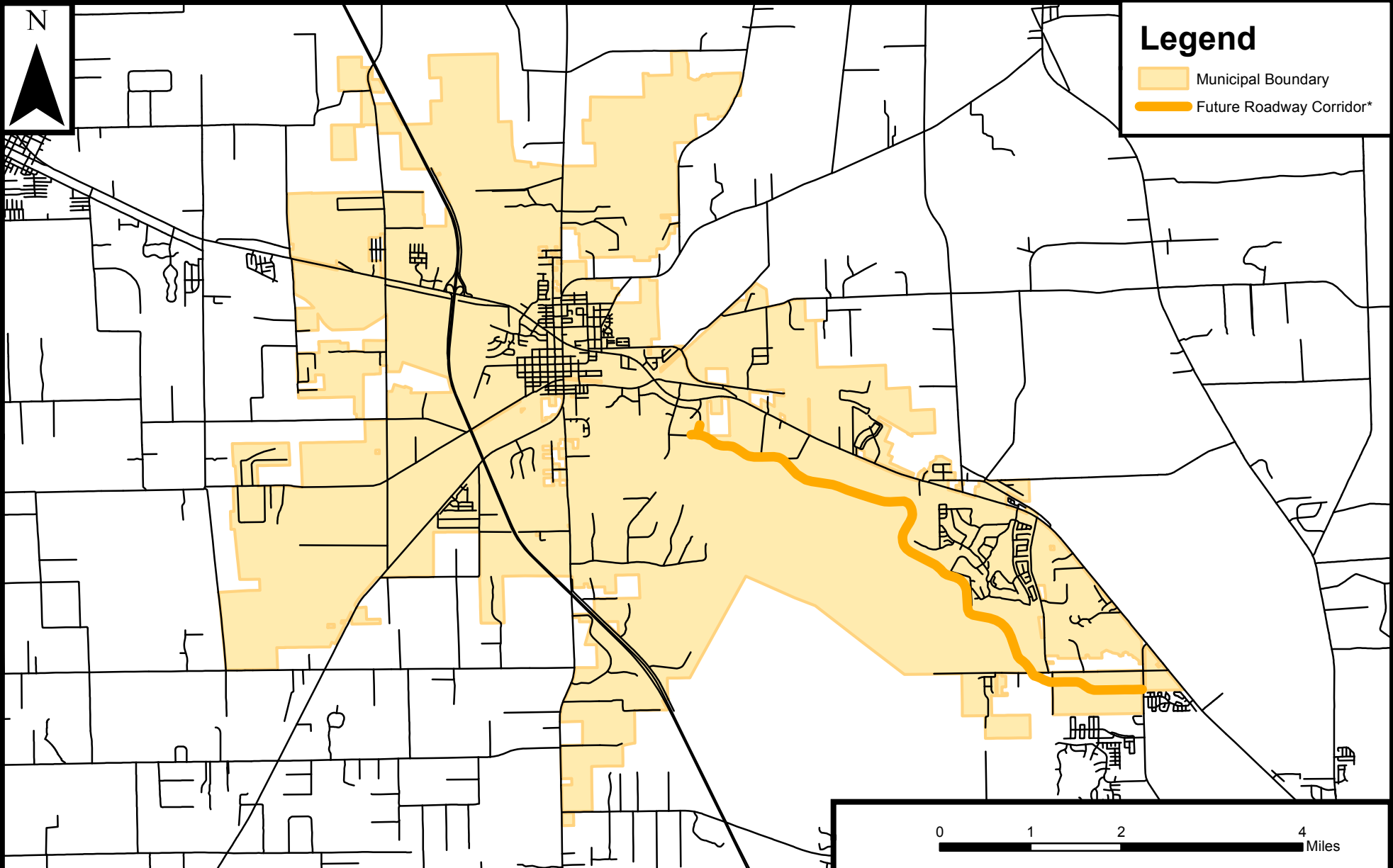
EXISTING TRAFFIC CIRCULATION MAP





CITY OF ALACHUA

FUTURE TRAFFIC CIRCULATION MAP: 2035



Legend

- Municipal Boundary
- Future Roadway Corridor*

Prepared by the City of Alachua
Planning & Community Development Department
Prepared December 2019

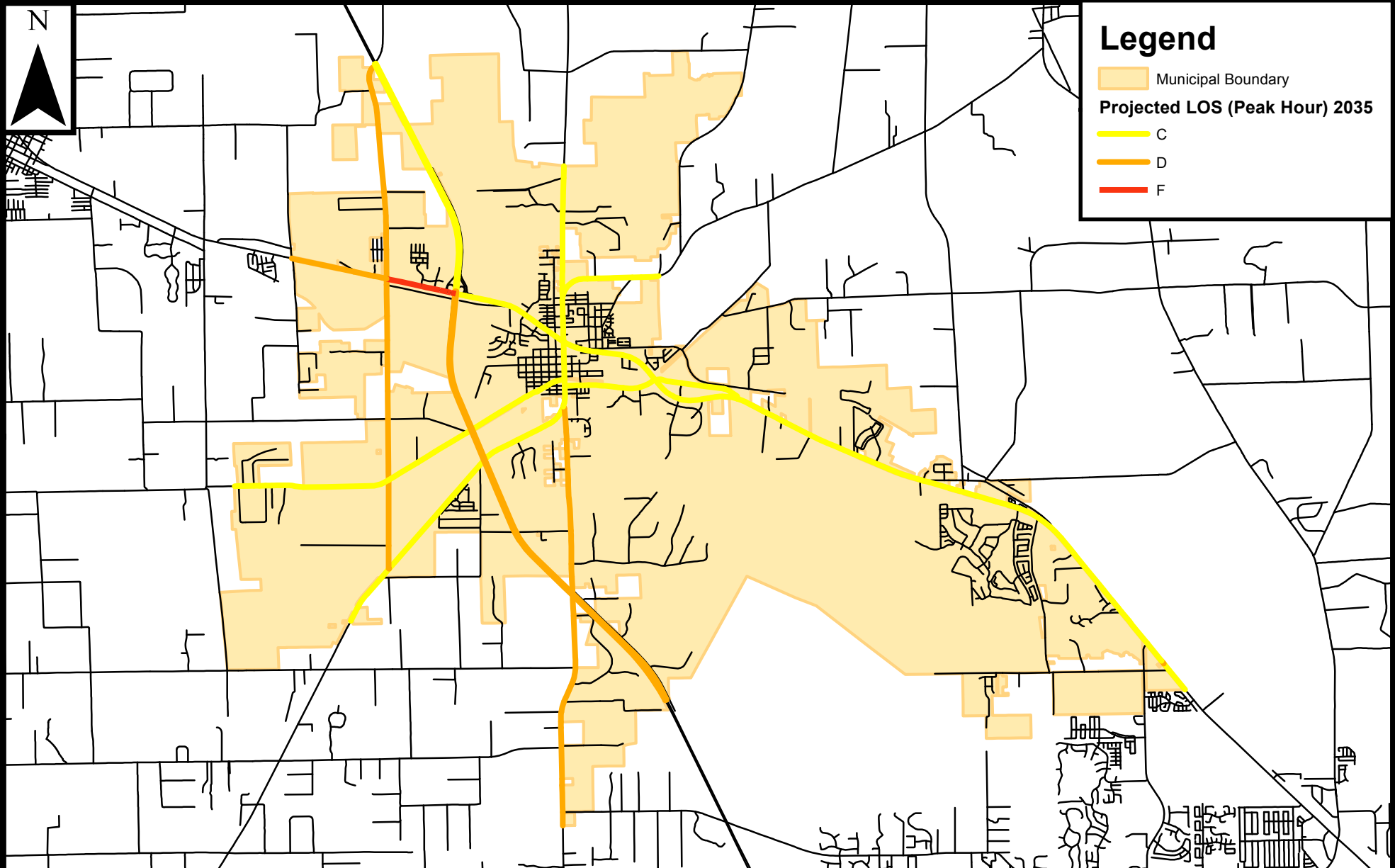
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The 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.

* The alignment of the future roadway corridor is conceptual in nature. This conceptual map may not account for potential limitations, which may include but are not limited to topography, hydrology, soils, wetlands, and other environmental constraints. Therefore, the actual location of the roadway may vary from the location shown on this conceptual map.



CITY OF ALACHUA

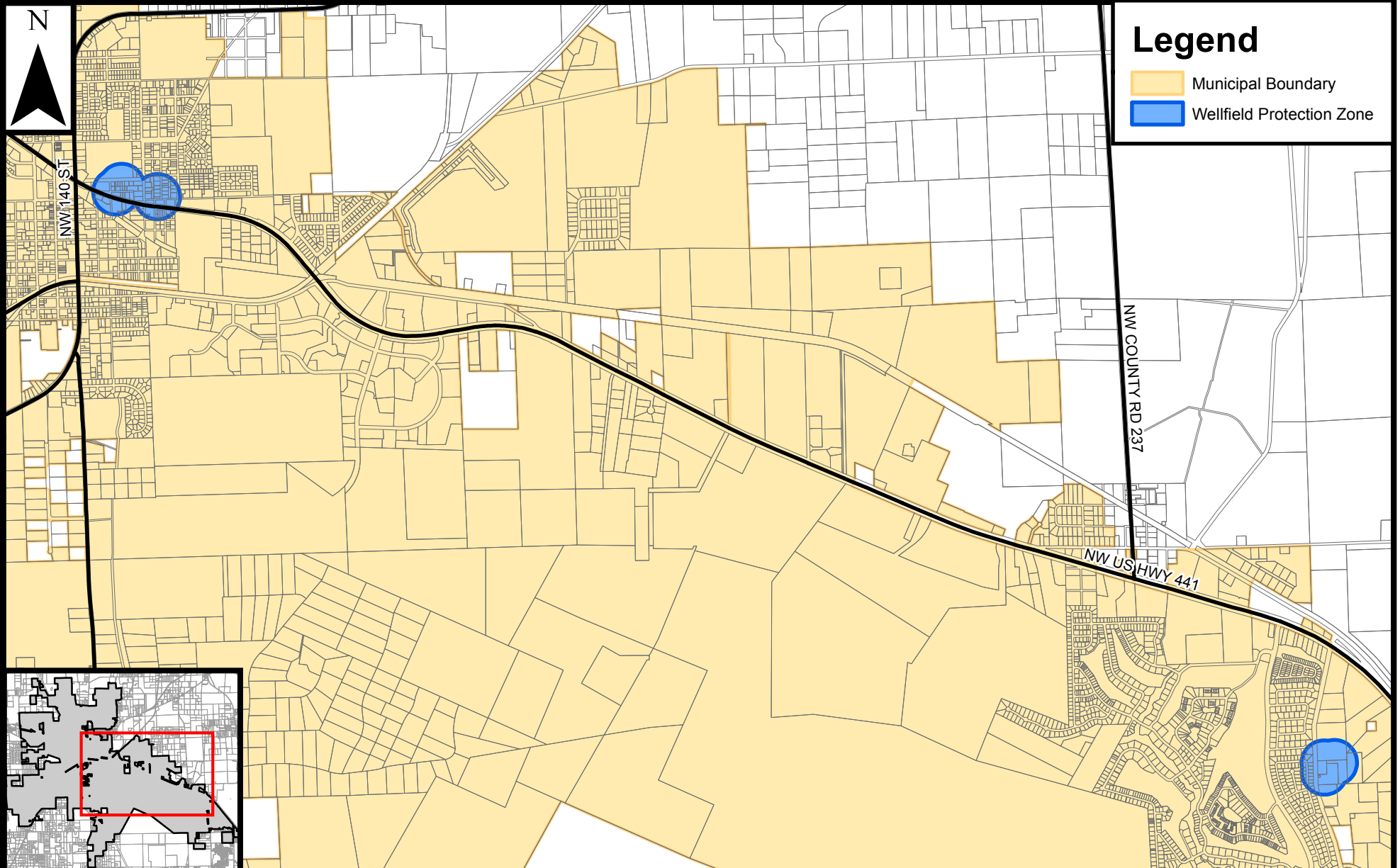
PROJECTED PEAK HOUR LEVEL OF SERVICE: 2035





CITY OF ALACHUA

WELLFIELD PROTECTION ZONES



Legend

- Municipal Boundary
- Wellfield Protection Zone

Prepared by the City of Alachua
Planning & Community Development Department
Prepared December 2019

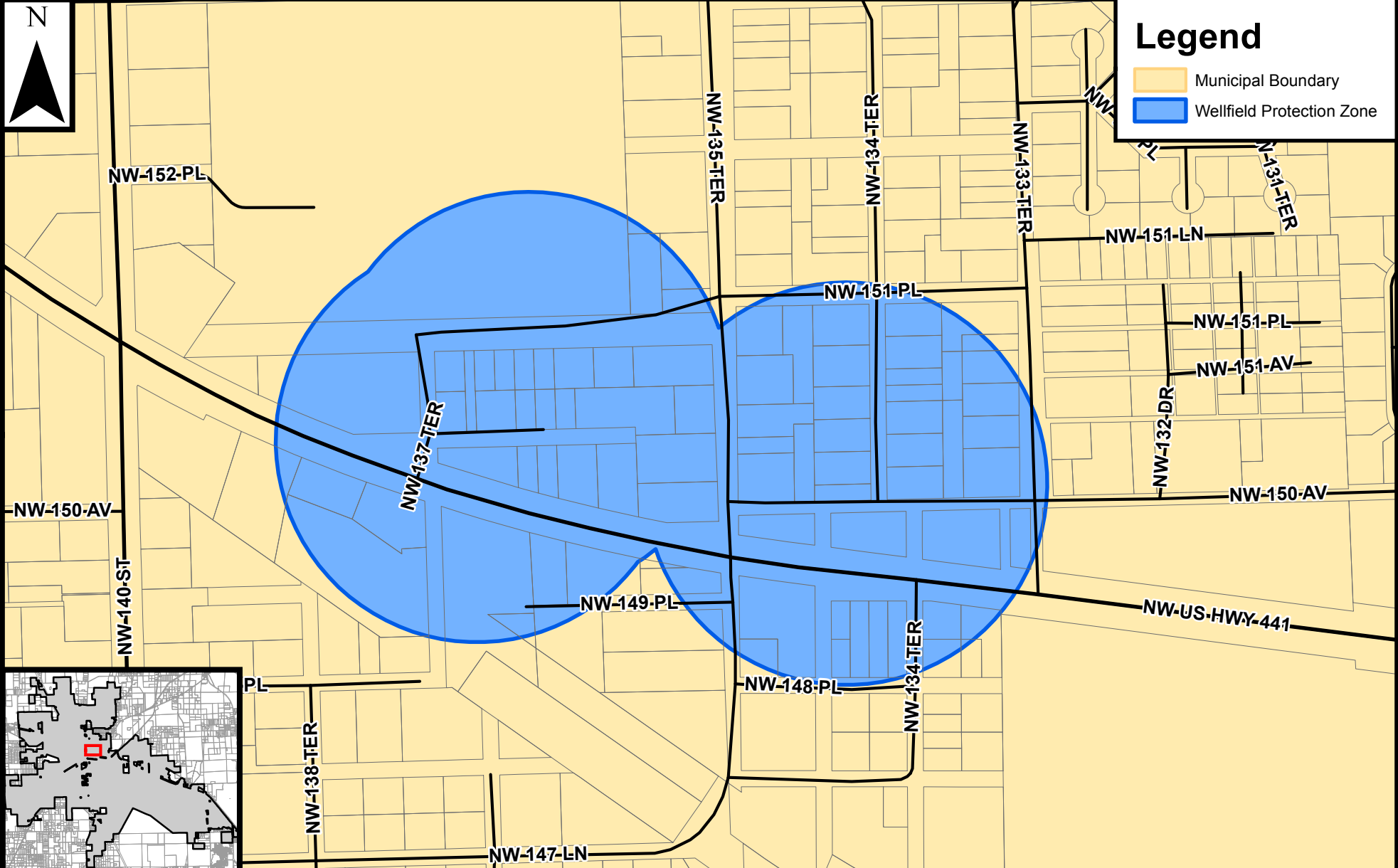
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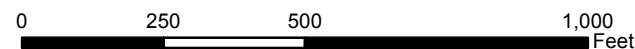
CITY OF ALACHUA

DOWNTOWN WELLFIELD PROTECTION ZONE



Legend

- Municipal Boundary
- Wellfield Protection Zone





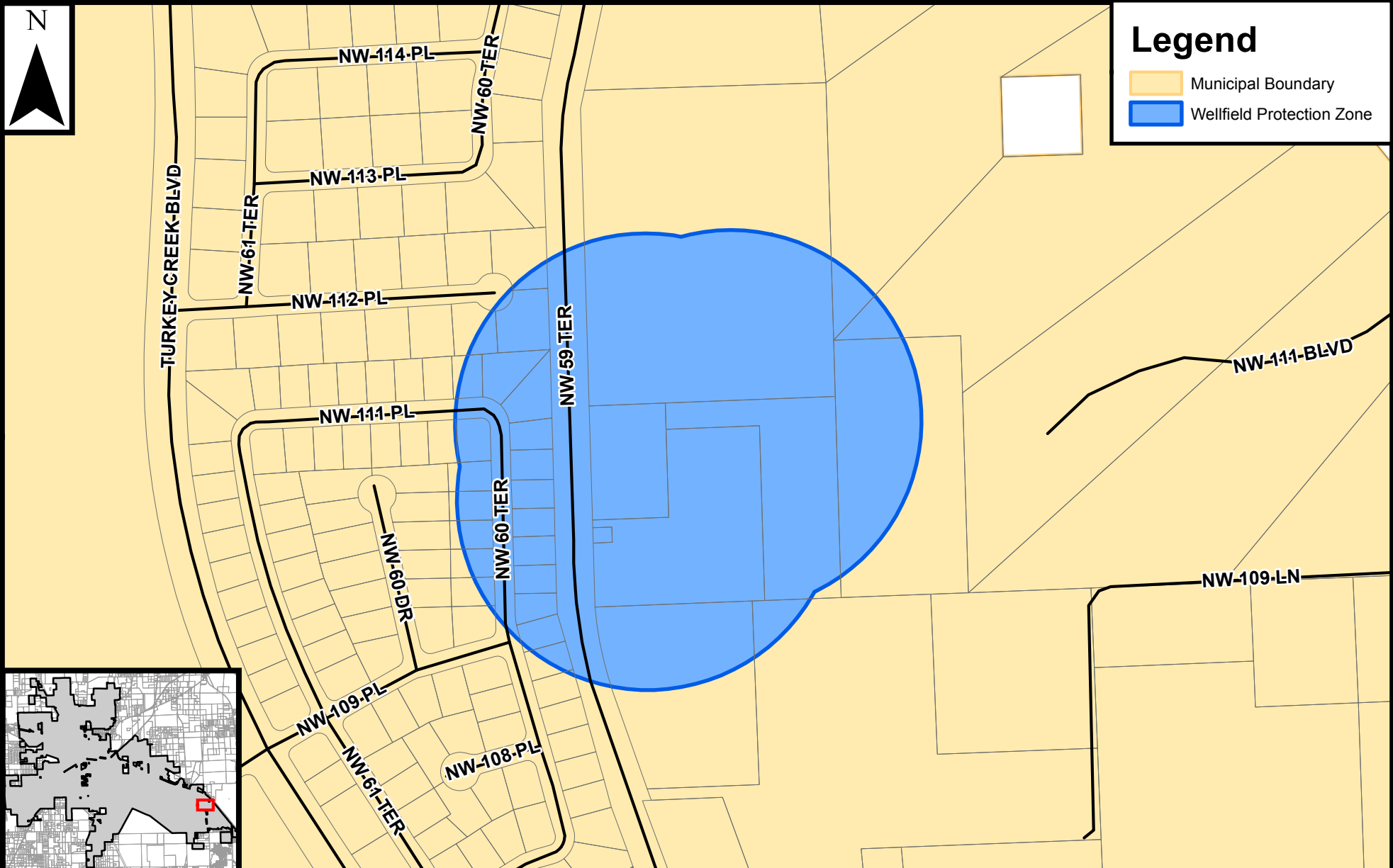
CITY OF ALACHUA

NW 59TH TERRACE WELLFIELD PROTECTION ZONE



Legend

-  Municipal Boundary
-  Wellfield Protection Zone





CITY OF ALACHUA

SPECIAL FLOOD HAZARD AREAS



Legend

 Municipal Boundary

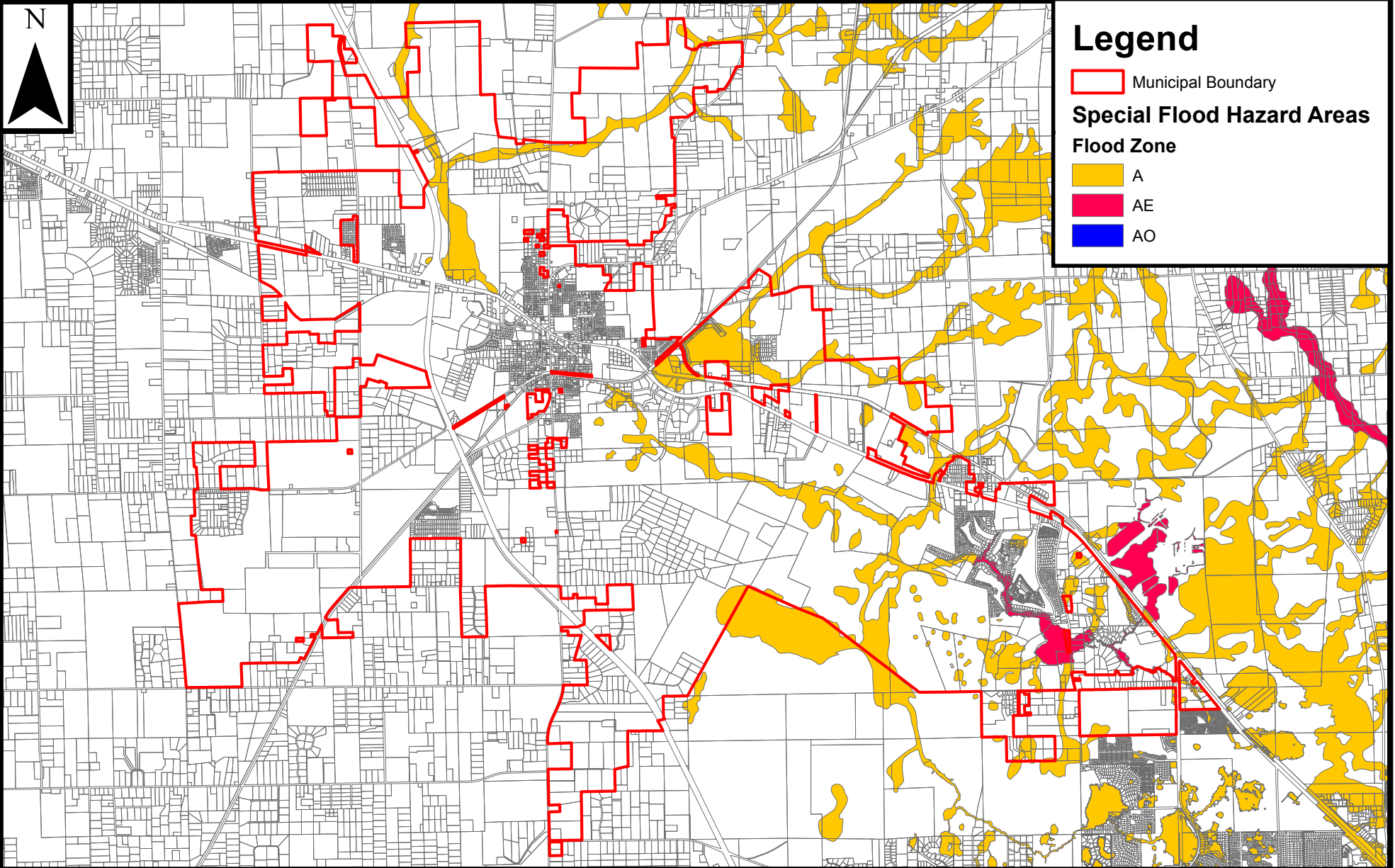
Special Flood Hazard Areas

Flood Zone

 A

 AE

 AO



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2019

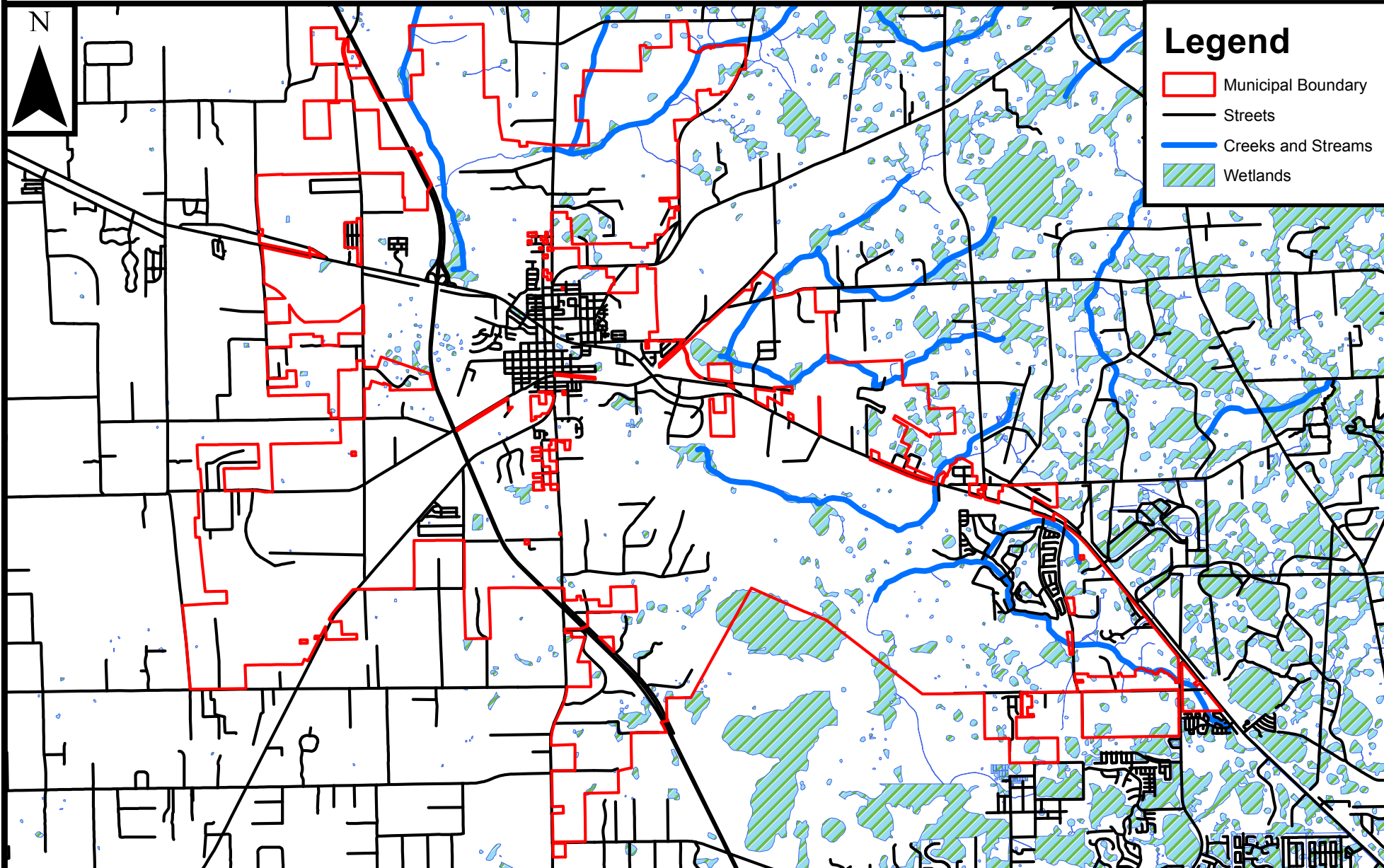
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The 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 1 2 4 Miles



CITY OF ALACHUA

WETLAND AREAS, CREEKS, STREAMS, & WATER BODIES



Prepared by the City of Alachua
Planning & Community Development Department

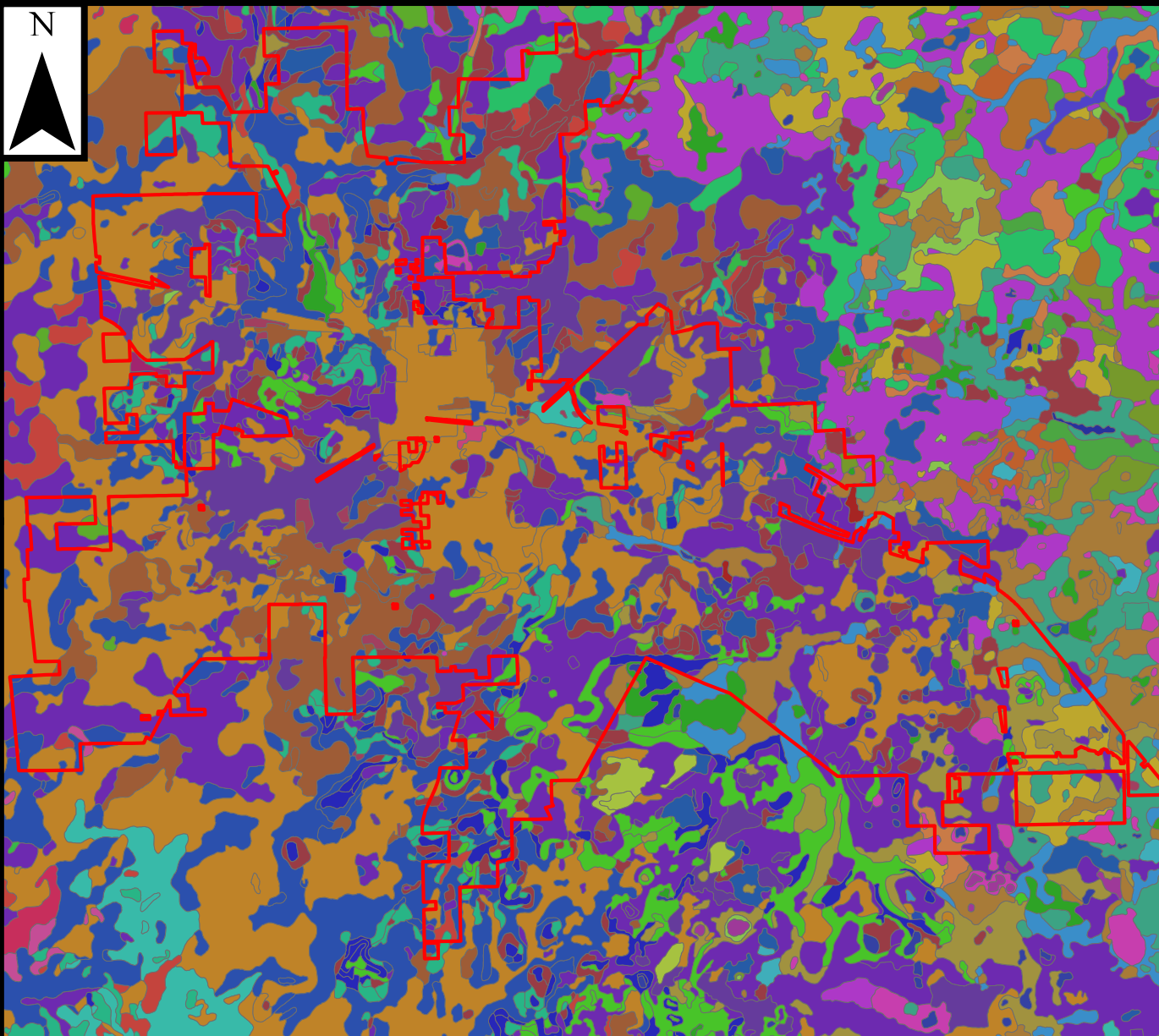
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0 1 2 4 Miles



CITY OF ALACHUA SOILS MAP

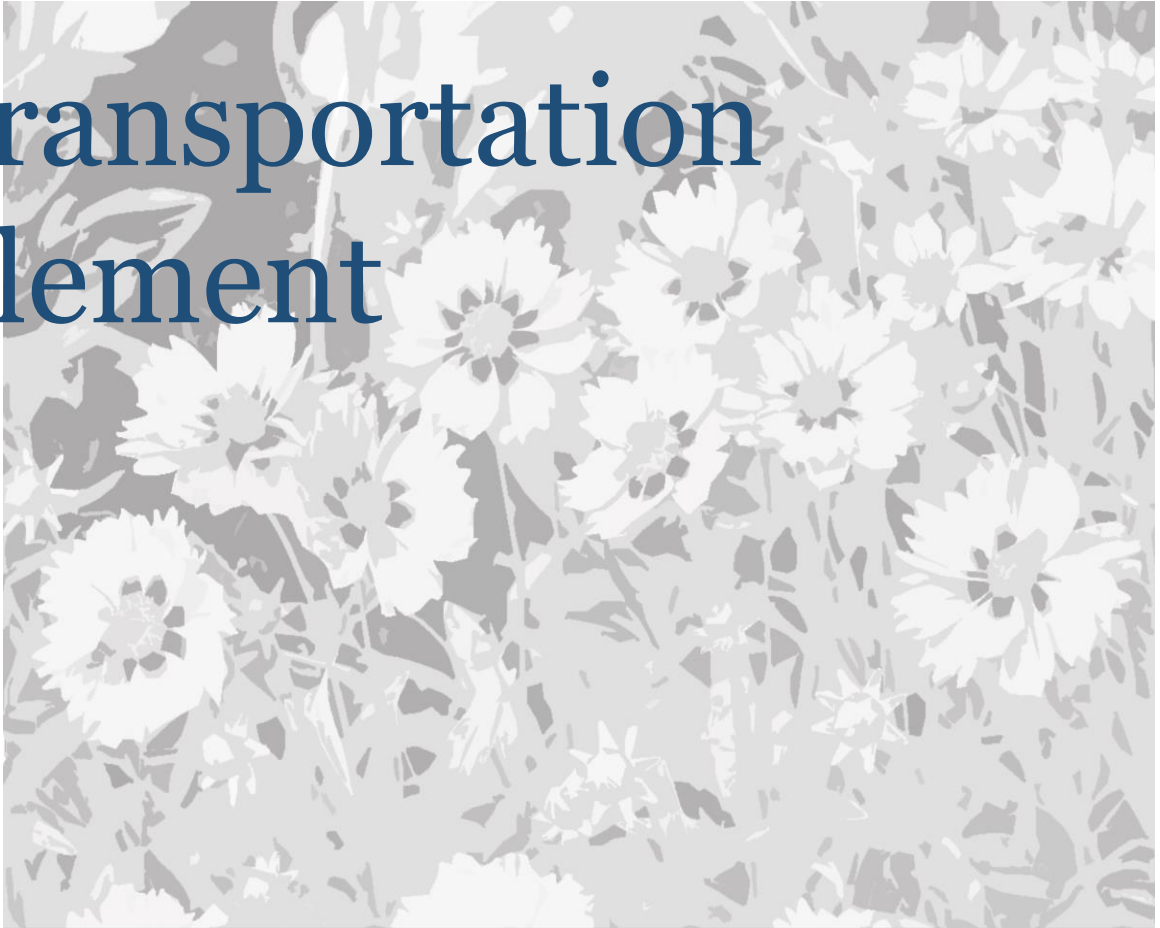


Soil Type

APOPKA	NEWNAN
ARENTS	NORFOLK
ARREDONDO	OLENO
BIVANS	PEDRO
BLICHTON	PELHAM
BOARDMAN	PITS
BONNEAU	PLACID
CANDLER	PLUMMER
CHIPLEY	POMONA
EMERALDA	POMPAÑO
FLORIDANA	POTTSBURG
FORT MEADE	RIVIERA
GAINESVILLE	SAM SULA
JONESVILLE	SHENKS
KANAPAHA	SPARR
KENDRICK	SURRENCY
LAKE	TAVARES
LEDWITH	UDORTHENTS
LOCHLOOSA	URBAN LAND
MICANOPY	WACAHOOTA
MILLHOPPER	WATER
MONTEOCHA	WAUCHULA
MULAT	ZOLFO
MYAKKA	

Appendix "D"

Transportation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

TRANSPORTATION ELEMENT

Goal 1: Traffic Circulation System

~~Provide~~ The City shall provide for an efficient traffic circulation system, which serves existing and future land uses.

Objective 1.1: Level of Service

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

Policy 1.1a: ~~Establish~~ The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
1	I-75 (From NCL of Alachua <u>North City Limit</u> to US 441)	6/D	Freeway	COMM	<u>C</u>	C
2	I-75 (From US 441 to SCL of Alachua <u>South City Limit</u>)	6/D	Freeway	COMM	<u>B</u>	C
<u>3</u>	<u>US 441</u> (From MPO Boundary to CR 25A East Intersection)	<u>4/D</u>	<u>Principle Arterial</u>	<u>COMM</u>		<u>D</u>
<u>34</u>	US 441 (From NW 126th Ave to CR 2054 <u>From CR 25A East Intersection to SR 235</u>)	4/D	Principle Arterial	Urban Trans	<u>C</u>	D
<u>45</u>	US 441 (From CR 2054 to SR 235 <u>From SR 235 to I-75</u>)	4/D	Principle Arterial	Urban Trans	<u>C</u>	D

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>56</u>	US 441 (From SR 235 to NCL of Alachua) From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	<u>C</u>	<u>D</u>
<u>7</u>	<u>US 441</u> <u>(From CR 235A to NW 188th Street)</u>	<u>4/D</u>	<u>Principle Arterial</u>	<u>Urban Trans</u>		<u>D</u>
<u>6</u>	<u>US 441</u> <u>(From CR 25A to NW 126th Ave)</u>	<u>4/D</u>	<u>Principle Arterial</u>	<u>Urban Trans</u>	<u>B</u>	<u>D</u>
<u>7</u>	<u>US 441</u> <u>(From MPO Boundary to CR 25A)</u>	<u>4/D</u>	<u>Principle Arterial</u>	<u>Urban</u>	<u>B</u>	<u>D</u>
<u>8</u>	<u>SR 235</u> <u>(From 235/241 intersection NW 143rd Place to US 441)</u>	<u>2/U</u> Bays	Major Collector	Comm	<u>C</u>	<u>D</u>
<u>9</u>	<u>SR 235</u> <u>(From US 441 to NCL of Alachua NW 140th Street)</u>	<u>2/U</u> Bays	Major Collector	Comm	<u>C</u>	<u>D</u>
<u>10</u>	<u>CR 235</u> <u>(From NW 140th Street to East City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>11</u>	<u>CR 235</u> <u>(From NW 143rd Place to South City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>12</u>	<u>CR 241</u> <u>(From NW SR 235 to North City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>13</u>	<u>CR 241</u> <u>(From CR 235 to South City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>14</u>	<u>CR 2054</u> <u>(From SR 235 to West City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>15</u>	<u>CR 2054 (From SR 235 to US 441)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>16</u>	<u>CR 235A (From US 441 to North City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>17</u>	<u>CR 235A (From US 441 to CR 235)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

~~County-maintained minor arterials (urban and rural): LOS D~~
~~County-maintained collectors (urban): LOS D~~

~~County-maintained collectors (rural): LOS C~~

Objective 1.2: Access Management

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

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for ~~City streets~~local roads:

1. permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance

between each access point is at least 100 feet for a single residential lot and or 250 feet for non-residential development and new residential subdivision; or

4. permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

Policy 1.2.c The City ~~of Alachua~~ will incorporate standards within the Land Development Regulations ~~provisions~~, which address the following:

1. frontage road requirements;
2. mandatory off-street loading and parking, including ADA requirements;
3. distance requirements for access cuts near intersections and interchanges;
4. building setback requirements;
5. design standards (i.e., acceleration and deceleration lanes, turning radii, signalization, etc.);
6. intersection spacing standards;
7. minimum maintenance responsibility requirements;
8. sight distance standards;
9. incentives to mitigate poor traffic access/hazardous situations;
10. standards to eliminate traffic conflicts between vehicular traffic and bicyclists and pedestrians;
11. highway safety;
12. commercial signage/utilities restrictions within rights-of-way;
13. FDOT Access Management Classification System and Standards;
14. traffic calming methods;
15. placement of street trees; and,
16. prioritizing prioritization of pedestrian and non-vehicular safety over vehicular movement.

Objective 1.3: *Parking*

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

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

Policy 1.3.b: The City shall establish standards that emphasize shared parking and ~~deferred~~ parking ~~facilities~~ reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Policy 1.3.c: The City shall establish incentives for the use of pervious surfaces in parking lot design for parking which exceeds the minimum parking standards.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

Objective 1.4: *Bicycle and Pedestrian Standards*

The City shall work to develop a network of bicycle, ~~and~~ pedestrian, and other multi-modal (non-vehicular) facilities which connect all areas of the City.

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

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.

Policy 1.4.~~bc~~: The City shall consider establishing regulations to encourage safe and continuous multimodal transportation facilities, including bicycle lanes, pedestrian pathways, trails, and multiple-purpose pathways.

Policy 1.4.~~ed~~: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Policy 1.4.~~de~~: The City shall work with the Suwannee River Water Management District, Alachua County, and other public or private entities to implement accessible, and functional regional trail systems and ~~other~~ transportation plans related to non-~~vehicular~~ transportation.

Objective 1.5: *Linking Land Use and Transportation*

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.a: The City shall, as part of ~~the scheduling~~ capital improvement ~~scheduling of roadway improvements projects~~, review all proposed roadway improvements to determine if such improvements will further the direction of the Future Land Use Element. ~~1. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use Element.~~

Policy 1.5.b: ~~In order to establish the link between land use and transportation, the City shall establish the following roadway classifications and develop design standards for development along each type of roadway. These design classifications will also guide highway and roadway beautification projects:-~~

1. *Alleys*: One-way or two-way service corridors providing access to the rear of residential lots or commercial buildings. ~~Right of way width of A~~alleys can be up to 30' ~~in width~~.
2. *Neighborhood Streets*: ~~Roadways with T~~two-way vehicular movements ~~that serve land immediately adjacent to the roadway~~. Parallel parking and sidewalks are allowed on one or both sides of the street. ~~Right of way width of N~~neighborhood streets can be from 30' to 60'.
3. *Drives*: ~~These roadways~~~~Roadways that~~ separate a developed area from undeveloped area. May have curb and gutter on developed side and swale on undeveloped side. Right of way width varies ~~based upon the on~~ number of travel lanes.
4. *Roads*: ~~R~~~~These~~ roadways ~~that~~ provide access to residential neighborhoods. May have an urban or rural cross-section.
5. *Avenues*: (Equivalent of collector streets) ~~R~~~~Those~~ roadways ~~that~~ consist of more than one travel lane. The design should emphasize medians with landscaping, and sidewalks should be located on both sides of the roadway, separated from travel lanes by parking or plantings. Sidewalks and bike lanes may be included when right of way widths permit.
6. *Boulevard*: (Equivalent of arterial streets) ~~Those R~~Roadways ~~that~~ are large, multi-lane roadways. The design should emphasize wide, planted medians, with sidewalks separated by a ~~planting verge~~~~generous landscape strip with street trees~~.

Policy 1.5.c: ~~To the extent feasible, t~~The City shall require new developments ~~and redevelopment~~ which ~~are is~~ compatible with ~~an~~ adjacent existing development(s) to interconnect with ~~one another~~ ~~existing development(s)~~ through one ~~or more~~ of the following methods:

1. Through the extension of a public ~~or private~~ street from ~~one project~~~~the new development~~ to ~~the adjacent existing development or adjacent lands~~~~another; and/or,~~
2. ~~Through joint use of driveways and cross access agreements among~~

adjoining properties to allow circulation between sites;. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

- ~~2. Through the extension of a sidewalk from one project to another;~~
- ~~3. Through the extension of a multi-purpose trail from one project to another.~~

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Objective 1.6: *Coordination with State and County Transportation Plans*

The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation and Alachua County for consistency with their Transportation Improvement Plans.

Policy 1.6.a: The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements that will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is consistent with the state roadway improvement planning.

Policy 1.6.b: The City shall coordinate with Alachua County to ensure that necessary improvements to county-maintained roadways with~~in~~ the City limits are reviewed and scheduled in the County's Transportation Improvement Plan, the County's Mobility Plan, and/or the County's Strategic Intermodal System Mitigation Program.

Policy 1.6.c: ~~—The City shall review the Alachua County Corridor Design Manual for its impact on the design and construction of roadways within the City limits. The City may consider and adopt appropriate design standards from the Corridor Design Manual~~ encourage new roadway design and the redesign of existing roadways to incorporate the principles embodied by the Florida Department of Transportation's Complete Streets approach.

Objective 1.7: Right of ~~way~~Way

The City shall provide for the protection of future rights of ways and seek out rights of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

Goal 2: Strategies to Support Long-Term Viability of Transportation Systems

~~Protect~~The City shall protect and enhance the long-term viability of the roadway networks within the City of — Alachua.

Objective 2.1: Programs and Systems to Protect and Enhance Transportation Systems

The City of Alachua shall continue the application of proportionate share payments and, encourage the use of parallel transportation facilities and the use of Transportation Demand Management and Transportation System Management (TDM & TSM) programs to protect and enhance the long-term viability of the roadway networks of the City of Alachua, Alachua County, and the State of Florida.

Policy 2.1.a1: -Through continued coordination with public and private development, the City of Alachua will incorporate TDM and TSM elements into the provision of establishing multi-modal transportation opportunities where practicable and appropriate.

Policy 2.1.b2: -TDM strategies shall focus on transportation alternatives, including but not limited to, rail lines, ride sharing, flextime, increased transit usage, walking, and bicycling.

Policy 2.1.c3: TSM strategies shall focus on increasing the efficiency, safety, and capacity of existing transportation systems. Techniques to achieve TSM shall include facility design treatments, access management programs, high occupancy vehicle (HOV) lanes, targeted traffic enforcement, and intelligent transportation systems (ITS).

Policy 2.1.d4: —All modes of transportation shall be analyzed, during the planning and design review stages, for practicability and appropriateness offer inclusion in new development and redevelopment opportunities.

Appendix "E"

Housing Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

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, ~~and~~ cultural diversity, and ~~while~~ protecting the interests of special needs groups, ~~and as well as~~ very low, ~~and~~ 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.
- Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include, but is not limited to, offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.
- Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.
- Policy 1.1.d: The City shall encourage the rehabilitation of older housing stock into affordable housing.
- Policy 1.1.e: The City shall stimulate the development of affordable housing by converting vacant and underutilized city-owned property to surplus property, when feasible, and making appropriate surplus inventory available for the development of affordable housing.
- Policy 1.1.f: The City shall identify and improve housing and neighborhoods of historical significance by promoting innovative approaches, such as adaptive reuse, wherever possible.

Policy 1.1.g: The City shall provide information to the public about affordable housing, ~~through~~~~on~~ its website, ~~in~~ brochures or ~~through~~ public presentations.

Policy 1.1.h: The City shall explore partnership opportunities with the Alachua-Bradford One-Stop, Santa Fe College, the University of Florida and the Florida Department of Education Vocational Rehabilitation Services, to address labor related housing affordability issues.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j: The City shall consider providing incentives for mixed-use development that includes housing for extremely low, very low, and low-income residents. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Objective 1.2: *Needs of the Homeless Population*

The City shall recognize and address the needs of its present and future homeless populations.

Policy 1.2.a: The City should consider establishing formal procedures, if warranted, for assisting homeless persons seeking shelter and food.

Policy 1.2.b: The City should participate with the City of Gainesville, Alachua County, local food banks and soup kitchens, and regional homeless shelters to provide emergency care to homeless persons, if warranted.

Policy 1.2.c: The City may work with the Alachua County Coalition for the Homeless and Hungry to conduct “point-in-time” surveys to assess the size and needs of the homeless population.

Policy 1.2.d: The City may coordinate with federal, state, and local social service providers to establish protocol for meeting the special needs of homeless persons, such as medical and mental health care.

Policy 1.2.e: The City may address existing codes which could impact the essential needs of the homeless population, ~~when~~ warranted.

Policy 1.2.f: The City may provide educational materials to the public regarding homelessness.

Objective 1.3: *Special Needs Households*

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes

- a. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:
 1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
 2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Policy 1.3.b: The City shall ensure that appropriate land use designations and zoning districts exist to facilitate the provision of adequate sites for the location of foster care facilities and group homes for elderly, non-violent mentally disabled, and physically and/or developmentally disabled residents.

Policy 1.3.c: The City shall ensure that services and facilities are available to accommodate the necessities~~needs~~ of special needs populations. The City shall encourage the placement of public and special needs housing in close proximity to conveniences such as grocery and drug stores, and other major travel routes.

Policy 1.3.d: The City, through its building permit process, shall ensure the compliance of housing projects with the Americans with Disabilities Act (ADA).

Policy 1.3.e: The City shall coordinate with the Florida Department of Economic Opportunity, ~~and~~ the U.S. Department of Agriculture Rural Development, and the U.S. Department of Housing and Urban Development to investigate the need for rural and farm worker housing in Alachua. If the need is indicated, the City will subsequently institute regulations to provide for such housing.

Objective 1.4: *Meeting Very-Low, Low and Moderate-Income Housing Needs*

The City may collaborate with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low, ~~and~~ moderate-income households, and housing opportunities for retirees.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental- and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.c: The City shall consider the adoption of affordable housing incentive strategies as specified in Section 420.9076, Florida Statutes, and may appoint a committee to be known as the "Affordable Housing Advisory Committee".

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures, ~~and~~ internal funding, and planning activities for the provision of affordable housing.

Policy 1.4.e: The City shall work with the Florida Housing Coalition, 1000 Friends of Florida, the local legislative delegation, the Florida Housing Finance Corporation, and local government bodies to protect dedicated affordable housing revenues as provided by the Sadowski Act and funded through the State and Local Government Housing Trust Funds.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low, and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low, and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 1.4.i: The City shall permit the construction of government subsidized housing only within areas ~~that which~~ are served by public facilities that meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

Goal 2: Reducing Sociological and Environmental Impacts

To provide safe, sanitary, affordable housing that maximizes resource efficiency while reducing the environmental and sociological impacts of relocation, construction, restoration, rehabilitation, and building removal.

Objective 2.1: Resource Efficiency

The City shall maximize resource efficiency in the built environment by establishing a green building program.

Policy 2.1.a: The City shall consider establishing a green building incentive program based on the best available science. The City may work with Alachua County, the University of Florida, Gainesville Regional Utilities, the Florida Green Building Coalition, the Florida Solar Energy Center, the US Green Building Council, the U.S. Department of Energy, and the U.S. Environmental Protection Agency (EPA) to determine the best available ~~science~~design. Green building certification shall consider environmental protection, resource conservation, and human health considerations over the lifecycle of the development and use of building in its lifetime. Dependent on a project's certification, the incentive program may allow for fee relief, expedited permitting and development review, ~~or~~ relaxed lot size and setback requirements.

Policy 2.1.b: The City shall actively seek rebates to offer to residential consumers of alternative and efficient energy design, construction, and operation technologies and methods.

Policy 2.1.c: The City shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices. The City may make literature regarding US EPA Energy Star Building and Appliances programs available to developers, contractors and the

general citizenry. The City shall promote US EPA Green Building, Comprehensive Procurement Guidelines for Recycled Content Materials, and Construction and Demolition (C&D) Waste Management Program.

Policy 2.1.d: The City should educate the public about the economic and environmental benefits of resource efficient design, construction and deconstruction.

Policy 2.1.e: The City may consider providing low cost energy audits to consumers.

Objective 2.2: *Materials Conservation*

The City shall conserve the embodied energy of the current housing stock by employing innovative preservation, restoration, renovation, deconstruction, and, when otherwise unavoidable, demolition techniques.

Policy 2.2.a: The City shall establish materials conservation criteria for methods of altering the current housing stock.

Policy 2.2.b: The City shall promote materials conservation and reuse, ~~including materials reuse~~, construction and demolition materials recycling, and use of recycled content materials, as a method for providing quality affordable housing in partnership with the private and non-profit sectors.

Policy 2.2.c: The City should consider implementing code enforcement procedures for demolition to include a review process to determine whether a proposed project meets the threshold.

Policy 2.2.d: The City should consider establishing threshold criteria for deconstruction, in lieu of demolition, and institute a process to determine whether a proposed project meets the threshold.

Policy 2.2.e: The City shall establish and make available best management practices for the otherwise unavoidable elimination of housing stock.

Objective 2.3: *Elimination of Substandard Housing*

The City shall provide for the elimination of substandard housing through code enforcement based on established guidelines for conservation, rehabilitation and deconstruction.

Policy 2.3.a: The City shall consider adopting regulations to include evaluation criteria for determining the best approach for eliminating substandard housing. For example, housing with only slight defects, deemed “standard”, would be conserved; housing with major deficiencies that could be repaired economically, would be considered “substandard” and would be rehabilitated; and housing with gross deficiencies that would not be

economically sensible to repair would be considered “substandard irreparable”, and would be removed from the housing stock, with a preference for deconstruction in lieu of demolition.

Policy 2.3.b: The City shall monitor the inventory of substandard housing as warranted.

Policy 2.3.c: The City’s Code Enforcement staff shall conduct annual housing stock inspections in areas where code violations are most prevalent, and in the City’s most blighted neighborhoods (defined within Economic Element).

Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.

Policy 2.3.e: The City shall continue to pursue federal, state, and local funding, including Community Development Block Grant (CDBG) funding, for elimination of substandard housing. The City may choose to operate a low interest revolving loan fund for rehabilitation of housing meeting criteria provided in Policy 2.3.a.

Policy 2.3.f: The City shall consider implementing a neighborhood planning program that will establish protocol for stabilizing, improving, and sustaining at-risk neighborhoods. The program may address issues such as safety, mobility and access, beautification, historic preservation, traffic, culture and character. The City shall actively pursue funding and other assistance from sources, such as the US Department of Justice (DOJ) Weed and Seed Program, to aid in achieving neighborhood planning goals.

Objective 2.4: *Relocation Housing*

The City shall minimize displacement impacts caused by public action, particularly on very low and low-income residents.

Policy 2.4.a: The City shall ensure that affordable, temporary substitute housing, or funding for such housing, is available to low and very-low income residents displaced by public rehabilitation, and condemnation action based solely on the elimination of substandard housing.

Policy 2.4.b: The City shall assist in the relocation of displaced residents by directing affected persons to affordable relocation housing, and pursuing all funding possibilities to cover the temporary and permanent relocation costs of low and very-low income residents. The City may choose to establish a loan fund to subsidize displacement housing costs for low and very low-income persons.

Policy 2.4.c: The City shall protect against the disruption of the neighborhood fabric and community character when providing permanent relocation housing. Every effort shall be made to house displaced residents within the neighborhood they had been living in previously.

Policy 2.4.d: The City shall work with the private and non-profit sectors to provide relocation housing. The City may offer streamlined permitting at a reduced cost to encourage the provision of acceptable relocation housing.

Objective 2.5: *Historically Significant Housing*

The City shall encourage the preservation, restoration or rehabilitation for adaptive reuse of historically significant housing, as appropriate.

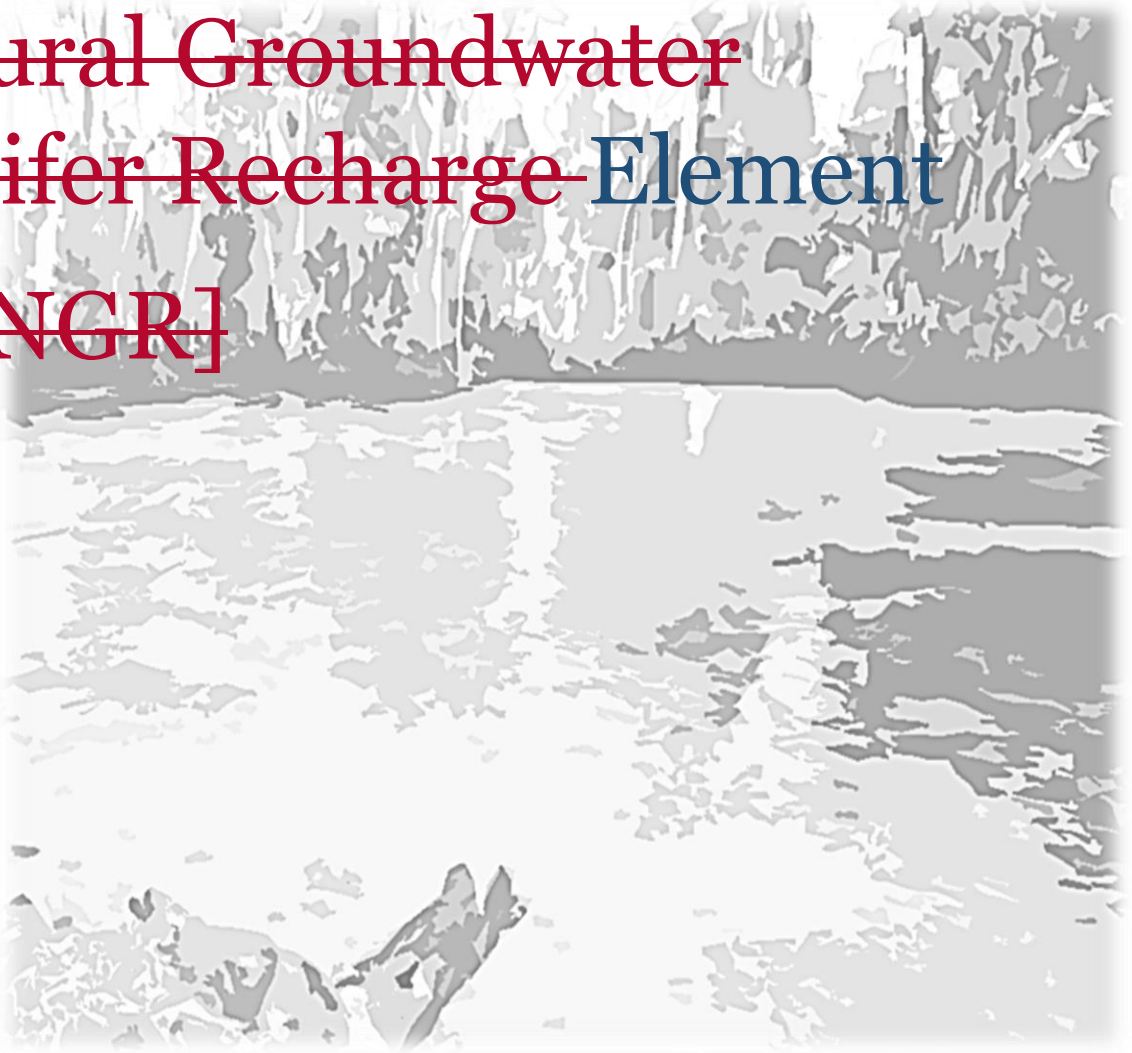
Policy 2.5.a: The City shall conduct studies as necessary to determine the historical significance of its housing stock.

Policy 2.5.b: The City shall conduct a periodic inventory of its historically significant housing.

Policy 2.5.c: The City shall establish a review process including design criteria for the alteration, restoration or deconstruction of historically significant housing. Review criteria will take into consideration the impact of proposed alterations on the property itself, the surrounding properties, and the historic fabric of the community.

Policy 2.5.d: The City shall assist residents and developers in locating grant funding for historically significant properties. When feasible, the City may apply for or assist others in applying for grants.

Community Facilities ~~and~~ ~~Natural Groundwater~~ ~~Aquifer Recharge~~ Element [~~CFNGR~~]



City of
ALACHUA

THE GOOD LIFE COMMUNITY

COMMUNITY FACILITIES ~~AND~~ ~~NATURAL GROUNDWATER~~ ~~AQUIFER RECHARGE~~ ELEMENT

Goal 1: *Wastewater*

The City Pshall plan for and provide adequate, ~~high quality~~ and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.1: *Wastewater System Capital Improvements and Level of Service Standards*

The City ~~of Alachua~~ shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the Community ~~Sanitary Sewer~~Wastewater System to meet projected demands within established service areas at adopted levels of service.

Policy 1.1.a: ~~Capital~~ improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facility needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 1.1.b: The City shall continue to implement a long-range wastewater plan, which shall include, at a minimum, an updated database of all wastewater facility locations, line sizes, lift station locations, reuse lines, future facilities locations, and rate analysis.

Policy 1.1.c: ~~Capital~~ facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Commission, to further support the rehabilitation, replacement, maintenance and expansion needs of the wastewater system.

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

Wastewater System Levels of Service

- a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. Rule 62-600.405, Florida Administrative Code, or subsequent provision. ~~This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.~~
- c) *System capacity*: If the ~~volume of existing use in addition to the volume existing demand and reserved capacity~~ of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in —accordance with a development agreement.

Objective 1.2: Wastewater Service

~~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. New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development.~~ For purposes of this objective, ~~new~~ development does not include ~~remodeling of~~ an addition to an existing development ~~s or additions~~ of less than 33% of the existing floor area⁽¹⁾ of the development or an addition of less than 33% of the existing impervious surface area within a five-year period to existing developments.

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

1. A gravity water main system exists within 100 feet ft. of the property line of any lot with a residential land use category ~~residential subdivision lot~~ or an existing single family residence and wastewater service is accessible ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. Gravity wastewater ~~system-main~~ exists with 500 ~~ft.feet~~ of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater ~~systemmain~~, wastewater pumping station, or force main exists within ~~¼ mile~~ 2,640 feet of the property line of any proposed residential subdivision ~~with- 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 ~~main can be accessed 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.

Policy 1.2.b: ~~—In such instances where the provisions of Policy 1.2.a.1 are not applicable, an isolated vacant lot with a residential land use category may be developed with a single family residences in residential areas may be developed for single family residential under a de minimis exception if wastewater service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite sewage treatment and disposal system.~~ Where no wastewater infrastructure exists along the frontage ~~of the isolated vacant lot of a single existing residential lot zoned for single family use~~, and the owner of the ~~single~~ lot requests service, ~~sufficient~~ wastewater infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of the requested service connection, ~~plus an additional 10 feet. If the City determines that a repayment agreement is practical and the applicant desires to enter into an agreement, the new infrastructure shall be constructed to and across the entire lot frontage.~~

Policy 1.2.c: The City shall prohibit the installation of ~~in-ground septic tanks- an onsite sewage treatment and disposal systems~~ in locations with unsuitable soils, within wetland areas, or where wastewater service is available.

Policy 1.2.d: The City shall permit onsite sewage treatment and disposal systems ~~septic tanks~~ outside the Community Wastewater Service Area, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of ~~Chapter Rule~~ 10D-6, Florida Administrative Code FAC.

Policy 1.2.e: Existing onsite sewage treatment and disposal systems ~~septic tanks~~ shall be allowed to remain in service until such time as wastewater service is available, in accordance with State regulations.

Policy 1.2.f: The City's Public Services Department shall coordinate wastewater service for new development with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan.

Policy 1.2.g: ~~To promote compact urban growth, the costs to extend all wastewater lines and service required to serve extensions for~~ new development outside the Community Wastewater Service Area shall be the responsibility of the ~~will be funded by development, developer or permittee.~~

Objective 1.3: Wastewater By-Products

Wastewater treatment by-products will be reclaimed or disposed of in an environmentally acceptable-sustainable manner ~~while and shall maximizing~~ maximize resource recovery.

Policy 1.3a: ~~Wastewater effluent may be treated and reused for irrigation and aesthetic water features, consistent with requirements of Chapter Rule 62- 610, F.A.C., Florida Administrative Code, or subsequent provisions.~~

Policy 1.3.b: ~~Sludge from wastewater treatment facilities within the City of Alachua shall be disposed of through such means as land application. Surface water runoff from land application shall not violate~~ comply with state water quality standards.

Policy 1.3.c: The City shall require the land application of sludge and biosolids shall to comply with all applicable regulations established in Florida Statutes, Florida Administrative Code, and by the Florida Department of Environmental Protection. ~~pursue an interlocal agreement with Alachua County for the permitting of any private land application of sludge from septic tanks and private wastewater systems. In the event that an interlocal agreement cannot be accomplished, then the City shall adopt its own standards for regulating the land application of sludge from septic tanks and private wastewater systems.~~

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by the encouraging and supporting the connection of ~~central sewer use of~~ existing developed areas to the wastewater system.

Policy 1.4.a: ~~Within the high aquifer recharge areas, the City shall make it a priority to connect areas densely populated~~ areas with ~~septic systems~~ onsite sewage

treatment and disposal systems to the ~~central-sewerwastewater~~ system, thereby minimizing the input of nutrients into the groundwater.

Objective 1.5: Minimizing the Impact of Septic Systems

The City shall minimize the impact of onsite sewage treatment and disposal systems~~septic systems~~ within ~~the~~ high aquifer recharge areas.

Policy 1.5.a: The City shall require onsite sewage treatment and disposal systems to be inspected in accordance with the provisions established in Rule 64E-6, Florida Administrative Code, or subsequent provision.

~~establish a septic system management program to ensure that these systems are inspected at least once every five years and maintained as needed to assure proper treatment. The City shall require existing systems to be inspected and upgraded to meet current standards whenever a property is sold, modified or expanded to accommodate additional residents, or at least every 10 years.~~

Policy 1.5.b: Onsite sewage treatment and disposal systems~~Septic tanks~~ in high aquifer recharge areas shall be either multi- compartment, multi-tank or aerobic design.

Goal 2: Solid Waste

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

Objective 2.1: Solid Waste Level of Service Standards and Implementation

~~Continue~~The City shall continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Policy 2.1.b: To coordinate efforts between each jurisdiction, the City may provide to~~Intergovernmental coordination efforts with~~ Alachua County ~~shall include~~ an annual report ~~to Alachua County~~ delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

Objective 2.2: Reducing Solid Waste Disposal

~~The City shall support and encourage a reduction~~Reduce in the amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.a: The City shall maximize the use of solid waste facilities through implementation of a recycling program.

Policy 2.2.b: The City shall maintain recycling and waste reduction programs in all City facilities.

Objective 2.3: Siting of Solid Waste and Hazardous Material Facilities

The City shall ~~avoid-discourage~~ the siting of solid waste and hazardous waste facilities within high recharge areas to minimize the water quality impacts from ~~solid waste and hazardous wastes~~such facilities within ~~the City's~~ high aquifer recharge areas.

Policy 2.3.a: ~~The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment, and transfer facilities within the City. The City may prohibit these facilities in areas shown-known~~ to be in the unconfined area of the Floridian Aquifer.

Goal 3: Stormwater

~~The City shall d~~Develop and maintain a stormwater management system that minimizes flooding ~~and,~~ protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Drainage and Stormwater Level of Service Standards and Implementation

~~The City shall e~~Ensure ~~the~~ provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

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

LEVEL OF SERVICE STANDARDS

For all projects which ~~fall totally~~are located completely within a stream, ~~or~~ open lake watershed, detention systems must be ~~installed-designed~~ such that the peak rate of post- development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service ~~I~~type II distribution falling on average antecedent

moisture conditions for projects serving exclusively agricultural, ~~forests~~silvicultural, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The ~~LOS-level of service~~ standard for water quality treatment shall be treatment for the “first one inch” of runoff, and shall be in compliance with the design and performance standards established in ~~Chapter Rules~~ 40C-42.025, ~~FAC~~, and 40C-42.035, ~~FAC-Florida Administrative Code~~ to ensure that the receiving water quality standards of ~~Chapter Rule~~ 62.302.500, ~~FAC-Florida Administrative Code~~ are met ~~and~~ to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in ~~Chapter Rule~~ 62-302, ~~FAC-Florida Administrative Code~~. These standards shall apply to all new development and redevelopment ~~and any exemptions, exceptions or thresholds in these citations are not applicable~~. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this ~~e~~Comprehensive ~~p~~Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

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

Policy 3.1.c: The City shall require a certification, ~~by the preparer of the permit plans,~~ that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 3.1.d: ~~_~~Priorities for upgrading existing stormwater management facilities shall ~~continue to~~ be scheduled in the Capital Improvements ~~Element of this plan and updated annually~~Plan as needed.

Policy 3.1.e: The City shall provide incentives for the use of pervious surfaces in new developments and redevelopment in order to reduce the size of retention basins and increase the area available to receive runoff.

Policy 3.1.f: ~~-~~The City shall permit the use of off-site retention and detention facilities, ~~if when~~ the off-site facilities ~~y~~ are part of previously approved master

stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Objective 3.2: Stormwater Facilities Monitoring and Maintenance

The City shall maintain a database on records of all existing and newly constructed stormwater systems in the City.

Policy 3.2.a: The City shall quantify and assess any deficiencies- in- its- existing stormwater management system, by requesting funding from the Florida Department of Environmental Protection and/or the Suwannee River Water Management District; ~~to fund and~~ prepare a City-wide stormwater master plan which will ~~to~~ determine necessary design capacities and hydraulic demands for any needed stormwater management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the City's surface water and groundwater. As an alternative to a City-wide stormwater master plan, the City may ~~request funding~~ stormwater planning needs through ~~for~~ a comprehensive stormwater assessment program(s). ~~Further, if~~ stormwater management facilities are determined by such plan ~~study~~ to be needed, the City shall seek grant funding to fund and construct such needed facilities.

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 such as cypress and river birch,~~ in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.
3. Integration of On-site retention and detention facilities ~~shall be integrated~~ 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 ~~s- areas which serve stormwater facilities.~~
5. Where retention and detention basins are located along ~~County roads or State roads~~ arterial or collector roads, the basin design shall comply

with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's ~~drainage retention basin landscaping standards~~Urban Design Policy Manual.

Objective 3.4: Erosion Control

The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.4.a: ~~—~~The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment on-site.

Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas

The City shall work with the Suwannee River Water Management District and the ~~FDEP~~Florida Department of Environmental Protection criteria for karst stormwater management system design.

Policy 3.5.a: ~~—~~The following general requirements apply to stormwater management systems ~~throughout the City's~~within high aquifer recharge areas:

1. ~~Stormwater shall not be~~ No directly discharged ~~of stormwater~~ to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;
4. Projects in areas zoned for industrial land uses shall ~~assure that not~~ discharge industrial pollutants ~~do not enter into~~ the stormwater system or allow permit pollutants to come in contact with groundwater;
5. Natural depressions ~~shall~~ may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, ~~an applicant~~ the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeological conditions are suitable and ~~the~~ a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;
7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence ~~or beginnings~~ of solution pipes; and
8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, ~~either~~ (the FDEP ~~Florida Department~~

of Environmental Protection or the Suwannee River Water Management District.)

Policy 3.5.b: The following general requirements apply to stormwater management systems apply for Class C and Class D storage facilities:

1. More than five feet of material shall exist between the limestone bedrock surface and the bottom and sides of the stormwater basin;
2. Basin liners, ~~—such as~~ clay or geotextile, shall be used;
3. Sediment sumps at stormwater inlets shall be provided;
4. Off-line treatment shall be provided;
5. Special stormwater system treatment train design shall be provided;
6. ~~Ongoing g~~Groundwater monitoring shall occur; and,
7. Paint/solvent and water separators shall be provided.

Policy 3.5.c In addition to the requirements ~~in-of~~ Policy 3.5.a, stormwater systems in these high aquifer recharge areas shall:

1. Use swales, preferably with cross block or raised driveway culverts, to promote retention/infiltration within swales; and,
2. Use shallow, vegetated, offline infiltration systems that are incorporated into a project's open space/landscaping areas.

Goal 4: Potable ~~w~~Water

~~The eCity shall p~~Provide an adequate supply of ~~high-quality~~ potable water to customers throughout the water service area.

Objective 4.1: Water System Level of Service Standards

~~The City shall A~~achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.a: ~~Capital~~ improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facility~~ies~~ needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

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 ft~~ of any lot within a residential land use category~~residential subdivision lot~~ or an existing single family residence water service ~~can be accessed~~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 ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ~~1/4 mile~~ 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 ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.1.c: ~~The City establishes the following level of service standards for potable water:~~

1. *Quality:* Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity:* System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. ~~Plant expansion shall be planned in accordance with Florida Administrative Code.~~
3. *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the volume of existing use in addition to the volume of the committed use existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 4.1.d: ~~A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map~~ in the Future Land Use Map Series.

Policy 4.1.e: In such instances where the provisions of Policy 4.1.c.1. are not applicable, an isolated vacant lots with a residential land use category may be

developed with a single family residence if potable water service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite potable water well. Where no potable water infrastructure exists along the frontage of the isolated vacant lot, and the owner of the lot requests service, potable water infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of requested service connection.

Objective 4.2: Water System Capital Improvements

The City shall pPrioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, the-and Capital Improvements Program of this Plan, and Regional Water Supply Plans.

Policy 4.2.a: New urban-development will-may only occur within areas where potable water services are-availableis available concurrent-with- or shall be made available as part of the proposed development. For purposes of this policy, new development does not include remodeling-of-an addition to an existing developments-or-additions of less than 33%-to-existing-developments of the existing floor area [AAM2]of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the eComprehensive pPlan, especially-particularly the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Policy 4.2.d The City shall coordinate the appropriateapplicable aspects of the Comprehensive Plan with the Suwannee River Water Management District and the North Florida Regional Water Supply Plan to address water supply planning efforts.

Policy 4.2.e The City shall participate in the development of and updates to the North Florida Regional Water Supply Plan and water supply development-related initiatives.

Policy 4.2.f If an amendment to the North Florida Regional Water Supply Plan identifies a potential traditional or alternative water supply project within the City's corporate limits, the City shall adopt a water supply facilities work plan which shall cover at least a 10-year planning period to meet existing and projected water demand. The work plan shall address those water supply facilities for

which the City has responsibility and shall include the facilities needed to develop alternative water supplies. The work plan shall also identify conservation and reuse measures to meet future needs.

Goal 5: *Natural Groundwater Aquifer Recharge*

Objective 5.1: Protection of High Aquifer Recharge Areas and Water Bodies

The City ~~of Alachua~~ recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy 5.1.a: ~~Until such time as the areas of high aquifer recharge potential are more precisely mapped, the~~ The City shall consider the best available hydrogeological information (e.g., ~~SRWMD—Suwannee River Water Management District~~ high aquifer recharge potential maps or ~~site-site-specific~~ data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: ~~The~~ The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and ~~investigate~~ consider the ~~future~~ use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these ~~purchases~~ acquisitions.

Policy 5.1.c: ~~The~~ The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential ~~for to~~ impacting the water resources ~~of the City, to~~ be reviewed by the ~~SRWMD~~ Suwannee River Water Management District, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Objective 5.2: Groundwater Quality and Quantity Protection

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.a: In an effort to protect groundwater quality, the City shall:

1. Adopt design criteria for stormwater management practices that minimize the leaching or discharge of nutrients.
2. Promote the Florida Yards and Neighborhoods program and Florida-Friendly landscaping practices to educate the public about proper lawn and landscaped area fertilization and irrigation;
3. Incorporate the principles of the Florida Yards and Neighborhoods and Florida-Friendly Landscaping practices program into local landscaping ordinances;
4. Adopt water conservation programs; and
5. Educate the public about the proper operation and maintenance of onsite sewage treatment and disposal systems; septic tanks.
- 5.6. Implement a local onsite sewage treatment and disposal systems septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards whenever a parcel is sold when required by Florida Administrative Code; and,
- 6.7. Participate in intergovernmental efforts which encourage the protection of groundwater quality the Suwannee River Partnership program for the Santa Fe River Basin.

Policy 5.2.b: The City shall require demonstration from engineering design and reports results to demonstrate 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.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, ~~to~~ 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.

Objective 5.3: Implementation of Water Conservation Strategies

The City, ~~upon adoption of this Comprehensive Plan,~~ shall assist the Suwannee River Water Management District, with the implementation of its water conservation rules and programs, when water shortages are declared by the District. DWhereby, during such water shortage events, the City shall encourage

and promote water conservation measures ~~shall be~~ are implemented for the use and reuse of water ~~of the lowest acceptable quality for the purposes intended. In addition, the~~ City shall ~~assist~~ make educational materials regarding the conservation of water resources available to the ~~the~~ Water Management District ~~with the dissemination of educational materials regarding the conservation of water~~ prior to peak seasonal demand.

Policy 5.3.a: The City shall assist in the enforcement of water use restrictions during a declared water shortage ~~Water Management District declared water shortage~~ and ~~in addition, will~~ assist the ~~the~~ Suwannee River Water Management District with the distribution ~~dissemination~~ of educational materials regarding the conservation of water prior to peak seasonal demand.

Conservation & Open Space Element



THE GOOD LIFE COMMUNITY

CONSERVATION AND OPEN SPACE ELEMENT

Goal 1: *Stewardship*

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.1: *Conservation Designations*

The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy 1.1.b: The City shall coordinate with the State to designate the portion of San Felasco Hammock Preserve State Park within City limits as Conservation.

Policy 1.1.c: The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work to achieve protection and conservation strategies.

Policy 1.1.d: The City shall coordinate with federal, state and local government agencies to appropriately incorporate recreation, observation and learning opportunities afforded by conservation areas into the City's Recreation Program. Further, the Recreation Department may assist in public education and outreach efforts for designated lands

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

- Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.
- Policy 1.2.b: ~~Notwithstanding any site-specific environmental assessment, t~~The City may use the Florida Natural Area Inventory to identify ~~shall work with the County and/or other appropriate agencies to create an updated inventory of~~ native communities, ecosystems, and environmentally sensitive lands. ~~The inventory shall indicate~~ and potential locations of threatened and endangered species, communities and ecosystems. ~~The Florida Natural Areas Inventory (FNAI) may be used in the interim.~~
- Policy 1.2.c: The City shall facilitate the acquisition, protection and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.
- Policy 1.2.d: The City shall coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.
- Policy 1.2.e: The City shall ~~develop~~ maintain any developed management plans for all City owned or managed natural areas as needed. Management plans shall allow for uses that preserve the intrinsic characteristics of the natural area.
- Policy 1.2.f: ~~Where appropriate, t~~The City shall ~~cultivate partnerships with public and private entities, such as the Nature Conservancy and Alachua County~~ Forever, work to acquire, conserve, protect and manage environmentally sensitive lands and native communities and ecosystems.
- Policy 1.2.g: The City shall encourage the eradication of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.
- Policy 1.2.h: The City shall work with the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) to promote sustainable landscaping practices.
- Policy 1.2.i: The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

- Policy 1.2.j: The City shall require all new development ~~to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable~~ to maintain internal and external connectivity of all open and natural space to the maximum extent practicable.
- Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.
- Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances ~~to the extent allowed by s.s. by 163.045 and 163.3209, Florida Statutes.~~

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.

Objective 1.4: *Air Quality*

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

- Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.
- Policy 1.4.b: The City shall provide notice to land owners to obtain an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash, which would be recommended as an alternative to burning.
- Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.
- Policy 1.4.d: The City shall continue working toward expanded service in the regional transit system.
- Policy 1.4.e: The City shall partner with private, public and non-profit entities to institute local shuttle bus service.
- Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.
- Policy 1.4.g: The City shall participate in local mobile source related air quality programs such as the Clean Cities program.
- Policy 1.4.h: The City shall investigate the use of alternative fuel vehicles and create related policies to reduce its fleet's automotive emissions. City vehicles should be properly maintained to increase fuel efficiency.

Objective 1.5: *Soils*

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

- Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.b: The City shall require land -clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils

shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”.

Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques.

Objective 1.6: *Mineral Resources*

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy 1.6.a: The City shall prohibit commercial mineral extraction in areas designated as conservation on the Future Land Use Map.

Policy 1.6.b: The City shall allow commercial mineral extraction only in specifically designated land uses in the Future Land Use Element (FLUE).

Policy 1.6.c: The City shall regulate and closely monitor commercial mineral extraction activities within areas where the aquifer is unconfined.

Policy 1.6.d: The City shall adhere to federal, state and local regulations regarding mining, reclamation and reuse land excavation and filling activities, and adopt reclamation and reuse standards that are consistent with those authorized by Chapter 378, Florida Statute, or subsequent provisions, and administered by the Florida Department of Environmental Protection and the Bureau of Mine Regulation (BOMR).

Policy 1.6.e: The City shall consult with the Alachua County Environmental Protection Department, Florida Department of Environmental Protection, Florida Geological Survey and the U.S. Geological Survey, to establish commercial mineral extraction standards that minimize impacts on air quality, surface vegetation, topography, surface and subsurface geological structures, and surface and subsurface hydrologic regimes.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

Policy 1.7.b: The City may utilize FGS Florida Aquifer Vulnerability Assessment (FAVA) maps, in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials. The City may utilize the FAVA map created specifically for Alachua County.

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.

Policy 1.7.d: The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies, and investigate the possibility of acquiring and preserving the surrounding property.

Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

Objective 1.8: *Hazardous Materials*

The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Policy 1.8.a: The City shall comply with the Alachua County Hazardous Materials Management Code.

Policy 1.8.b: The City shall coordinate with the City of High Springs, the City of Gainesville and Alachua County to ensure proper oversight of hazardous materials and waste facilities.

Policy 1.8.c: The City shall periodically obtain an updated inventory of hazardous materials and waste facilities from the Alachua County Environmental Protection Department.

Policy 1.8.d: The City shall provide notice to all hazardous waste collection sites to obtain federal, state and county permitting, as may be required by law. A copy of a site's Hazardous Materials Management Plan shall be submitted to the City.

Policy 1.8.e: The City shall prohibit the unauthorized disposal and burning of waste within the City.

Objective 1.9: *Agriculture and Silviculture*

The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Policy 1.9.a: The City shall encourage all agriculture and silviculture ventures to adopt a stewardship approach. Agriculture and silviculture operations will be encouraged to participate in programs offered by the Suwannee River Partnership, and the U.S Department of Agriculture Forest Service.

Policy 1.9.b: The City shall encourage agriculture and silviculture operations to operate under the most applicable and recent best management practices (BMPs). The City shall rely on the following resources: The Florida Department of Agriculture and Consumer Services (FDACS) Silviculture Best Management Practices; Florida Green Industries Best Management Practices for Protection of Water Resources in Florida.

Policy 1.9.c: The City shall promote farming incentive programs, such as the Suwannee River Partnership, which are based on agricultural and silvicultural BMPs.

Objective 1.10: *Wetlands*

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only

minimal ~~residential~~-development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following ~~densities and~~ performance standards:

- I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
 - a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
 - b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
 - c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
 - d. Drain fields for septic tanks and gray water shall be located outside the wetland.
 - e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
 - i. Clustering of units shall be located in the perimeter areas of the wetlands; and
 - ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

- II. Residential dwelling units not more dense than 1 dwelling unit per 3 acres such to the following minimum performance standards:
 - a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
 - b. All support buildings and other support facilities shall be constructed outside the wetland.

- c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
- d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
- e. All residences shall be connected to a central sewage system owned and operated by the City.
- f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
 - i. Clustering of units shall be located along the perimeter area of the wetland; and
 - ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

- a. Less than .25 acres in size; and,
- b. Determined to be of poor quality by a certified environmental specialist; and,
- c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
- d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

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

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

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Objective 1.11: *Open and Green Space*

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.11.a: The City shall consider offering incentives to developers to include open green spaces beyond the minimum amount required in new

developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Policy 1.11.b: The City shall work to acquire properties on the perimeter, adjacent to, or abutting designated conservation areas in order to create linked greenway corridors. The City will explore options, such as grant funding, conservation easements, and fee simple acquisition, for acquiring properties. Acquisition of properties that would aid in the survival of listed species populations shall be a priority to the City.

Policy 1.11.c: The City shall either create, or select and endorse a stewardship program, or a combination of programs, for owners of private property who would rather steward their land than contribute it, by sale or other means, for use as an open or green space. Preferably the stewardship program would incorporate principles of the Florida Yards and Neighborhoods program, the U.S. Department of Agriculture Natural Resources Conservation Service Backyard Conservation program, and the National Wildlife Federation's Backyard Habitats program.

Policy 1.11.d: The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands. The City shall provide for protection of natural areas and open space through public acquisition

Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and / or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with Alachua County, the Suwannee River Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.

Policy 1.11.e: The City shall seek to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.

Objective 1.12: *Water Resources*

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.

Policy 1.12.b: The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Policy 1.12.c: The City shall consider, through an interlocal agreement with the Florida DEP, SRWMD or other appropriate agency, the monitoring of surface water bodies within the City, identification of human and ecological health risks, point and non-point pollutant sources, the establishment of remediation protocol, identification of significant aquatic ecosystems and habitats, and the eradication of aquatic pest plant species.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it

preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Policy 1.12.g: The City shall restrict the siting of wastewater treatment plants and spray field areas in flood prone areas.

Policy 1.12.h: The City will attempt to work with groups influencing the water resources of the City.

Policy 1.12.i: The City shall restrict the use of chemical, biological and mechanical agents to control aquatic pest plants, animals, insects and fish to those that are consistent with state and federal regulations and are known to minimize impacts on water quality and surroundings.

Policy 1.12.j: The City shall consider instituting a water conservation program that includes best management practices (BMPs) such as xeriscaping, effluent reuse, and leak detection schedules for all City properties, facilities and infrastructure.

Policy 1.12.k: The City may consult with the Suwannee River Water Management District (SRWMD), the Florida Department of Environmental Protection (DEP) and the Alachua County Environmental Protection Department to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy 1.12.l: The City's Public Services Department shall continue to review the domestic per capita water consumption and amend domestic per capita water consumption rates as necessary. The City should consult with the SRWMD and the DEP to determine sustainable consumption values.

Policy 1.12.m: The City shall continue to maintain an emergency action plan to identify protocol for potable water emergencies. The plan shall identify responsible officials and associated functions, information dissemination techniques and availability of alternative resources.

Policy 1.12.n: The City shall maintain a wellhead protection program to protect the public water supply. Under the program, new and existing wells will be inspected on a regular schedule, and abandoned wells will be closed and sealed; technical analysis will be used to determine the suitability of wellfield expansion or additions; and modifications and additions will be reviewed by the County and the SRWMD.

Policy 1.12.o: The City shall prohibit the development or expansion of landfills, wastewater treatment plants, and commercial mining operations, within wellhead protection areas.

Policy 1.12.p: The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy 1.12.q: The City may utilize FGS FAVA maps to identify areas requiring additional monitoring and/or regulation in order to protect the City's ground water resources.

Policy 1.12.r: The City shall protect groundwater resources by establishing maximum impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

The incentives should be based on best management practices for water resources protection recommended by the FDEP, Florida Department of Agriculture and Consumer Services, and Florida Department of Economic Opportunity.

Policy 1.12.s: The City may work with the Alachua County Extension Service to create a sustainable landscaping and yard care program for development within the City. The objective of the program could be to create site elevation, soil, fertilization, irrigation, integrated pest management, stormwater runoff management and plant selection guidelines and best management practices for development within the City. The program may provide continued guidance for long-term yard care, supporting homeowners as they maintain their individual yards. The City may provide educational materials to the public regarding landscaping requirements and recommendations.

Policy 1.12.t: The City shall continue to utilize a utility billing system that encourages reduced consumption.

Policy 1.12.u: The City shall consider adopting an official water conservation policy to prevent drought related water shortages. These procedures should be consistent with applicable SRWMD policy, and should specify the City's role in water conservation and drought management. Prior to establishment of this policy, the City shall use "Waterwise Florida Landscapes: Landscaping to Promote Water Conservation Using the Principles of Xeriscape™".

Policy 1.12.v: The City shall utilize the most current Water Supply Assessment prepared by the Suwannee River Water Management District to plan for the current and projected needs and sources for water resources.

Objective 1.13: *Energy Conservation*

The City shall encourage and promote the conservation of energy resources to reduce negative impacts upon the environment.

Policy 1.13.a: The City should promote and encourage energy efficient building techniques in new development and redevelopment, which will result in less energy demand.

Policy 1.13.b: The City shall require new development and redevelopment to provide pedestrian and/or multi-use pathways to encourage bicycling and walking, thereby reducing the consumption of fossil fuels.

Policy 1.13.c: The City shall encourage energy conservation through the implementation of a net metering program, which provides for the interconnection of customer- owned renewable generation systems to the City's electric system.

Policy 1.13.d: The City should work to educate the public on energy conservation practices and incentive programs available to reduce energy consumption.

Goal 2: *Human Interactions and Impacts*

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

Objective 2.1: *Education and Stewardship*

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

Policy 2.1.a: The City shall partner with the Alachua County School Board, Alachua County Environment Protection Department, Florida Department of Environmental Protection (DEP), Suwannee River Water Management District, University of Florida Institute of Food and Agricultural Services, Santa Fe College and other appropriate agencies to provide environmental education to residents of all ages.

Policy 2.1.b: The City shall provide developers with best management practices based on the best available science, to ensure that developers are informed of methods for minimizing environmental impacts.

Policy 2.1.c: The City should consider recognizing individuals, organizations, businesses and projects that embody environmental stewardship.

Policy 2.1.d: The City consider providing incentives for developers to enhance natural resources in their developments.

Policy 2.1.e: The City shall coordinate with the FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

Policy 2.1.f: The City shall recognize the global nature of environmental protection by providing the public with educational materials about emerging environmental concerns.

Recreation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

RECREATION ELEMENT

Goal 1: *Definition of Parks and Recreation System*

To provide a long-range plan that guides development of the City of Alachua's parks and recreation system, establishes funding protocol, and encourages citizen participation to ensure the availability of recreational opportunities for present and future residents and visitors.

Objective 1.1: *Long Range Planning and Funding*

The City shall secure the provision, coordination and maintenance of recreational and cultural facilities for current and future residents and visitors, and guarantee safe access to these facilities for all persons, regardless of special need or condition.

Policy 1.1.a: The City shall engage the public in the recreation planning process by utilizing public hearings, meetings, ~~and~~ workshops, surveys and other innovative techniques for citizen participation.

~~Policy 1.1.b: The City shall evaluate the need for new and expanded recreational facilities based on the following criteria:~~

- ~~— Proximity to current facilities and the requirements of area for new facilities~~
- ~~— Land Use Compatibility~~
- ~~— Major man-made or natural boundaries or barriers (such as roads and interstates) and neighborhood association boundaries~~
- ~~— Direct feedback and survey input~~
- ~~— Demographic information from the DEO and Census Tracts~~

Policy 1.1.~~bc~~: The City shall provide for future recreation needs and the correction of existing recreation deficiencies in the Capital Improvements Plan, updating the Plan yearly to reflect emergent needs and completed projects.

Policy 1.1.~~de~~: The City shall explore and utilize all appropriate and available means of funding ~~available~~ for recreational facilities, in an effort to reduce the need for additional ad valorem taxes. These sources include

- a. Recreation impact fees on new residential development
- b. Federal and state grants
- c. Bonds and other long-range financing techniques
- d. Acquisition or lease of other government lands
- e. Surplus land/property sales
- f. Private property donations
- g. Public/private trusts and partnerships

- h. User fees
- i. Interlocal agreements with other agencies
- j. Existing City owned properties which could be converted to provide recreation opportunities.

Objective 1.2: *Facilities, Levels of Service and Hierarchy of Parks*

The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

Policy 1.2.a: The City shall adopt recreational levels of service that recognize an established hierarchy of parks, and their associated capacities. The hierarchy may include regional, community, neighborhood and pocket parks.

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.

Policy 1.2.c: The City shall encourage the participation in development and operation of public pocket and neighborhood parks by non-profit organizations and private parties.

Policy 1.2.d: The City shall ensure the provision of parks, trails and recreation facilities, through the inclusion of bicycle and pedestrian paths, and vehicle and bicycle parking areas. All City parks shall conform to the requirements of the Americans with Disabilities Act by providing barrier free facilities and safe, sufficient parking.

Policy 1.2.e: The City shall develop passive parks and greenways that satisfy the established levels of service, and are in harmony with the Conservation Element of this plan.

Objective 1.3: *New Development Recreation Requirements*

The City shall consider providing inge incentives for new development in order to enhance the City's recreation lands and facilities.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

~~Policy 1.3.b: The City shall require all Developments of Regional Impact to reserve adequate park and recreation land to enhance quality of life for residents.~~

Policy 1.3.~~eb~~: The City shall consider incentives for new industrial, institutional and commercial development to encourage the inclusion of linear and pocket parks, particularly within close proximity to the downtown core.

Policy 1.3.~~ec~~: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments.

Policy 1.3.~~ed~~: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Objective 1.4: *Partnerships*

The City shall pursue federal, state, regional and local, public and private partnerships to provide recreational facilities to residents and visitors, where~~as~~ available.

Policy 1.4.a: The City shall continue working with the Alachua County School Board to maintain lease and rental agreements for recreation facilities at Alachua Elementary School, W.W. Irby Elementary School, Mebane Middle School and Santa Fe High School.

Policy 1.4.b: The City shall ensure that facilities obtained through interlocal agreement are readily available to all residents on a non-discriminatory basis.

Policy 1.4.c: The City shall coordinate with Alachua County Division of Parks and ~~Recreation—~~Conservation Lands to create recreation opportunities for City residents in regional parks.

Policy 1.4.d: The City shall participate in land acquisition and management efforts with Alachua County, the Suwannee River Water Management District, Florida Park Service, the Florida Department of Environmental Protection, and other agencies involved in projects that provide recreational opportunities for City of Alachua residents.

Policy 1.4.e: The City shall seek out and promote public/private partnerships that benefit the City's parks and recreation system. Local organizations and associations shall be encouraged to adopt and maintain pocket and neighborhood parks.

Objective 1.5: *Cultural Programs and Facilities*

The City shall develop or improve park facilities that allow appropriate public access and use to recreational, cultural, historical and natural resources.

- Policy 1.5.a: The City shall pursue acquisition of culturally, historically and naturally significant properties for inclusion in the parks and recreation system. Appropriate usage fees shall be determined to offset the cost of maintenance and operation. Wherever possible these sites shall be linked through bicycle and pedestrian paths.
- Policy 1.5.b: The City shall create interpretive centers in parks with significant cultural, natural or historical resources.
- Policy 1.5.c: The City shall assist with the Alachua Historical Society, and other local cultural, historical and environmental organizations to aid in development of a cultural program.

Intergovernmental Coordination Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 1:

Establish processes among the various governmental entities to achieve coordination of comprehensive planning, promote compatible development, provide public services and promote the efficient use of available resources among governmental entities.

Objective 1.1:

The City shall enter into interlocal agreements or other formal agreements, as necessary or as required by state law, that describe joint planning processes for collaborative planning and decision-making with the School Board of Alachua County, Suwannee River Water Management District, Alachua County, the City of Gainesville, the City of High Springs and other units of local government providing services but not having regulatory authority over the use of the land.

Policy 1.1.a: The City of Alachua will enter into an interlocal agreement with the School Board of Alachua County which shall describe, at a minimum, processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.

Policy 1.1.b: The City shall review all proposals for new school facilities according to the provisions for school siting found in the City of Alachua Land Development Regulations, Future Land Use Element, and Public School Facilities Element.

Policy 1.1.c: The City shall use the North Central Florida Regional Planning Council's dispute resolution process, as established pursuant to s. 186.509 F.S., to resolve intergovernmental disputes in a timely manner.

Policy 1.1.d: The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries, as warranted.

Objective 1.2:

The City shall provide for coordination and cooperation with other governmental entities which may be affected by comprehensive plan amendments and ~~the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs~~Economic Opportunity, and any other affected agency the opportunity to

~~comment on Comprehensive Plan amendments, rezonings, and other development proposals.~~

Policy 1.2.a: The City shall provide notice to and coordinate the review of ~~all~~ proposed comprehensive plan amendments or development proposals which may impact with Alachua County, the City of Gainesville, the City of High Springs, the School Board of Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council local and regional governmental entities, State and any other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.2.b: The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.

Policy 1.2.c: The City, through the ~~D~~development ~~R~~review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy 1.2.d: When a development proposal may impact another governmental agency, ~~T~~he City shall, ~~as part of the development review process~~, provide notice of the development proposals to such governmental agencyies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

~~Policy 1.2.e: The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.~~

Policy 1.2~~f~~-e: The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location.

Objective 1.3:

The City shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.

Policy1.3.a: The City, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards (for a five-year period) with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection Suwannee River Water Management District, North Central Florida Regional Planning Council, the City of Gainesville, the City of High Springs and Alachua County and the School Board of Alachua County prior to adoption of such amendment.

Policy1.3.b: The City shall work with Alachua County and the Florida Department of Transportation to provide input to the Metropolitan Transportation Planning Organization on any issue that could affect the traffic flows on roadways within the corporate limits ~~and when the City's population becomes more urban in nature, the City shall request~~ continue to further its representation on the MTPO.

Objective 1.4:

The City shall coordinate with the Suwannee River Water Management District, Alachua County, the City of Gainesville, and the Florida Department of Environmental Protection regarding all development proposals with the potential for impacting the water resources of the City.

Policy1.4.a: The City shall coordinate all proposed subdivisions and site plans with the Suwannee River Water Management District for all such proposals to coordinate drainage issues, stormwater pollution prevention, and sinkhole remediation.

Policy 1.4.b: The City shall set level of service standards for stormwater quality that meet the requirements of the Suwannee River Water Management District for stream-to-sink basins.

Policy 1.4.c: The City should coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure that the capacity and function of shared watersheds are maintained, as warranted.

Objective 1.5:

The City shall coordinate annexations and joint planning issues with Alachua County and with the other municipalities within the County.

Policy 1.5.a: The City shall adhere to the provisions and requirements of Chapter 171 F.S. Lands proposed for annexation shall be contiguous to the City's boundaries, reasonably compact and in an area where appropriate municipal services can be provided.

~~Alachua County Boundary Adjustment Act. Urban areas within the City's Urban Reserve Area that meet the criteria of "urban in character" as~~

~~defined by the Boundary Adjustment Act may be considered for annexation by the City.~~

Policy 1.5.b: The City shall encourage the annexation of all partial or whole enclaves within the City limits of Alachua, in accordance with Section 171.046 F.S.. The City may not annex land that will result in an enclave.

Policy 1.5.c: In the interim period between annexation and amendment of the Comprehensive Plan, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

Policy 1.5.d: The City shall work with Alachua County and other municipalities within the County to promote cooperative planning efforts within ~~the Urban Reserve Area.~~ areas that share jurisdictional boundaries.

~~Policy 1.5.fe: The City acknowledges its participation in a countywide, comprehensive visioning and planning process that culminated with the adoption of a county-wide policy statement and conceptual land use map in June 2005. These documents will guide land use and development efforts within our Urban and Extra-Territorial Reserve Areas. In furtherance of this countywide visioning and planning process, the City pledges to continue to work in this collegial setting and to negotiate Joint Planning Agreements with Alachua County in support of that vision.~~

Policy 1.5.ge: Prior to amending the Future Land Use Map to include lands that have been recently annexed ~~and formally included within the Urban Reserve Area,~~ the City shall, upon the owner's application, determine an appropriate Future Land Use Map category based upon compatibility with adjacent map categories and zoning, the character of the surrounding area, environmental features and the availability of facilities and services.

Capital Improvements Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

CAPITAL IMPROVEMENTS

ELEMENT

Goal 1: Capital Improvements Program

The City shall maintain a Capital Improvements Program to provide needed public facilities and services to its citizens in a manner that protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly, compact growth.

Objective 1.1: Capital Improvements Projects

The City shall provide capital improvements to correct the existing and projected deficiencies, maintain the adopted levels of service, replace or repair obsolete or worn out facilities, and accommodate desired future growth.

Policy 1.1.a: The City shall include all projects of \$~~25,000~~50,000 or larger, identified in the other elements of this Comprehensive Plan as necessary to maintain adopted levels of service or correct existing deficiencies in the five-year Capital Improvements Plan.

Policy 1.1.b: The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, This assessment shall occur prior to or concurrent with the City's budget process.

Policy 1.1.b.1: The City shall identify ~~those~~ existing and ~~or~~ projected public facility needs ~~, which that have occurred~~ or are projected to occur, due to deficiencies in the ~~maintenance of~~ adopted level of service standards. Projected needs will be based on growth rate and development approvals.

Policy 1.1.c: The City shall review the 5-year Schedule of Capital Improvements, in accordance with Chapter 163.3177, F.S., Florida Statutes, on an annual basis. The City shall only schedule capital improvement projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Further, the City shall consider the financial feasibility of all projects within the Capital Improvements Element. Projects necessary to ensure that any adopted level ~~of~~ service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Policy 1.1.d: The City shall prioritize all proposed capital improvement projects according to the following guidelines:

Priority 1. ~~C~~The capital improvement projects ~~identified~~ which are imminently needed to protect the public health, safety, and welfare ~~shall be given highest priority~~;

Priority 2. ~~The c~~Capital improvements projects ~~related which are~~ to maintain the adopted level of service standard for facilities ~~are to be given the second order of priority~~;

Priority 3. ~~The c~~Capital improvement projects that replace obsolete or worn out facilities or ~~to~~ make a logical extension of facilities within adopted Community Services Areas ~~shall be given third priority~~; and

Priority 4. ~~The c~~Capital improvement projects, which due to deficiencies ~~based upon the established in the adopted~~ level of service standard ~~within the Comprehensive Plan~~, are needed to provide public facilities to areas, which have received prior development approval, ~~shall be given the fourth order of priority~~; and,

Priority 5. All other capital improvements projects ~~shall be given the fifth order of priority~~.

Policy 1.1.e: The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, ~~within this plan element~~.

Policy 1.1.f: ~~The City of Alachua~~ hereby adopts by reference the Five-Year District Facilities Work ~~p~~Plan as formally adopted by the Alachua County School Board.

Objective 1.2: Public Facilities Monitoring and Level of Service Standards

The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and ~~that availability of~~ public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards ~~adopted for public facilities~~.

Policy 1.2.a.1: Wastewater Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit on an average annual basis. Plant expansion shall be planned in accordance with ~~F.A.C.Rule-~~ 62-600.405, Florida Administrative Code, or subsequent provision.

Policy 1.2.a.2: Wastewater System Capacity: If the ~~volume of existing use in addition to the volume of the committed use~~ existing demand and reserved capacity of the City's wastewater treatment facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.3: Solid Waste: The City shall adopt the following level of service for solid waste for residential uses:

.73 tons per capita per year

Policy 1.2.a.4: ~~Stormwater~~: The City shall establish the following level of service for stormwater:

For all projects which ~~fall totally~~ are located completely within a stream, or open lake watershed, detention systems must be ~~installed~~ designed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service ~~T~~ type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, ~~forests~~ silvicultural, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses;
3. The ~~LOS~~ level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in ~~Chapter Rules 40C-42.025, FAC, and 40C-42.035, FAC~~ Florida Administrative Code, to ensure that the receiving water quality standards of ~~Chapter Rule 62.302.500, FAC~~ Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in ~~Chapter Rule 62-302, FAC~~ Florida Administrative Code. These standards shall apply to all new development and redevelopment ~~and any exemptions, exceptions or thresholds in these citations are not applicable.~~
4. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this C ~~e~~ omprehensive P ~~p~~ lan, must ensure that its post-development stormwater runoff will not

contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 1.2.a.5: Potable Water: The City shall establish the following levels of service for potable water:

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

Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit on an average annual basis. ~~Plant expansion shall be planned in accordance with, or subsequent provision.~~

System Capacity: Plant expansion shall be planned in accordance with Florida Administrative code. Additionally, if the volume of existing use in addition to the volume existing demand and reserved capacity of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.6: Recreation: The City shall establish the following level of service for recreation:

5 acres per 1,000 persons, with 20 percent of this area as improved, passive parks

Policy 1.2.a.7: Public Schools: The City shall utilize the level of service standards established in Policy 2.2.b of the Public School Facilities Element for Public Schools concurrency.

Policy 1.2.b: The City shall requires that public facilities which needed to serve such new development have shall not degrade the adopted level of service standard at the time the development order is granted and that the a capacity, which exists which will meets or exceeds the adopted level of service standard at the time the development permit or order is issued.

Objective 1.3: Maintenance of Public Facilities and Level of Service Standards

The City shall establish a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing development, and future new development, and re-development.

Policy 1.3.1: -The City shall incorporate within the City's annual budgeting process, a capital improvements budget plan that addresses the needed projects found in the schedule of improvements and funding of this plan element to maintain the adopted level of service standards for public facilities.

Policy.1.3.2: -The City shall not issue development orders and permits in areas where when the adopted level of service standards for all public facilities are not met.

Policy.1.3.3: The City shall apply for federal or state grant funding for projects which recognize further the policies of the elements of this the eComprehensive pPlan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

Policy 1.3.4: The City shall adhere to FEMA, Florida Building Code, and the City's Land Development Regulations requirements for flood plain management when replacing community facilities damaged due to storm surge or flooding.

IMPLEMENTATION

5-Year Schedule of Capital Improvements

Table 1: 5-Year Schedule of Capital Improvements to Address Level of Service Deficiencies- FY 2020-2024

<u>PROJECT DESCRIPTION</u>	<u>SCHEDULE</u>	<u>PROJECTED COST</u>	<u>GENERAL LOCATION</u>	<u>REVENUE SOURCE</u>	<u>CONSISTENCY WITH OTHER</u>
<u>None</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Sources: City of Alachua Five-Year Schedule of Capital Improvements, FY 2020 – 2024; Florida Department of Transportation Five-Year Work Program, 2020 – 2024; Alachua County 2019 – 2024.</u>					

<u>FY 20-19/20</u>	<u>20/21FY 21</u>	<u>FUNDING SOURCE</u>	<u>21/22FY 22</u>	<u>22/23FY 23</u>	<u>23/24FY 24</u>	<u>TOTAL</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL
IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. This is due to the fluctuations in the revenues and expenditures of the City due to market and economic conditions.

The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities ~~and recreation~~. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency (LPA). City ~~Staff~~, designated by the City ~~Manager~~ will serve as ~~advisory counsel liaison~~ to the Local Planning Agency to address dealing with all fiscal issues needs required to ensure the adopted level of service standards are maintained and system deficiencies are considered for rehabilitation, replacement, maintenance, and expansion.

The ~~Local Planning Agency~~LPA shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City ~~Council~~Commission:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards.
4. Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements ~~E~~element with the other ~~E~~elements of the Comprehensive Plan, and most particularly its support of the Future Land Use Element;
7. ~~The~~ City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the ~~Five Y~~5-year Schedule of ~~Capital~~ Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the ~~Local Planning Agency~~LPA will be transmitted to the City Commission for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of ~~the the Local Planning Agency~~LPA, the City ~~Council~~Commission shall direct City ~~Staff~~ to ~~provide the Local Planning Agency~~include within ~~a 5-year~~the Five Year Schedule of Capital Improvements ~~and any drafts for~~ amendments ~~to the Capital Improvements Element as~~ deemed necessary by the City ~~Council~~Commission to maintain the adopted level of service standards.

~~The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendment to the City's Comprehensive Plan.~~

CONCURRENCY MANAGEMENT PURPOSE AND OVERVIEW

The City shall require a concurrency review to be ~~made~~performed with applications for development approvals and a Certificate of Concurrency Compliance ~~to be~~ issued ~~prior to concurrent with the issuance of final~~ development orders. The review will analyze ~~the new~~a development's impact on ~~traffic circulation~~transportation, sanitary sewer, solid waste, drainage, potable water, ~~and~~ recreation, and public schools. This review shall determine if the ~~proposed~~ development is concurrent with adopted level of service standards for ~~the above stated~~all public facilities. If the application is deemed concurrent, a Certificate of Concurrency Compliance will be issued by the Land Development Regulations Administrator. ~~If the development requires any other development permit, a copy of the Certificate of Concurrency Compliance shall be included with any future application for a development permit.~~ A separate concurrency review shall not be required for each development permit for the same project, as long as the previously approved development permit considered the impacts generated by the subsequent development permit(s). ~~Concurrency reviews~~ addresses only the availability of public facilities, ~~and~~ A capacity of services and a Certificate of Concurrency Compliance does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development, the public facilities which were determined to not be concurrent, the level of service deficiency, and the impact assessment that was the basis for the determination. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The LPA and City Commission shall review applications, as applicable, for development, ~~and a final~~ development ~~approval order~~ shall be issued only if the proposed development ~~does will~~ not ~~lower degrade~~ the ~~existing~~ levels of service ~~of for all~~ public facilities ~~and services~~ below the adopted level of service standards in the Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:

- a) For sanitary sewer, solid waste, stormwater, and potable water facilities, developments shall meet the following standards to satisfy the concurrency requirements:
1. A final development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
 2. At the time the final development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, and the City's Land Development Regulations, or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2), F.S.]~~
- b) For parks and recreation facilities, developments shall meet the following standards to satisfy the concurrency requirement:
1. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are in place or under actual construction; or
 2. A development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; ~~or~~
 3. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the ~~adopted local government 5-year~~ five-year schedule of capital improvements; or
 4. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 5. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, or an agreement or

development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

- c) For ~~road~~transportation, new development shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided:

1. At the time a development order ~~or permit~~ is issued, the necessary facilities and services are in place or under construction; or

2. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction as provided in the five-year schedule of capital improvements not more than three years after issuance of a certificate of occupancy or its functional equivalent ~~as provided in the adopted local government five-year schedule of capital improvements~~. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

2.3. The Capital Improvements Element and the five-year schedule of capital improvements must include shall address the following ~~policies~~:

a. The estimated date of commencement of actual construction and the estimated date of project completion;~~;~~

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; ~~or~~

~~a.c.~~ At the time a development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

d. ~~b.~~ At the time a development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, ~~S.~~, or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2)(c), F.S.]~~

- d) ~~For the purpose of issuing a development order or permit,~~ a proposed development may be deemed to have a de minimis impact and not subject to the concurrency requirements if the proposed development order ~~or permit~~ creates an impact of not more than ten (10) average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.

The minimum requirements shall be ensured as follows:

1. *Building Permits.* The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services beginning place shall be made by the Land Development Regulations Administrator as part of the Certificate of Concurrency Compliance procedure. For ~~road~~transportation, this determination shall apply to the adopted level of service standards for ~~roads~~transportation facilities within the City's ~~jurisdiction~~corporate limits. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographic service area.
2. *Other Types of Development Orders.* Other types of development orders include, but are not limited to approval of site plans, minor site plans, and final plat~~subdivisions, re-zoning, special permits and site and development plan approval~~. These other types of development orders have less immediate impacts on public facilities ~~and services~~ than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of the development permitted by these other types of development orders. Therefore, subject to the Land Development Regulations Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders:
 - a. Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where ~~public facilities~~, due to the impacts of the development proposal public facilities do not meet the adopted level of service; and
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the public facility ~~to the adopted level of service~~ so that the necessary facilities and services will be in place or

under construction ~~when before~~ the impacts of the development ~~occur~~ are created and within conformance with the five-5-year schedule of capital improvements.

A concurrency test review shall be made of the following public facilities and services for which level of service standards have been established in the Comprehensive Plan, ~~which are:~~ (1) ~~traffic circulation~~ transportation; (2) sanitary sewer; (3) solid waste; (4) drainage; (5) potable water; ~~and~~ (6) recreation; ~~and~~, 7) public schools. The concurrency test review for facilities ~~and services~~ will be ~~determined~~ conducted by ~~comparing~~ evaluating the available capacity of a public facility ~~or service~~ to the demand created by the proposed project and to the reserved capacity of the public facility. Available capacity ~~will be~~ is determined by subtracting the actual demand to a public facility, the reserved capacities for previously approved development orders, and the demand created by the proposed project from the total capacity ~~adding together the total excess capacity of any new facilities that meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.~~

1. For development orders ~~and permits~~, the following determination shall apply:

a. ~~If an applicant desires to determine~~ requests a determination of whether there is sufficient capacity to accommodate ~~their~~ a proposed project, the Land Development Regulations Administrator shall make an informal, non-binding determination of whether there appears to be sufficient capacity ~~in the~~ for each public ~~facilities and services~~ facility to satisfy meet the demands of the proposed project.

b. ~~_____~~

~~c.a.~~ _____ If there appears to be insufficient capacity, the Land Development Regulations Administrator shall then ~~make a determination~~ notify the applicant of ~~what~~ public facilities ~~or services~~ which would be rendered deficient by the development ~~if the proposed project were approved.~~

~~d.b.~~ _____ There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual or preliminary in nature and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals ~~are~~ include: ~~land use~~ amendments to the ~~Comprehensive Plan~~ Future Land Use Map; ~~and~~ rezonings requests; planned developments; and preliminary plats. Those development approvals shall receive a non-binding concurrency determination.

~~e.c.~~ _____ Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what the available public facilities ~~and services are available~~ at the date of inquiry. The issuance of a Certificate of

Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services, and shall be rendered based upon the available capacity of each public facility at the time a Certificate of Concurrency Compliance is granted.

2. For roadways-transportation facilities, the following determination procedures shall apply:
 - a. The City shall provide level of service information ~~either~~ as set forth in the most recent reports as provided for in the Land Development Regulations Data and Analysis Report in support of the Comprehensive Plan, or based on the most current data available from Alachua County and the Florida Department of Transportation. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth, or (2) prepare a more detailed analysis for review by City Staff.
 - b. If the applicant chooses to prepare ~~do~~ a more detailed analysis the -(1) applicant shall: (1) submit the completed alternative-transportation analysis to the Land Development Regulations Administrator for review; and, (2) the Land Development Regulations Administrator shall review the alternative transportation analysis for accuracy and appropriate application of the methodology.
 - c. If the alternative methodology, ~~after review and acceptance by the Land Development Regulation Administrator,~~ indicates an acceptable level of service, as determined by the Land Development Regulations Administrator in his or her sole discretion, the alternative methodology shall be used in place of the most recent level of service report Data and Analysis to support the City Comprehensive Plan.
 - d. Any proposed development shall be required to provide a trip distribution model, in addition to the requirements outlined above.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation the following determination procedures shall apply:
 - a. The City shall provide level of service information as adopted in the Plan and the most current capacity data available for potable water and sanitary sewer.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would indicate that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that

adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. A development has received the issuance of a building permit based upon previously approved development orders ~~permitting redevelopment~~;
2. A development has received the issuance of ~~new-a~~ development ~~orders permitting order permitting~~ redevelopment;
3. A development has received the issuance of ~~new-a~~ development orders ~~s~~ permitting new development.

In addition, the following conditions apply to the City's concurrency management system:

1. No development order or development permit shall be issued which would require the City Commission to delay or suspend construction of any capital improvements projects identified in ~~on~~ the ~~five~~5-year schedule of ~~c~~Capital ~~i~~Improvements.
2. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the ~~affected~~ development application or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued concurrent with the issuance of a ~~upon~~ final development ~~approval~~order. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order, Chapter 163 development agreement, or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for ~~twelve (12)~~one (1) year ~~months~~ from the date of issuance by the Land Development Regulations Administrator.

Appendix "K"

Economic Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

ECONOMIC ELEMENT

Mission Statement

The economic mission of The City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: *Economic Principles*

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

Objective 1.1: *Partnerships*

The City of Alachua shall utilize all opportunities to partner with local, state, and national economic development governmental and non-profit organizations. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.1.a: Actively work with local, state, regional, and national economic development organizations to provide the City of Alachua community with current and accurate information about business opportunities.

Policy 1.1.b: Actively work with ~~the~~ Alachua County's primary economic development organization (EDO), the Council for Economic Outreach (CEO) and other EDO's as directed by the City Commission to market the community as an attractive location for compatible business and industry and to provide necessary support for existing business and industry.

Policy 1.1.c: ~~By October 2007, The City will continue to~~ consider incorporating into its annual budget funds to carry out the implementation of policy 1.1.b of the Economic Element.

Measurements

- a) *Number of new developments initiated by economic development organizations*
- b) *Number of shared economic development meetings held*
- c) *Number of inquiries about Alachua's economic climate made to local economic development organizations*

Objective 1.2: Marketing Analysis

The City of Alachua shall anticipate the future economic needs of the community by analyzing the past, current, and future economic trends of the local, state, and national environment. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.2.a: Perform an analysis at least concurrent with the City's Evaluation and Appraisal Report (EAR) of the city's competitiveness in economic development on a local, regional, state, and national basis. Such an analysis should include but not be limited to:

- a. The city's tax and fee structure
- b. The city's zoning and land use regulations
- c. The city's urban service boundary and future land use designation
- d. The city's enclaves and annexation plans
- e. The city's utility infrastructure, including rates and capacity levels
- f. The city's available commercial and industrial buildings and land
- g. The city's labor force characteristics
- h. The city's community redevelopment plan and boundary

Policy 1.2.b: Work with the CEO and other interested economic development agencies to develop a plan to address any deficiencies found in the analysis designated in policy 1.2.a. of the Economic Element.

Policy 1.2.c: Use quality of housing inventory or residential land inventory as part of the marketing materials to entice targeted companies to relocate to our area.

Measurements

- a) *Number of commercial and industrial site plan approvals*
- b) *Timeliness and accuracy of City of Alachua business inventory*
- c) *Distribution of marketing material produced by the City*

Objective 1.3: Small, Women, and Minority Owned Businesses

The City of Alachua will encourage a business climate conducive to but not limited to the development, retention, expansion, and creation of local jobs and encouraging small, women, and minority owned businesses. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.3.a: Promote small business owner information and training.

Policy 1.3.b: Update the Comp Plan to include provisions to support the creation of home-occupations by the time of the next EAR.

Policy 1.3.c: Support and encourage the development of public/private partnerships which assist small and minority businesses with access to affordable capital and/or technical assistance that may otherwise not be available for startup, retention and/or expansion.

Policy 1.3.d: Through the LDR maintain a diverse business mix in addition to the City's Technology Activity Center.

Measurements

(a) *Number of resources identified to address small business owner needs*

(b) *Number of new public/private partnerships identified to assist with capital and technical assistance needs*

Objective 1.4: *Agricultural Analysis*

The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.a: Allow for flexible, reasonable, and complimentary non-conforming uses on land with agricultural land use and zoning to maintain the economic viability of the land.

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Policy 1.4.c: Recognizing the economic value of Alachua's environmental character, the City shall ~~_, through FLUM designations, land acquisition and other regulatory tools,~~ protect Alachua's scenic surroundings to maintain the City's economic competitiveness through use of FLUM designations, land acquisition and other regulatory tools.

Policy 1.4.d: ~~By the date of the next EAR, c~~Consider creation of a Transfer of Development Rights (TDR) program to protect undeveloped agricultural land.

Policy 1.4.e: ~~By the time of the next EAR-based amendments, The City may consider the~~ development of sending and receiving zones to implement ~~the an~~ adopted TDR program.

Measurements

a. *Number of agricultural land use acres*

- b. *Number of agricultural land use acres amended to different land use type*
- c. *Number of agricultural land use acres added to the municipal boundaries*
- d. *Growth rate of agricultural loans*
- e. *Success of agricultural loans*

Objective 1.5: *Economic Rehabilitation*

The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.5.a: ~~By the date of the next EAR, it~~ identify blighted or nearly blighted areas that can be included in an inventory of existing structures that are candidates for remodeling and/or ~~r~~Redevelopment.
- Policy 1.5.b: Seek funding to aid in transforming structures in objective 1.5 of the Economic Element into ~~the their highest and~~ best possible use.
- Policy 1.5.c: Identify areas that have access to existing infrastructure that is undeveloped or underdeveloped and consider, ~~if appropriate,~~ incentives that encourage enhancements to these parcels, if appropriate.
- Policy 1.5.d: Evaluate the need to expand and/or create other Redevelopment Districts to eliminate slum and blight.
- Policy 1.5.e: Include a demonstration of ~~financial feasibility~~funding for redevelopment and development projects requiring land use amendments in the City to the Mayor and Commission.

Measurements

- a) *Number of structures renovated with public funds*
- b) *Number of derelict areas: Existing conditions (existing use) survey results*
- c) *Growth rate of property value relative to the rest of the City*
- d) *Number of building permits obtained in target areas*
- e) *Growth rate of or number of occupational licenses issued in target area*

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:

- Policy 1.6.a: ~~By the date of the next EAP~~ create inventory of parcels, including the required infrastructure needed to facilitate single-family and multi-family dwellings in a well-defined residential development.
- Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.
- Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.
- Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.
- Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.
- Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.
- Policy 1.6.g: Encourage the education of prospective low- to moderate-income first time home-buyers about the availability of financial and homeowner workshops that will help move them from renters to homeowners.
- Policy 1.6.h: Seek funding to aid in mixed-use neighborhood development.

Measurements

- a. Jobs/housing balance: number of people working in Alachua divided by workforce population*
- b. Rent/income ratio: The ratio of median annual rents of dwellings to the median annual household incomes of renters (US Dollars)*
- c. Average travel time to work*
- d. Amount of public funds spent on mixed-use or mixed income development*

Objective 1.7: Central City Business District (CCBD) /Historic Preservation

The City of Alachua shall encourage the preservation of its historic and cultural resources to strengthen the economic viability of Alachua's Central Business District and Downtown. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.7.a: Enhance the economic vitality of the historic areas by considering incentives to locate diverse pedestrian friendly and culturally-oriented businesses in the historic district.
- Policy 1.7.b: Analyze the use of funds from a variety of sources to consider providing incentives for business location and expansion within the CCBD.
- Policy 1.7.c: Through innovative design, encourage pedestrian friendly and culturally oriented events in the historic district.
- Policy 1.7.d: Prioritize investing in projects in the historic and downtown redevelopment area districts.
- Policy 1.7.e: Encourage small business and entrepreneurial investors by providing promotional signs and materials that market the development of Alachua's downtown character. Funding sources will include redevelopment district tax increment funds. This may include uniform streets signage, marker plaques, or a welcome gateway sign.
- Policy 1.7.f: Consider creating a sign ordinance specifically for properties in the historic district, ~~r~~Redevelopment district, and/or CCBD.
- Policy 1.7.g: Strive to preserve the stability of Alachua's historic charm.
- Policy 1.7.h: Evaluate the economic conditions and appearance of the historic district at least current with the EAR review.
- Policy 1.7.i: Utilize the resources of the Community Redevelopment Agency to encourage existing and new business investments and establish revitalization in the downtown area.
- Policy 1.7.j: Evaluate implementing the Main Street program.

Measurements

- a. Number of historic buildings*
- b. Number of events held in central city business district and historic district*
- c. Number of public dollars spent to remodel historic structures*
- d. Growth rate of property values in historic area, downtown, and central city business district*
- e. Number of new or replaced City signs*
- f. Growth rate of or number of occupational licenses issued in target area*

Objective 1.8: Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.8.a: Prepare a highest and best use analysis of the four corners of the US 441/I-75 Activity Center.
- Policy 1.8.b: Streamline the review of Site Plans in the US 441/I-75 Activity Center.
- Policy 1.8.c: Prepare a business inventory, organized according to the North American Industrial Classification System, at least current with the EAR review.
- Policy 1.8.d: Prepare a biannual real estate market analysis, which reviews retail, office, residential, and industrial land use needs.
- Policy 1.8.e: Consider providing incentives to attract development types identified as underprovided in the biannual real estate market analysis. Redevelopment district tax increment funding is an ~~excellent~~appropriate, variable source of such funds.
- Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

Measurements

- a) *Number of site plan approvals in target areas*
- b) *Growth rate of property values in target areas*
- c) *Growth rate of or number of occupational licenses issued in target area*

Objective 1.9: Education

The City of Alachua should provide an educational climate in the city conducive to offering and improving economic opportunities to the citizens that will ensure a high quality of life for all of the community. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.9.a: Promote and enhance educational and vocational customized training opportunities for workforce development in the city.
- Policy 1.9.b: Consider providing incentives for Santa Fe Community College to locate and sustain an educational center in the city.

- Policy 1.9.c: Work with Santa Fe Community College to reduce barriers to college attendance that face community members.
- Policy 1.9.d: Work with private and corporate businesses to reduce barriers to college attendance that face community members.
- Policy 1.9.e: Partner with private and corporate businesses and Santa Fe Community College to ensure maximum use of the facilities and services at Santa Fe Community College's City of Alachua educational center.
- Policy 1.9.f: Work with private and corporate businesses, Santa Fe Community College, and the community to promote and improve education for all the city's citizens.
- Policy 1.9.g: Work with the University of Florida, Santa Fe Community College, and the Alachua County School Board to promote and improve education for all the city's citizens.
- Policy 1.9.h: Encourage a technology entrepreneurship hub in partnership with the Progress Corporate Park, Santa Fe Community College, and the University of Florida.
- Policy 1.9.i: Create a technology activity center to stimulate cooperative learning, research, entrepreneurial activities, and associated businesses on the US Highway 441 corridor.

Measurements:

- a) attendance rates at the city's various educational facilities*
- b) graduation rates from the city's various educational programs*
- c) variety of courses and programs offered at city's various educational facilities*
- d) variety of times the city's various educational facilities are used*
- e) types of class schedules used by city residents*
- f) student profiles of citizens who use the city's educational facilities*
- g) demographic surveys of city's businesses that use the city's educational facilities*

Objective 1.10: Recreation

The City of Alachua should provide recreational facilities and opportunities to all citizens of Alachua to enhance the quality of life and attract high quality growth to the city. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.10.a: Provide appropriately funded and high quality facilities for recreation.

Policy 1.10.b: Promote use of city facilities by persons of all ages and economic groups.

Policy 1.10.c: Seek grant funding as available to enhance recreational facilities and funding of events.

Policy 1.10.d: Promote a variety of parks and open space including large scale parks and neighborhood parks.

Policy 1.10.e: Pursue public/private partnerships to improve recreation opportunities within the city.

Policy 1.10.f: Work with organizations such as the Alachua Chamber of Commerce and Alachua Business League to sponsor events such as and including the July 4th Celebration, the Christmas Parade, Main Street Festival, and the Spring Festival.

Policy 1.10.g: Explore and utilize all appropriate means of funding available for recreational facilities concurrent with all development orders and Florida State Statutes.

Policy 1.10.h: Consider establishing a fund to bring youth tournaments to Alachua, with emphasis on overnight stays that will use the city's motels, restaurants and stores, such as the Babe Ruth Softball Series.

Policy 1.10.i: Recognize the value of private recreation, such as golf courses, dining, ~~and~~ movies, and more, in attracting visitors and high quality growth and provide a business friendly environment.

Measurements

- a) *Usage of the city's recreation facilities by personss of all ages*
- b) *Usage of the city's recreation facilities for diverse types of recreation opportunities*
- c) *Number of persons attending events sponsored by the city and public/private partnerships*
- d) *Variety of times the city's recreation facilities are used*
- e) *Success of private recreational and cultural enterprises*

Objective 1.11: *Transportation*

The City of Alachua should provide Alachua's residents transportation access to neighboring communities and link available workers in neighboring communities to available employment opportunities in Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.11.a: Seek appropriate mass transit to service employment opportunities available in the City.

Policy 1.11.b: Collaborate with the Gainesville Metropolitan Transportation Planning Organization (MTPO), Regional Transit System, Florida Department of Transportation, Workforce Development Board and private service providers to offer mass and public transportation options from Gainesville to Alachua.

Policy 1.11.c: Seek funds to support alternative transportation options.

Measurements

- a) *Number of metropolitan bus stops in Alachua*
- b) *Number of people with access to public transportation within ½ mile of home*
- c) *Number of people employed in Alachua that take public transit to work*
- d) *Number of bus routes in Alachua*
- e) *Monthly ridership rates in Alachua*
- f) *Number of people repetitively traveling between the City of Alachua and neighboring municipalities, such as Gainesville.*

DEFINITIONS

Blight (Slum and Blight): ~~“Blighted” definition~~ per State Statue, Chapter 163.340

~~“Blighted area” means a~~An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate streetlayout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or

- municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Development: Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. Uses of development follow the ss. 380.04 definition.

Economic base (model): The companies that provide jobs in a given community or geographic location.

The economic base model uses a multiplier to link changes in a regional economy to changes in export activity (basis) and (2) changes in demand for more local activity (non-basic). The model assumes that money earned through exports generates demand for more local, or non-basic, activity.

Economic development: A process that begins when a community makes itself ready to accommodate the retention, startup, location, or expansion of an enterprise. Economic development occurs when a local economy is vitalized by the creation of one or more jobs, an increase in community wealth, or the useful distribution of capital that arrives from outside sources.

Economic ~~d~~development ~~o~~rganization (EDO): A group working together for economic development. ~~At the time the Economic Element was adopted (2005), the Council for Economic Outreach (CEO) was the City of Alachua's primary EDO.~~

Incentive: A motivational offer intended to persuade a prospective development to choose one location over another.

Industry classifications: A list of the types of operations or enterprises that exist under the term industrial (industry). Industrial classification is the act of organizing a list of the types industrial operations or enterprises. For example, the North American Industry Classification System.

Main Street program: A technical assistance program administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, to traditional historic commercial corridors. The Bureau conducts statewide programs aimed at identifying, evaluating, and preserving Florida's historic resources. Main Street, with its emphasis on preservation, is an effective strategy in achieving these goals in Florida's historic retail districts.

Mixed-use: Live/Work, Retail/Office, Residential/Retail and Residential/Office development. Its purpose is to increase the types of spaces available for living and working to encourage a mix of compatible uses in certain areas, and to encourage the upgrading of certain areas with buildings designed to provide a high quality pedestrian- oriented street environment. Mixed Use may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites.

Live/Work refers to one or more individuals living in the same building where they earn their livelihood, usually in professional or light industrial activities.

Retail/Office, Residential/Retail, and Residential/Office provide other variations to Mixed Use with Retail typically on the ground floor and Residential on upper floors. Design standards ensure that development is compatible and contributes to the character of the street and neighborhood.

Pedestrian-oriented development: Development that is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building(s), rather than emphasizing personal-vehicle access and parking. Buildings generally are placed close to the street and the main entrance is oriented to the street's sidewalk. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and are located at the side or rear of the buildings. This type of development also is characterized by the mix of uses within walking distance of one another, allowing people to move easily among many destinations.

Target area: An identified region or list of potential locations to be considered for expanding or relocating the operations of an enterprise or for starting up a venture. Targeting an area in preparation for doing location work generally comes at the second stage of the site selection process as described in the definition of a site search.

Transfer of Development Rights (TDR): A TDR program seeks to preserve landowners' asset value by moving the right to develop from a location where

development is prohibited (e.g., for environmental reasons) to a location where development is encouraged. TDR works as follows: developers in urban “receiving” areas buy development rights to land in rural “sending” areas; the transfer of rights allows the developers to increase the density and intensity of their developments.

Sending zone: The environmental protection zone where development rights are separated. It is called a sending zone because the development rights are “sent” out of it.

Receiving zone: A zone where a developer buys a right to build more units than currently permitted in the local zoning ordinance. These zones “receive” development rights.

Walkable: Refers to a single route, or a system of routes, between points that is relatively short, barrier-free, interesting, safe, well-lighted and comfortable, inviting pedestrian travel.

Workforce: All workers in a location (workforce) or defined geographic area; a count or projection of the number of people working in an area.

Workforce housing: Housing that is—1) affordable to households of low and moderate income in a range of 80 -120% of area median income (AMI) and 2) in a location proximate to employment centers.

Public School Facilities Element



THE GOOD LIFE COMMUNITY

PUBLIC SCHOOL FACILITIES

ELEMENT

GOAL 1: School Capacities

The City shall collaborate with the School Board of Alachua County (School Board) to plan for public school capacity to accommodate projected enrollment demand within the five--year, ten--year, and twenty--year planning periods.

Objective 1.1: *Coordinate Land Use and School Capacity*

It is the objective of the City of Alachua to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished ~~through~~by recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny applications for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Alachua County school system.

Policy 1.1.a: *Coordinated Map Series*: The City, in conjunction with the SBAC and ~~the~~ Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

1. Map~~(s)~~ ~~or maps~~ which identif~~ies~~y the existing location of public school facilities by type and existing location of ancillary plants;
2. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the City; and,
3. A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.b: *Coordinating School Capacity with Planning Decisions*: The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and re-zonings that would increase residential density. This

shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

Policy 1.1.c: *Geographic Basis for School Capacity Planning*: For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools, as part of the Interlocal Agreement for Public School Facility Planning, shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact on (1) on (1) the school system as a whole and (2) ~~on~~ the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 1.1.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 and planning policies.

Policy 1.1.e: *School Board Report to City*: The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost. The School Board shall forward said ~~rthe~~ Report to all municipalities within the County.

- Policy 1.1.f: *City to Consider School Board Report*: The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.
- Policy 1.1.g: *Capacity Enhancement Agreements*: Where feasible and agreeable to the City, School Board, affected jurisdictions and the applicant, the Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.
- Policy 1.1.h: *School Board to Report to the Elected Officials Group*: The School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group, comprised of representatives of the School Board, the County and the municipalities within the County, established by the Interlocal Agreement for Public School Facility Planning.

Goal 2: Enrollment demand

Provide adequate public school capacity to accommodate enrollment demand within a five- year district facilities work plan.

Objective 2.1: Implementation of School Concurrency

~~The~~ Concurrency: ~~The~~ City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

- Policy 2.1.a: *Interlocal Agreement*: The City shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.
- Policy 2.1.b: *Ordinance Implementing School Concurrency*: The City shall implement the provisions for public school concurrency management through its land development regulations.

Objective 2.2: Level of Service Standards

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.a: *Uniform Application of Level of Service (LOS) Standards*: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: *Level of Service (LOS) Standards*: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Policy 2.2.c: *Amendment of LOS Standard*: If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans.

The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard can ~~is~~ be achieved and maintained within the period covered by the applicable five years of the School Board Five-Year Work Program.

Objective 2.3: *School Concurrency Service Areas*

The City shall, in coordination with the School Board and municipalities, establish School Concurrency Service Areas (SCSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.a: *School Concurrency Service Areas Maps*:

SCSA's for high, middle and elementary schools shall be as adopted in the Interlocal Agreement.

SCSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy 2.3.b: *Criteria for School Concurrency Service Areas:*

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve ~~including reserve area designations established under the “Alachua County Boundary Adjustment Act” and the effect of changing developments.~~

Policy 2.3c: *Modifying School Concurrency Service Areas:* The City, in coordination with the School Board and the Municipalities, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- a. Potential modifications to the SCSAs may be considered annually.
- b. Supporting data & analysis for modified SCSA's shall be included in the annual update to the School Board's 5 –Year Work Program.
- c. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.b.
- d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- e. At such time as the School Board determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the parties to the Interlocal Agreement.
- g. Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

Objective 2.4: *School Concurrency Review Process*

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.a: *Development Review*: The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 2.4.b: *Exemptions*: The following residential developments are exempt from the school concurrency requirements:

- a. Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary plat approval and the approval has not expired.
- b. Multi-family residential development that received final site plan approval prior to the effective date of the PSFE.
- c. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
- d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- e. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.4.c: *Student Generation Rates and Costs per Student Station*: Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year Work Program.

Policy 2.4.d: *School Capacity and Enrollment*: The School Board shall determine the level of service or utilization rate of each school using a uniform methodology. The School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy 2.4.e: *Determination of Adequate Capacity*: The School Board shall establish methods and procedures for the concurrency review for all development plan approvals. Within the scope of this responsibility, the School Board may delegate the authority to the City to approve development plans where student generation projections are below established thresholds.

Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

The School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the School Board shall identify mitigation options that may be applied consistent with the policies set forth within Objective 2.5.

The City will issue a concurrency determination based on the School Board's findings and recommendations.

Policy 2.4.f: *Concurrency Availability Standard*: School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or site plan approval. The City shall not deny a final subdivision, final plat or site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval for residential development; or,

2. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

Policy 2.4.g: *Subdivision and Site Plan Standards*: In the event that the School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either

- (1) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective PSFE 2.5; or
- (2) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured.

Policy 2.4.h: *Capacity Availability*: In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years.

Objective 2.5: *Proportionate Share Mitigation*

The City of Alachua, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to achieve and maintain the adopted LOS standard consistent with the adopted School Board's ~~financially feasible-~~ funded 5-Year District Facilities Work Program.

Policy 2.5.a: *Mitigation Options*: Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in the adopted School Board's Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

1. The payment of a proportionate share amount as calculated by the formula prescribed in Section 8.6.3 of the Interlocal Agreement for Public School Facility Planning or the equivalent. Donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF);

Policy 2.5.b: *Mitigation Must Enhance Capacity*: Mitigation must be directed toward a program capacity improvement, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Policy 2.5.c: *Calculating Proportionate Share*: The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Objective 2.6: Adoption of School Board five –year district work program

The City shall reference the School Board's annually updated Five-Year District Facilities Work Program in its Capital Improvements Element.

Policy 2.6.a: *Development, Adoption and Amendment of the School Board Five-Year Work Program*: The School Board shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The City shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by referencing the School Board's Five-Year District Facilities Work Program in the Capital Improvements Element.

GOAL 3: Safe and Secure Public Schools

Provide safe and secure public schools sited within well designed communities.

Objective 3.1: School Location

The City shall establish standards and criteria to guide the location of future schools.

Policy 3.1.a: *Coordination of Existing School Facilities and Sites*: Standards regarding existing and future public school facilities and sites in the City of Alachua shall be as provided in the Future Land Use Element of the City of Alachua Comprehensive Plan, specifically, Policy 1.5a and related sub-policies. The Future Land Use Element includes the identification of Future Land Use categories where public educational facilities may be allowable uses.

Policy 3.1.b: *Coordination of Future School Facilities and Sites*: All new public schools built within the City of Alachua will be coordinated by the School Board

with the City to verify consistency between the location of public schools with the City's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school. The Future Land Use Element includes criteria related to the location and development of public, private and charter schools including consideration of compatibility, environmental constraints, drainage, parking and circulation and co-location.

Objective 3.2: *Encourage schools as focal points of community planning and design.*

Policy 3.2.a: *Enhance Community/ Neighborhood Design*: The City, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

Policy 3.2.b: Location of Elementary and Middle Schools

Elementary and middle schools are encouraged to locate:

1. within existing or proposed areas designated for moderate or medium density residential development.
2. existing or designated public facilities such as parks, recreational areas, libraries and community centers to facilitate the joint use of these areas.

Objective 3.3: *Standards for School Site Design*

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 3.3.a: *Land Development Regulations to Provide Reasonable Standards*: Land development regulations for public and private educational facilities should include reasonable development standards and conditions, and may provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent properties.

Objective 3.4: *School Siting Standards*

The City will establish siting standards for schools.

Policy 3.4.a: Evaluation of Potential School Sites:

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

1. The location of school proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities.
2. The location of elementary schools proximate to and, within walking distance of the residential development served;
3. Elementary schools should be located on local or collector streets.
4. Middle and high schools shall be located on collector or arterial streets.
5. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students and the effective provision of education;
6. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
7. Site acquisition and development costs;
8. Safe access to and from schools by pedestrians, bicyclists and motor vehicles;
9. Existing or planned availability of adequate public facilities and services to support the School;
10. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
11. Adverse impacts on archaeological or historic sites listed in the national Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

12. The proposed location is consistent with the City's comprehensive plan, stormwater management plans, or watershed plans;
13. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
14. The proposed site can accommodate the required parking, circulation and queueing of vehicles; and
15. The proposed location lies outside the area required by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

Objective 3.5: *Coordinate Supporting Infrastructure*

The City shall coordinate with the School Board plans for supporting infrastructure.

Policy 3.5.a: *Coordination of Planned Improvements*: The City shall adopt by reference within the Capital Improvements Element the School Board's 5-Year District Facilities Work Program to reflect the infrastructure required to support new school facilities.

Policy 3.5b: To address disparities in Public School facilities, the City shall review the School Board's annual Five Year Work Program and Educational Plant Survey to provide input and ensure that adequate school building conditions and design are provided districtwide, recognizing that the conditions of the physical learning environment are related to the equitable treatment of students.

GOAL 4: *Intergovernmental Cooperation*

Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

Objective 4.1: School Board Representation

Policy 4.1.a: Appointed Local Planning Agency (LPA) Members: As provided in the Interlocal Agreement for Public School Facility Planning, the City shall include a representative appointed by the School Board on the Local Planning Agency (LPA) to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.

Policy 4.1.b: Development Review Representative: As provided in the Interlocal Agreement for Public School Facility Planning, the School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

Objective 4.2: Joint Meetings

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information. The School Board shall provide adequate public notice within the City's jurisdiction.

Policy 4.2.a: *Staff Working Group*: As provided in the Interlocal Agreement for Public School Facility Planning, a staff working group of the County, School Board and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

Policy 4.2.b: *Annual Meeting of Elected Officials*: One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

Objective 4.3: Coordinate Student enrollment and population projections.

The City will coordinate with the School Board, Alachua County and the municipalities to maintain and update student enrollment and population projections.

Policy 4.3.a: *Annual Revision and Distribution*: The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population

and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.b: *Enrollment Projections*: The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy 4.3.c: *Planning Data on Growth and Development*: As provided in the Interlocal Agreement for Public School Facility Planning, the City will provide to the School Board, on an annual basis, a report on growth and development trends for the preceding calendar year. The City will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy 4.3.d: *The School District's Five-Year Facilities Work Program*: No later than August 15th of each year, the School Board shall submit to the City the district's tentative Five Year Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, 20-year time periods, and options to reduce the need for additional permanent student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

Policy 4.3.e: *Educational Plant Survey*: At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy PSFE 4.2.a will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of

existing facilities, and the consistency of such plans with the local government comprehensive plan.

Policy 4.3.f: *Growth and Development Trends:* The City will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

- a) The type, number, and location of residential units which have received development plan approval;
- b) Information regarding comprehensive land use amendments which have an impact on school facilities;
- c) Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
- d) The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval.
- e) Other information relevant to monitoring for school concurrency.

Objective 4.4: *School Site Selection, Expansions and Closures*

The City, in conjunction with the School Board, shall implement an effective and equitable process for identification and selection of school sites and for the review of significant expansions and closures

Policy 4.4.a: *Advisory Committee:* The School Board will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.

Policy 4.4.b: *New School Sites:* When the need for a new school site is identified in the Five Year Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy 4.4.: *Expansions and Closures*: For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.d: *Expedition Consistency Review*: At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice of its intent to the City. The City shall notify the School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.

Objective 4.5: *Maximize Co-location Opportunities*

The City shall maximize co-location opportunities between the City, the School Board, and other jurisdictions.

Policy 4.5.a: *Co-location of Facilities*: The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek opportunities to co-locate and share use of City facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 4.5.b: *Collaboration on Co-location*: Upon notice by the School Board that it is considering acquisition of a school site, the City shall promptly notify the School Board of the City's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 4.5.c: *Joint Use Agreements*: The City and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 4.5.d: *Emergency Preparedness*: To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.72, Florida Statutes. The City will coordinate with the SBAC and adjacent municipalities on requirements for such efforts.

GOAL 5: Monitoring and Evaluation of Public School Facilities Element

Objective 5.1: *Coordinate the Comprehensive Plan ~~w~~With School Facilities Plans*

On an ongoing basis, the City shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency with the comprehensive plan.

Policy 5.1.a: *Coordination of Plan Amendments*: The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1st of each year.

Policy 5.1.b: *Annual Meeting of the School Working Group*: Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy 5.1.c: *Annual Meeting of the City and the School Board*: On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

DEFINITIONS

The terms used in this element shall be defined as follows:

Adequate school capacity: the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

Affected jurisdictions: local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

Capacity: "capacity" as defined in the FISH Manual.

Capacity enhancement agreement: an agreement between the School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

Existing school facilities: school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

Final Subdivision or Plat / Final Site Plan: the stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

FISH Manual: the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

Land Use Decisions: future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

FISH capacity: capacity that is provided by "buildings and facilities," as defined in the FISH Manual.

Program capacity: capacity that is provided by "buildings and facilities" as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes

Planned school facilities: school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

Preliminary Subdivision or Plat / Preliminary Site Plan: any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

State Requirements for Educational Facilities: standards established by the State of Florida for the design and construction of public educational facilities.

Total school facilities: existing school facilities and planned school facilities.

Utilization of capacity: current enrollment at the time of a completed application for residential development.

Work program: the financially feasible School District's Five Year Facilities Work Program adopted pursuant to section 1013.3, F.S.

Measurable programmatic change: means a change to the operation of a school or the use of the school facility that has consistently and measurably

modifies the capacity such as the use of classrooms for special education or other special purposes.

School type: Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan



City of
ALACHUA

THE GOOD LIFE COMMUNITY

DATA AND ANALYSIS FOR EVALUATION & APPRAISAL UPDATE FOR THE COMPREHENSIVE PLAN

I. City Description

Geography

The City of Alachua is located in the northwest quadrant of Alachua County and is part of the Metropolitan Statistical Area of Gainesville. The incorporated jurisdiction of the City of Alachua is approximately 36.3 square miles. The City of Alachua borders the City of High Springs to the northwest and the City of Gainesville to the southeast, and is proximate to the City of Newberry to the southwest and the City of Lacrosse to the northeast.

Overview

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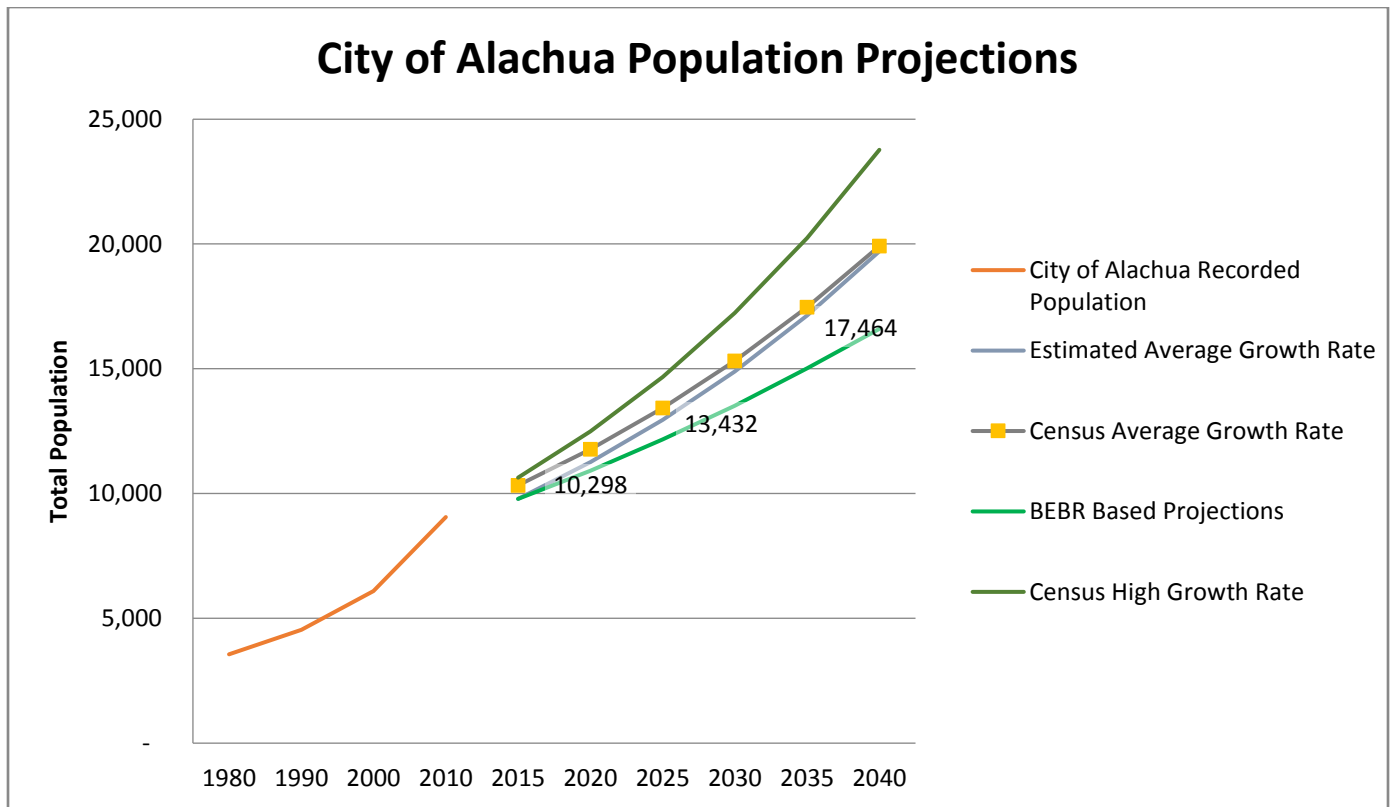
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Summary of Population Projections Analysis

Based on the projections completed, it is reasonable to assume that the City of Alachua will, by 2035:

- Grow by approximately 7,100 people;
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Data and analysis for each of these claims will be presented and supported below.

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Generally, there are no long-term population or demographic projections for a jurisdiction the size of the City of Alachua. There are, however, long term demographic projections for Alachua County. Using these projections, and estimating what share of those population projections the City of Alachua will have, a projected population for the City of Alachua can be determined. This is generally referred to as the shift-share method. There are several ways that the share of the total County population can be estimated. One approach is to assume that the City's population will continue to comprise x % of the County's population. Another approach is to assume that the City's share of the County's population will continue to grow at historical average rates or mathematically extrapolated rates. The models used to calculate the City's population projections through 2035 include: estimated average growth rate; census average growth rate; BEBR based projections; and census high growth rate.

Estimated Average Projection

Under this methodology, it is assumed that the County's population would continue to grow at the average rate derived from the County population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.45% annual population growth rate. It is also assumed that the City's share of the

County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. That is the City's share of the County population increases at a rate of 1.35% of the previous population share each year. Under this model, the City of Alachua's population would be approximately 5.02% of the County's projected population in 2035.

Census Average Projection

Under this methodology, it is assumed that both the City and the County's population would continue to grow at the growth rate derived from an average of the last four censuses (1980-2010). The County's census average growth rate is 1.48% annually, and the City's census average growth rate is 2.59% annually. Under this model, the City of Alachua's population would be approximately 4.34% of the County's projected population in 2035.

BEBR Based Projection

Under this methodology, it is assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. Using the projected populations for the County from the University of Florida- Bureau of Economic and Business Research (BEBR), the projected share of the County population is applied to these projections to derive the projected City population. Under this model, the City of Alachua's population would be approximately 4.69% of the County's projected population in 2035.

Census High Projection

Under this methodology, the City's growth rates were based on the annual growth rate derived from the 2000 and 2010 Census populations. This is a 3.17% annual population growth rate. It is assumed that the County population growth rate would be the average from the past four censuses (1980-2010). This is a 1.48% annual population growth rate. Under this model, the City of Alachua's population would be approximately 5.17% of the County's projected population in 2035.

Summary

The City of Alachua can anticipate having a population between 15,316 and 20,243 by the year 2035, based on the models used. Table 1-1 shows the predicated population of the City in five year intervals for each model. In no model is the City's population anticipated to decrease between any five year interval.

Table 1-1
Population Projections for the City of Alachua

Year	City of Alachua Recorded Population	Estimated Average Growth Rate	Census Average Growth Rate	BEBR Based Projection	Census High Growth Rate
1980	3,561				
1990	4,547				
2000	6,098				
2010	9,053				
2019				10,298	
2025		12,950	13,432	12,175	14,675
2030		14,895	15,316	13,523	17,236
2035		17,133	17,464	15,016	20,243

Because of its basis on reliable data (Censuses 1980, 1990, 2000, and 2010), and its relation to a linear trend line of this data, the use of the Census Average Growth Rate projection for planning purposes is recommended. Under this projection, the City's population will grow to 13,432 in 2025, to 15,316 in 2030, and to 17,464 in 2035. This would mean a population increase of 7,166 people over the next 15 years.

Table 1-2 below identifies the projected population of the City of Alachua and Alachua County for years 2025, 2030, and 2035.

Table 1-2
Population Projections, City of Alachua & Alachua County

Year	<u>2010</u>	<u>2019 (Est.)</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
City of Alachua Population	9,059*	10,298 **	13,432	15,316	17,464
Alachua County Population	247,336*	267,306 **	296,900^	314,500^	330,700^

Sources:

* US Census Bureau, 2010

** University of Florida, Bureau of Economic & Business Research

^ University of Florida, Bureau of Economic & Business Research; Projections of Florida Population by County, 2020 – 2045, with Estimates for 2018

Table 1-3 summarizes demographic, economic, and housing characteristics in City . In the City of Alachua, persons under 18 years of age comprise 28% of the total population, while median age is 39.5 years. A notable characteristic of the City is the higher proportion of single-family dwelling units. More than 75 percent of the housing in the City is comprised of single-family units, as opposed to less than 50 percent for the County.

The City averages 2.65 persons per household as opposed to 2.54 for the County. The median per capita household income for the City is \$59,819 in 2018 dollars. For the County, the median per capita household income is \$49,078 in 2018 dollars.

The City of Alachua's population is comprised almost entirely of year-round residents. A very negligible percentage of the population is represented by seasonal residents who live in the City during winter months but claim another place as their permanent residence.

Table 1-3
Demographic, Economic, and Housing Characteristics

Statistics	City of Alachua	Alachua County
Population	10,298 [†]	267,306 [†]
Male	46.3%*	48.3%*
Female	53.7%*	51.7%*
Aged by Category		
Under 18	%*28.0%^	18.0%^
+ 65	13.3%^	14.0%^
Median Age	39.5*	30.1*
Education		
Bachelor's degree or higher	37.4%*	42.5%*
Number of students enrolled in school (K – 12)	2,332 ^{††}	26,375 ^{††}
Income		
Per Capita Income	\$33,911**	\$27,896**
Median Family Income	\$59,816**	\$49,078**
Percent of population living below the poverty level	18.0%*	19.8%*
Housing Units, total	3,770*	111,002*
Single-family units	3,061*	59,162*
Mobile Homes	231*	9,703*
Multiply-family units, including duplex	478*	42,131*
Persons per household	2.65*	2.54*

Sources:

† University of Florida, Bureau of Economic & Business Research

†† School Board of Alachua County, 2019 Annual Report, School Concurrency

* US Census Bureau, 2010

** US Census Bureau, 2010 in 2018 dollars

^ US Census Bureau, 2014 – 2018 estimates

^^ US Census Bureau, 2018 estimate

Existing Land Use and Development Characteristics

Table 1-4 summarizes the current land use as generalized from GIS data published by the Alachua County Property Appraiser. The land use classifications utilized by the Department of Revenue identify specific uses were used to identify the existing land use.

Agricultural land continues to serve as the dominant feature within the City, accounting for approximately 51 percent of existing land use. There is currently vacant residential, commercial and industrial land within the City, however, based upon historical development trends and as evidenced within the past ten (10) years, additional land may be required through the planning horizon to account for future growth. Vacant residential areas are primarily located in the City's center and the southern part of the City.

Table 1-4
Existing Land Use

Land Use	Acreage	Percentage of Land Area
Agriculture	11,262.71	51.15
Commercial	320.45	1.45
Conservation	3,272.54	14.86
Industrial	1,251.04	5.68
Institutional	521.01	2.67
Recreation	299.54	1.36
Residential (Moderate Density)	3,533.55	16.05
Residential (Medium Density)	38.48	0.17
Residential (High Density)	16.21	0.07
Common / Open Areas	130.22	0.59
Vacant	1,367.01	6.21
Total	22,018.10	100.00

Source: Alachua County Property Appraiser, City of Alachua

Map 1-1, Existing Land Use Map

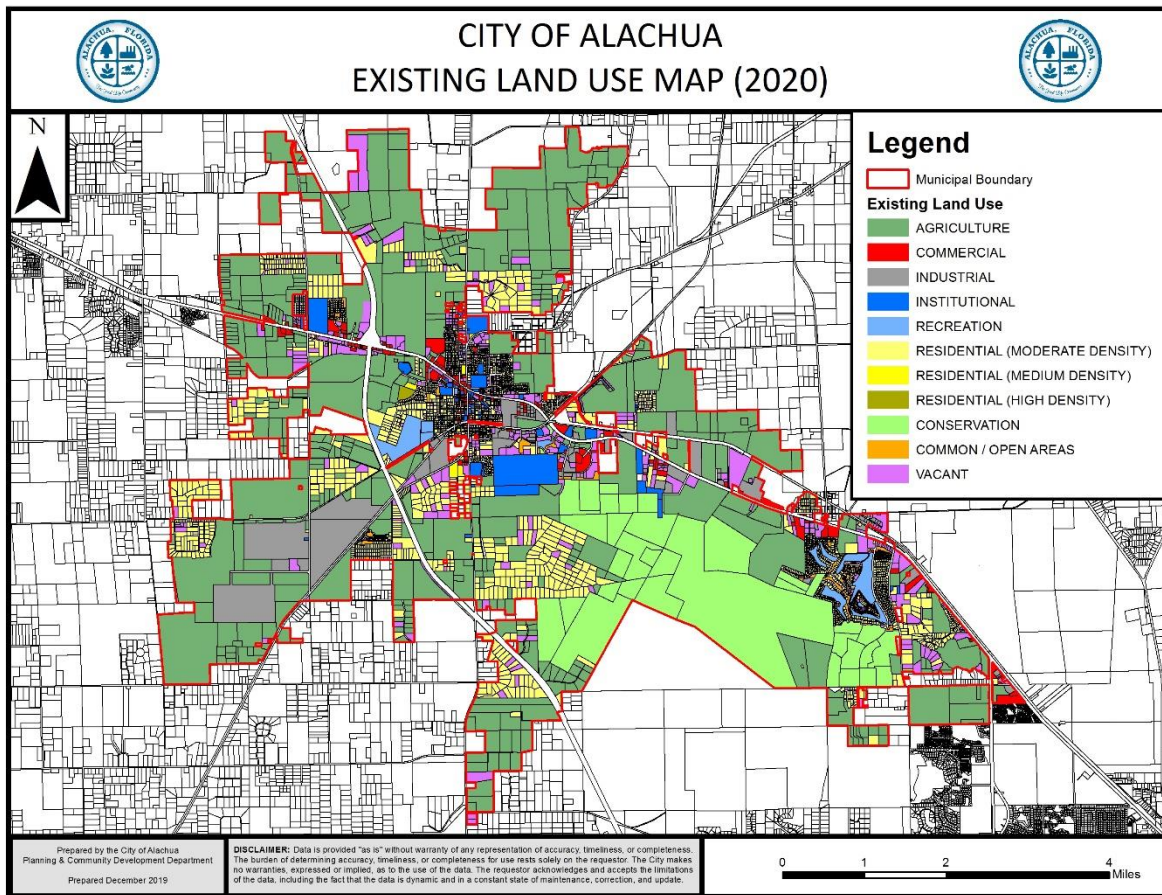


Table 1-5 identifies FLUM Designation amendments in the City of Alachua since the last major update to the Comprehensive Plan in 2013. These land use changes also include amending the Future Land Use Designations from a County designation to a City designation for those properties identified in Table 1-6. The total change in FLUM Designations consisted of 1,871.96 acres.

Table 1-5
Land Use Changes from Large and Small Scale Amendments

From	To	Acreage	Total
Agriculture (A)	Industrial (IND)	45.54	
	Medium Density Residential (MED)	5.0	
	Moderate Density Residential (MOD)	21.64	
	Public (PUBLIC)	187.45	
			259.63
Commercial (COMM)	Corporate Park (CP)	10.0	
	High Density Residential (HIGH)	19.09	
	Public (PUBLIC)	0.32	
			29.41
Industrial (IND)	Commercial (COMM)	11.72	
	Corporate Park (CP)	45.42	
	Public (PUBLIC)	10.93	
			68.07
Medium Density Residential	Corporate Park (CP)	27.88	
	High Density Residential (HIGH)	27.88	
	Moderate Density Residential (MOD)	35.82	
	Public (PUBLIC)	9.67	
			101.25

From	To	Acreage	Total
Moderate Density Residential (MOD)	Conservation (CONS)	376.58	
	Recreation (REC)	106.29	
			482.87
Rural/Agriculture (R/AG)	Agriculture (A)	558.25	
	Community Commercial (CC)	76.44	
	Industrial (IND)	6.94	
	Moderate Density Residential (MOD)	162.46	
			804.09
Rural Employment Center (R-EC)	Community Commercial (CC)	1.0	
	Commercial (COMM)	18.02	
	Corporate Park (CP)	26.98	
	Industrial (IND)	80.65	126.64
Total			1,871.96

Source: City of Alachua

Several annexations have occurred since the plan's amendment in 2013. Table 1-6 identifies annexations of land into the incorporated jurisdiction of the City of Alachua since 2013. The total changes in The City of Alachua's area amounted to 622.5 acres.

Table 1-6
Annexations from 2013-2019

Ordinance Number	Acreage
16-08	10.00
18-04	0.95
18-09	9.28
18-10	182.40
18-11	5.91
18-12	0.36
18-13	1.20
18-14	63.24
18-15	148.24
18-16	11.20
18-17	353.72
Total	622.50

Source: City of Alachua.

Table 1-7 provides a compilation of the FLUM Designations as set forth in the Future Land Use Element, the acreage of each FLUM Designation which exists within the City, and the percentage of total area of the City for each FLUM Designation.

The Agriculture FLUM Designation continues to serve as the dominant designation within the City, accounting for approximately 46 percent of the FLUM Designations. The City is not completely built-out. New and continuous redevelopment of developed land is and will continue to be encouraged by the Comprehensive Plan and Land Development Regulations.

Table 1-7
Future Land Use Map Categories, 2020

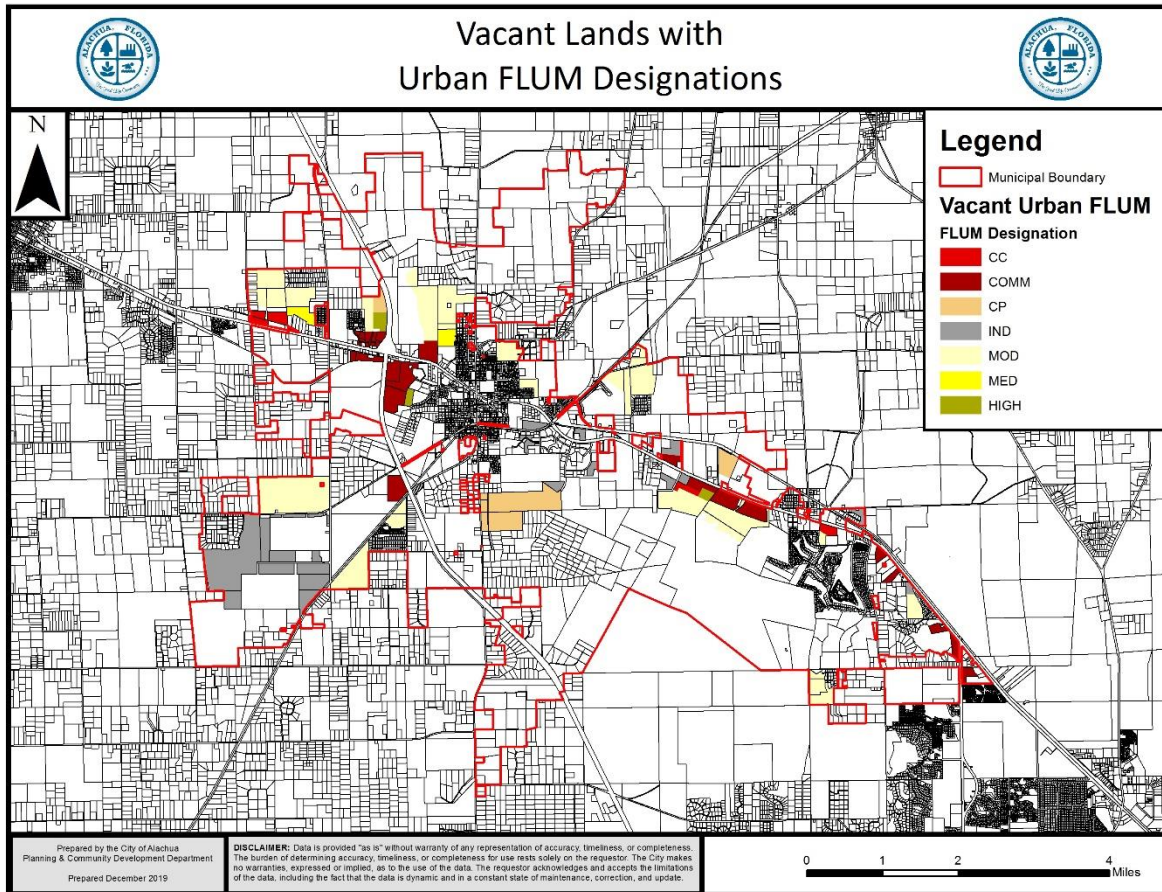
Future Land Use Map (FLUM) Designation	Acreage	Percentage
Agriculture (A)	10,219.8	46. 46.54
Central Business District (CBD)	27.67	0.13
Community Commercial (CC)	168.49	0.77
Commercial (COMM)	1,040.65	4.7
Conservation (CONS)	2,719.59	12.39
Corporate Park (CP)	387.42	1.76
High Density Residential (HIGH)	86.72	0.39
Industrial (IND)	2,450.12	11.16
Medium Density Residential (MED)	789.10	3.59
Moderate Density Residential (MOD)	2,875.25	13.09
Public (PUBLIC)	389.5	1.77
Rural Employment Center (R-EC) (County Designation)	0	0.0
Rural/Agricultural (R/AG) (County Designation)	490.51	2.23
Rural Cluster (RC) (County Designation)	8.99	0.01
Recreation (REC)	391.59	1.78
Total	21,958.68	100.00

Table 1-8 identifies vacant potentially developable land within the City. Data obtained from the Alachua County Property Appraiser was utilized to determine the location of vacant landS based upon standard property use codes contained within the reference data. After vacant land was identified, the City identified the land within this data set with an urban Future Land Use Map Designation (Central Business District, Community Commercial, Commercial, Corporate Park, Industrial, Moderate Density Residential, Medium Density Residential, or High Density Residential) which are greater than or equal to 10 acres in size. Map 1-2 identifies the location of vacant potentially developable land.

Table 1-8
**Identification and Analysis of the Extent of Vacant and Potentially
 Developable Land**

Future Land Use Map Designation	Acreage	Percentage of Overall City Land Area
Community Commercial	81.87	0.37
Commercial	487.64	2.21
Corporate Park	340.64	1.55
Industrial	753.56	3.42
Moderate Density Residential	1,537.65	6.98
Medium Density Residential	71.91	0.33
High Density Residential	56.88	0.26

Map 1-2, Vacant Urban Land with an Urban FLUM Designation



Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan



City of
ALACHUA

THE GOOD LIFE COMMUNITY

DATA AND ANALYSIS FOR EVALUATION & APPRAISAL UPDATE FOR THE COMPREHENSIVE PLAN

I. City Description

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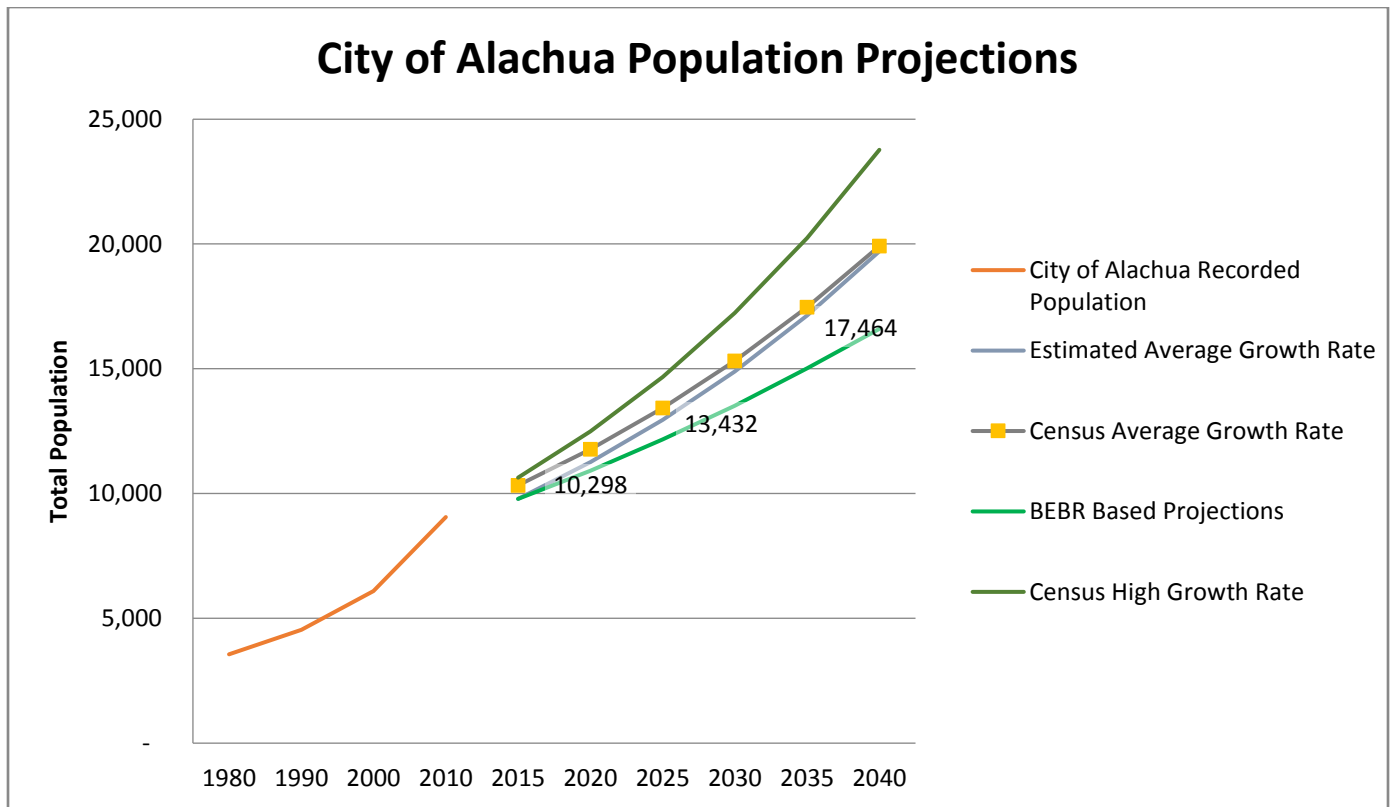
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Estimated Average Projection

Under this methodology, it is assumed that the County's population would continue to grow at the average rate derived from the County population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.45% annual population growth rate. It is also assumed that the City's share of the

County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. That is the City's share of the County population increases at a rate of 1.35% of the previous population share each year. Under this model, the City of Alachua's population would be approximately 5.02% of the County's projected population in 2035.

Census Average Projection

Under this methodology, it is assumed that both the City and the County's population would continue to grow at the growth rate derived from an average of the last four censuses (1980-2010). The County's census average growth rate is 1.48% annually, and the City's census average growth rate is 2.59% annually. Under this model, the City of Alachua's population would be approximately 4.34% of the County's projected population in 2035.

BEBR Based Projection

Under this methodology, it is assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. Using the projected populations for the County from the University of Florida- Bureau of Economic and Business Research (BEBR), the projected share of the County population is applied to these projections to derive the projected City population. Under this model, the City of Alachua's population would be approximately 4.69% of the County's projected population in 2035.

Census High Projection

Under this methodology, the City's growth rates were based on the annual growth rate derived from the 2000 and 2010 Census populations. This is a 3.17% annual population growth rate. It is assumed that the County population growth rate would be the average from the past four censuses (1980-2010). This is a 1.48% annual population growth rate. Under this model, the City of Alachua's population would be approximately 5.17% of the County's projected population in 2035.

Summary

The City of Alachua can anticipate having a population between 15,316 and 20,243 by the year 2035, based on the models used. Table 1-1 shows the predicated population of the City in five year intervals for each model. In no model is the City's population anticipated to decrease between any five year interval.

Table 1-1
Population Projections for the City of Alachua

Year	City of Alachua Recorded Population	Estimated Average Growth Rate	Census Average Growth Rate	BEBR Based Projection	Census High Growth Rate
1980	3,561				
1990	4,547				
2000	6,098				
2010	9,053				
2019				10,298	
2025		12,950	13,432	12,175	14,675
2030		14,895	15,316	13,523	17,236
2035		17,133	17,464	15,016	20,243

Because of its basis on reliable data (Censuses 1980, 1990, 2000, and 2010), and its relation to a linear trend line of this data, the use of the Census Average Growth Rate projection for planning purposes is recommended. Under this projection, the City's population will grow to 13,432 in 2025, to 15,316 in 2030, and to 17,464 in 2035. This would mean a population increase of 7,166 people over the next 15 years.

Table 1-2 below identifies the projected population of the City of Alachua and Alachua County for years 2025, 2030, and 2035.

Table 1-2
Population Projections, City of Alachua & Alachua County

Year	<u>2010</u>	<u>2019 (Est.)</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
City of Alachua Population	9,059*	10,298 **	13,432	15,316	17,464
Alachua County Population	247,336*	267,306 **	296,900^	314,500^	330,700^

Sources:

* US Census Bureau, 2010

** University of Florida, Bureau of Economic & Business Research

^ University of Florida, Bureau of Economic & Business Research; Projections of Florida Population by County, 2020 – 2045, with Estimates for 2018

Table 1-3 summarizes demographic, economic, and housing characteristics in City . In the City of Alachua, persons under 18 years of age comprise 28% of the total population, while median age is 39.5 years. A notable characteristic of the City is the higher proportion of single-family dwelling units. More than 75 percent of the housing in the City is comprised of single-family units, as opposed to less than 50 percent for the County.

The City averages 2.65 persons per household as opposed to 2.54 for the County. The median per capita household income for the City is \$59,819 in 2018 dollars. For the County, the median per capita household income is \$49,078 in 2018 dollars.

The City of Alachua's population is comprised almost entirely of year-round residents. A very negligible percentage of the population is represented by seasonal residents who live in the City during winter months but claim another place as their permanent residence.

Table 1-3
Demographic, Economic, and Housing Characteristics

Statistics	City of Alachua	Alachua County
Population	10,298 [†]	267,306 [†]
Male	46.3%*	48.3%*
Female	53.7%*	51.7%*
Aged by Category		
Under 18	%*28.0%^	18.0%^
+ 65	13.3%^	14.0%^
Median Age	39.5*	30.1*
Education		
Bachelor's degree or higher	37.4%*	42.5%*
Number of students enrolled in school (K – 12)	2,332 ^{††}	26,375 ^{††}
Income		
Per Capita Income	\$33,911**	\$27,896**
Median Family Income	\$59,816**	\$49,078**
Percent of population living below the poverty level	18.0%*	19.8%*
Housing Units, total	3,770*	111,002*
Single-family units	3,061*	59,162*
Mobile Homes	231*	9,703*
Multiply-family units, including duplex	478*	42,131*
Persons per household	2.65*	2.54*

Sources:

† University of Florida, Bureau of Economic & Business Research

†† School Board of Alachua County, 2019 Annual Report, School Concurrency

* US Census Bureau, 2010

** US Census Bureau, 2010 in 2018 dollars

^ US Census Bureau, 2014 – 2018 estimates

^^ US Census Bureau, 2018 estimate

Existing Land Use and Development Characteristics

Table 1-4 summarizes the current land use as generalized from GIS data published by the Alachua County Property Appraiser. The land use classifications utilized by the Department of Revenue identify specific uses were used to identify the existing land use .

Agricultural land continues to serve as the dominant feature within the City, accounting for approximately 51 percent of existing land use. There is currently vacant residential, commercial and industrial land within the City, however, based upon historical development trends and as evidenced within the past ten (10) years, additional land may be required through the planning horizon to account for future growth. Vacant residential areas are primarily located in the City's center and the southern part of the City.

Table 1-4
Existing Land Use

Land Use	Acreage	Percentage of Land Area
Agriculture	11,262.71	51.15
Commercial	320.45	1.45
Conservation	3,272.54	14.86
Industrial	1,251.04	5.68
Institutional	521.01	2.67
Recreation	299.54	1.36
Residential (Moderate Density)	3,533.55	16.05
Residential (Medium Density)	38.48	0.17
Residential (High Density)	16.21	0.07
Common / Open Areas	130.22	0.59
Vacant	1,367.01	6.21
Total	22,018.10	100.00

Source: Alachua County Property Appraiser, City of Alachua

Map 1-1, Existing Land Use Map

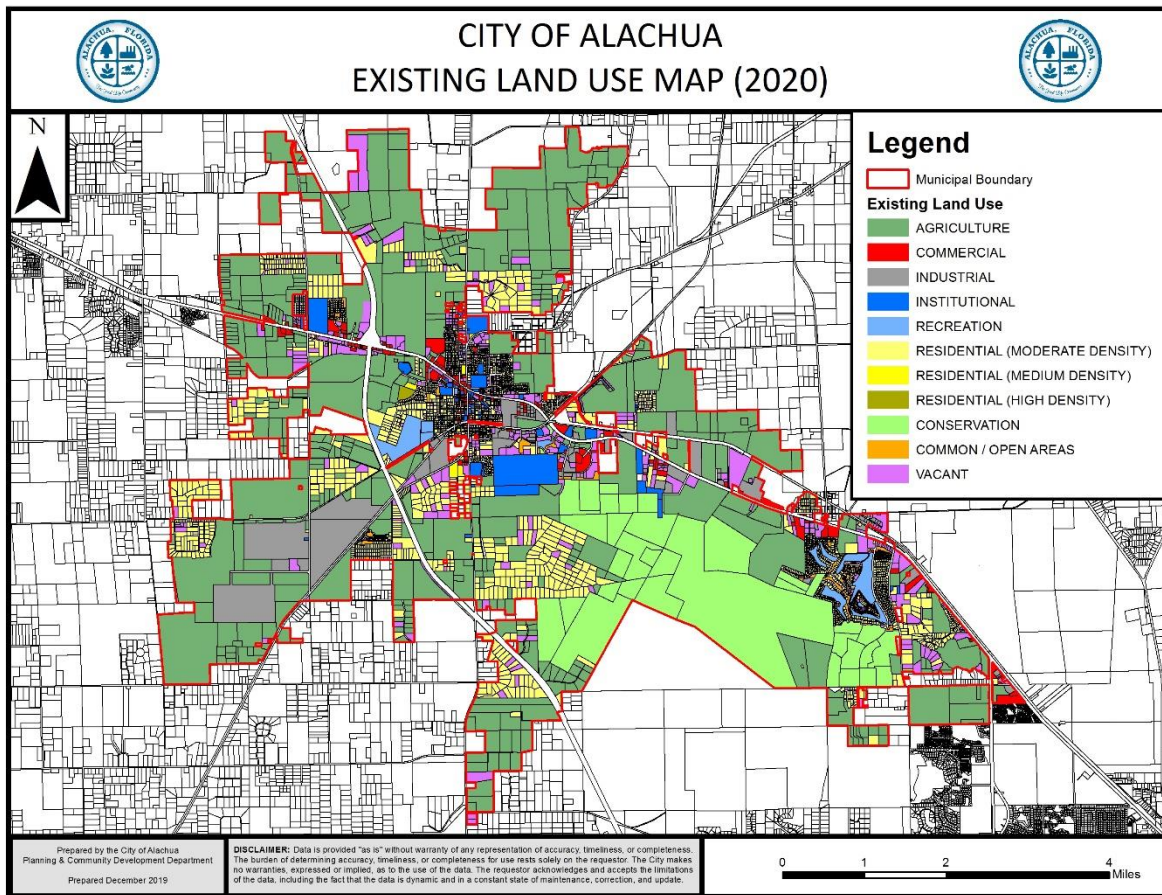


Table 1-5 identifies FLUM Designation amendments in the City of Alachua since the last major update to the Comprehensive Plan in 2013. These land use changes also include amending the Future Land Use Designations from a County designation to a City designation for those properties identified in Table 1-6. The total change in FLUM Designations consisted of 1,871.96 acres.

Table 1-5
Land Use Changes from Large and Small Scale Amendments

From	To	Acreage	Total
Agriculture (A)	Industrial (IND)	45.54	
	Medium Density Residential (MED)	5.0	
	Moderate Density Residential (MOD)	21.64	
	Public (PUBLIC)	187.45	
			259.63
Commercial (COMM)	Corporate Park (CP)	10.0	
	High Density Residential (HIGH)	19.09	
	Public (PUBLIC)	0.32	
			29.41
Industrial (IND)	Commercial (COMM)	11.72	
	Corporate Park (CP)	45.42	
	Public (PUBLIC)	10.93	
			68.07
Medium Density Residential	Corporate Park (CP)	27.88	
	High Density Residential (HIGH)	27.88	
	Moderate Density Residential (MOD)	35.82	
	Public (PUBLIC)	9.67	
			101.25

From	To	Acreage	Total
Moderate Density Residential (MOD)	Conservation (CONS)	376.58	
	Recreation (REC)	106.29	
			482.87
Rural/Agriculture (R/AG)	Agriculture (A)	558.25	
	Community Commercial (CC)	76.44	
	Industrial (IND)	6.94	
	Moderate Density Residential (MOD)	162.46	
			804.09
Rural Employment Center (R-EC)	Community Commercial (CC)	1.0	
	Commercial (COMM)	18.02	
	Corporate Park (CP)	26.98	
	Industrial (IND)	80.65	126.64
Total			1,871.96

Source: City of Alachua

Several annexations have occurred since the plan's amendment in 2013. Table 1-6 identifies annexations of land into the incorporated jurisdiction of the City of Alachua since 2013. The total changes in The City of Alachua's area amounted to 622.5 acres.

Table 1-6
Annexations from 2013-2019

Ordinance Number	Acreage
16-08	10.00
18-04	0.95
18-09	9.28
18-10	182.40
18-11	5.91
18-12	0.36
18-13	1.20
18-14	63.24
18-15	148.24
18-16	11.20
18-17	353.72
Total	622.50

Source: City of Alachua.

Table 1-7 provides a compilation of the FLUM Designations as set forth in the Future Land Use Element, the acreage of each FLUM Designation which exists within the City, and the percentage of total area of the City for each FLUM Designation.

The Agriculture FLUM Designation continues to serve as the dominant designation within the City, accounting for approximately 46 percent of the FLUM Designations. The City is not completely built-out. New and continuous redevelopment of developed land is and will continue to be encouraged by the Comprehensive Plan and Land Development Regulations.

Table 1-7
Future Land Use Map Categories, 2020

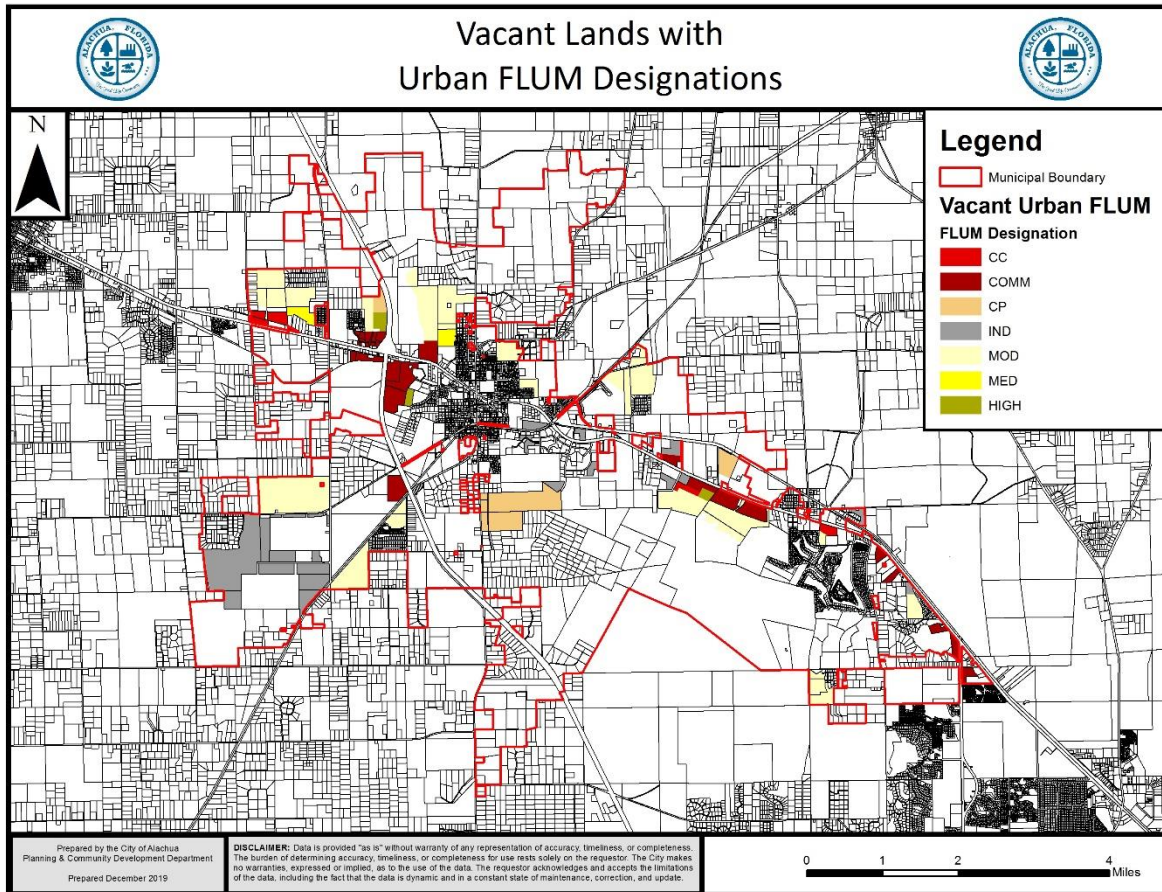
Future Land Use Map (FLUM) Designation	Acreage	Percentage
Agriculture (A)	10,219.8	46. 46.54
Central Business District (CBD)	27.67	0.13
Community Commercial (CC)	168.49	0.77
Commercial (COMM)	1,040.65	4.7
Conservation (CONS)	2,719.59	12.39
Corporate Park (CP)	387.42	1.76
High Density Residential (HIGH)	86.72	0.39
Industrial (IND)	2,450.12	11.16
Medium Density Residential (MED)	789.10	3.59
Moderate Density Residential (MOD)	2,875.25	13.09
Public (PUBLIC)	389.5	1.77
Rural Employment Center (R-EC) (County Designation)	0	0.0
Rural/Agricultural (R/AG) (County Designation)	490.51	2.23
Rural Cluster (RC) (County Designation)	8.99	0.01
Recreation (REC)	391.59	1.78
Total	21,958.68	100.00

Table 1-8 identifies vacant potentially developable land within the City. Data obtained from the Alachua County Property Appraiser was utilized to determine the location of vacant landS based upon standard property use codes contained within the reference data. After vacant land was identified, the City identified the land within this data set with an urban Future Land Use Map Designation (Central Business District, Community Commercial, Commercial, Corporate Park, Industrial, Moderate Density Residential, Medium Density Residential, or High Density Residential) which are greater than or equal to 10 acres in size. Map 1-2 identifies the location of vacant potentially developable land.

Table 1-8
**Identification and Analysis of the Extent of Vacant and Potentially
 Developable Land**

Future Land Use Map Designation	Acreage	Percentage of Overall City Land Area
Community Commercial	81.87	0.37
Commercial	487.64	2.21
Corporate Park	340.64	1.55
Industrial	753.56	3.42
Moderate Density Residential	1,537.65	6.98
Medium Density Residential	71.91	0.33
High Density Residential	56.88	0.26

Map 1-2, Vacant Urban Land with an Urban FLUM Designation



ORDINANCE 20-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE **AMENDMENT OF THE CITY'S** COMPREHENSIVE PLAN; AMENDING GOALS, OBJECTIVES AND POLICIES IN THE ADMINISTRATION AND IMPLEMENTATION, MONITORING AND EVALUATION, FUTURE LAND USE, TRANSPORTATION, HOUSING, COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE, CONSERVATION AND OPEN SPACE, RECREATION, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITIES ELEMENTS BASED ON THE EVALUATION AND APPRAISAL OF THE PLAN PURSUANT TO SECTION 163.3191 OF FLORIDA STATUTES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and updated its Comprehensive Plan on September 13, 2004, and on March 11, 2013; and

WHEREAS, on June 2, 2011, the Governor of Florida signed House Bill (HB) 7207, known as the Community Planning Act, into law; and,

WHEREAS, the Community Planning Act (Section 163.3161 et. seq), Florida Statutes, requires that at least every seven years, local governments determine whether the need exists to amend its comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated; and,

WHEREAS, the Evaluation and Appraisal Notification Schedule, published by the Florida Department of Economic Opportunity (DEO), required that the City of Alachua submit notice to the DEO by January 1, 2018, with a determination whether the City of Alachua Comprehensive Plan will need to be amended to comply with new state requirements since the last time it was updated; and,

WHEREAS, the City sent its notice to DEO via letters dated December 20, 2018 and January 24, 2019, advising that the City of Alachua's Comprehensive Plan would have to be amended in order to comply with the new State requirements; and,

WHEREAS, the City received a letter from DEO dated February 8, 2019 indicating that the City should transmit the proposed comprehensive plan amendments to DEO by February 8, 2020; and

WHEREAS, the proposed comprehensive plan amendments are to comply with the changes to Florida Statute, address changes in local conditions, correct internal inconsistencies, and provide clarification to objectives and policies as necessary; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on January 14, 2020, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and found that the proposed amendments are consistent with the City's Comprehensive Plan and recommended approval of the proposed changes; and

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on January 27, 2020, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on _____, 2020; and,

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____, with no changes since the transmittal hearing; 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. Proposed Amendments

The proposed Amendment to the City's Comprehensive Plan attached as Exhibit "A" composite (consisting of Appendices "A" – "M") are hereby incorporated herein by reference; and,

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 7. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan amendment is found to be in compliance and no challenge has been filed by an effective party at the time that the Notice of Intent is posted to the state land planning agency's website. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the 27th day of January 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Exhibit “A” to Ordinance 20-03 consists of the following Appendices, attached hereto:

Appendix “A”:	Administration & Implementation Element
Appendix “B”:	Monitoring & Evaluation Element
Appendix “C”:	Future Land Use Element and Future Land Use Map Series
Appendix “D”:	Transportation Element
Appendix “E”:	Housing Element
Appendix “G”:	Community Facilities Element
Appendix “H”:	Conservation & Open Space Element
Appendix “G”:	Recreation Element
Appendix “I”:	Intergovernmental Coordination Element
Appendix “J”:	Capital Improvements Element
Appendix “K”:	Economic Element
Appendix “L”:	Public School Facilities Element
Appendix “M”:	Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan

Administration and Implementation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

ADMINISTRATIVE AND IMPLEMENTATION ELEMENT

I. INTRODUCTION

The City of Alachua Comprehensive Plan (Plan) strives ~~to be a Plan that~~ addresses the needs and desires of the community. Community input and support in the development and implementation of the Plan is essential to the Plan's success, and ultimately the success of the City.

The Plan has its foundation in Florida's growth management system. The Plan is required to be consistent with Florida State Statute Sections 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248 ~~Florida Statutes~~, and the North Central Florida Strategic Regional Policy Plan. The Plan is a critical component of planning efforts in the City as part of the north central Florida region.

The Plan focuses on those issues facing the City over a twenty-year time horizon.

The Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

II. SUSTAINABILITY

The ultimate goal of the City's Plan is to create a sustainable community that uses resources to meet current needs while ensuring that adequate resources are available for future generations. As such, the City seeks a better quality of life for all residents by allowing a variety of land use and transportation options, promoting reuse and recycling practices, preventing pollution, ensuring the provision of affordable housing, maximizing conservation, promoting efficiency, promoting green building standards and developing resources to enhance the local economy.

Sustainability will also require that development and redevelopment in the City is coordinated with public investments in infrastructure, which will enable the City to accommodate for the projected population and allow ~~for~~ expanded economic and cultural activity.

III. OBJECTIVES AND POLICIES

All goals, objectives and policies contained within the City's Comprehensive Plan have been prepared in conformance with the requirements of the Community Planning Act, Chapter 163.3161(1) of Florida Statutes. Consistent with the requirements of Florida Statutes, each goal is followed by one or more objectives that, in turn, are followed by one or more policies.

~~Goals, objectives and policies are generally defined as follows:~~

~~Goal — The long-term result toward which programs or activities are ultimately directed.~~

~~Objective — A specific, measurable, intermediate result that is achievable and marks progress toward a goal.~~

~~Policy — The way in which programs and activities are conducted to achieve an identified goal.~~

It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. No policy should be applied in isolation.

GOAL 1: *Use of Plan*

The City of Alachua Comprehensive Plan (Plan) will be used primarily:

- as the guiding document for shaping the City's future;
- as a framework to link the planning and implementation of the Vision of the City; and, to review development proposals

Objective 1.1: *Planning Program Timing*

The City shall continue to maintain a comprehensive planning program through the year 2035.

Policy 1.1.1: The City shall continue to provide funding for the administration of the Plan. The Planning and Community Development Department will be responsible for administration and enforcement of the Plan.

Policy 1.1.2: The administration of the Plan shall be administered by the Planning and Community Development Department. The Planning and Community Development Director or such person(s) appointed by the Director will be responsible for answering all questions of interpretation and enforcement of the Plan.

Policy 1.1.3: The City shall continue to provide public participation procedures to encourage public participation in the comprehensive planning process,

including consideration of amendments to the Plan.

Objective 1.2: *Updating of Plan*

The City shall provide for annual updating of the Plan, as necessary, through the year 2035.

Policy 1.2.1: The City Commission, the City Manager (or his/her designee) or the real property owner (or his/her designee) is authorized to initiate amendments to the Plan.

Policy 1.2.2: The Planning and Community Development Department shall provide and maintain procedures for processing Plan amendments.

Objective 1.3: *Planning and Community Development Department*

The Planning and Community Development Department shall work with the staff of other City departments to guarantee that the adopted components of the Plan are updated as necessary and are coordinated and consistent with the supporting documentation of the Plan.

Policy 1.3.1: The Planning and Community Development Department shall prepare and maintain a future land use map, a part of the Future Land Use Element Map Series, and amendments thereto, which shall be the effective future land use map for the City upon adoption by the City Commission.

DEFINITIONS

The following definitions are provided to clarify terms used in the City's Comprehensive Plan. All other terms not provided herein and defined by the Plan are hereby adopted by reference:

Adjusted for family size: ~~means~~—adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

Adjusted gross income: ~~means~~—all wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s.62 of the Internal Revenue Code.

Affordable housing: means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed thirty percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.0004, F.S.

Air pollutant: ~~a~~Any substance in air that could, if in high enough concentration, harm living things.

Air pollution: ~~o~~One or more chemicals or substances in high enough concentrations in the air to harm humans, other animals, vegetation, or materials. Such chemicals or physical conditions (such as excess heat or noise) are called air pollutants.

Agriculture: ~~t~~The science, art, or practices of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

Agricultural uses: ~~means~~ activities within land areas that are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

Amendment: ~~means~~ any action of a local government that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan or plan element or map or map series, including an action affecting a prior plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

Antiquated Subdivision: a subdivision that was recorded or approved more than 20 years ago that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns, as determined by the respective jurisdiction in which the subdivision is located.

Annexation: the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way part of the municipality.

Arterial street: ~~means~~ a street which carries large volumes of traffic over long distances. In addition, every United States numbered highway is an arterial street.

Aquifer: ~~a~~A natural underground layer of porous, water-bearing materials (sand, gravel) usually capable of yielding a large amount or supply of water (EPA).

Bicycle and pedestrian ways: ~~means~~ any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Buffer: ~~means~~ a strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

Capital Budget: ~~t~~The portion of each local government's budget that reflects capital improvements scheduled for a fiscal year.

Capital improvement: ~~means~~ physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Central Business District: ~~means~~ a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

Champion trees: ~~Those~~ trees that have been identified by the Florida Division of Forestry as being the largest of their species within the State of Florida or by the American Forestry Association as the largest of their species in the United States.

Clustering: ~~means~~ the grouping together of structures and infrastructure on a portion of a development site.

Collector street: ~~means~~ a street which serves as the connecting link for local streets and arterials. The traffic characteristics generally consist of relatively short trip lengths with moderate speeds and volumes.

Commercial uses: ~~means~~ activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park: ~~means a~~ park located near major roadways, and designed to serve the needs of more than one neighborhood.

Compatibility: ~~means a~~the condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Composition: ~~means~~ the make-up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

Comprehensive Plan: ~~a~~A plan adopted pursuant to the Community Planning Act.

Concurrency: ~~means that~~ the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System: ~~means~~ the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence: ~~means~~ an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined aquifer: ~~a~~An aquifer bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

Conservation: ~~t~~The prudent use and protection or restoration of natural areas and features consistent with the continued functioning of natural areas and features.

Conservation uses: ~~means~~ activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

Currently available revenue sources: ~~means~~ an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

Density: ~~means~~ an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

Development: has the meaning described in s.380.04, F.S..

Development Permit: Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Development standards: ~~means~~ standards in the comprehensive plan which ~~control~~ manage the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

Distribution: ~~means~~ the spatial array of land uses throughout an area.

Drainage basin or stormwater basin: ~~means~~ the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Drainage detention structure: ~~means~~ a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

Drainage facilities: ~~means~~ a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Drainage retention structure: ~~means~~ a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

Ecosystem: aAn interacting system of living and non-living components of the environment.

Educational uses: ~~means~~ activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

Endangered species: aAnimals, birds, fish, plants, or other living organisms threatened with extinction by anthropogenic (man-caused) or other natural changes in their environment. Requirements for declaring a species endangered are contained in the Endangered Species Act.

Enclave: aAny unincorporated, improved or developed area that is enclosed within and bounded either on all sides by a single municipality or a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Endocrine disruption: ~~t~~The negative impact of manmade chemicals on typical hormonal function.

Environmentally significant (sensitive): nNatural features that are essential to conservation of the natural environment and the protection of public health, safety and welfare. These features are prone to damage from development.

Exotic species: aA species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

Extraction activities: ~~t~~The use of mining techniques to remove surface and subsurface mineral deposits.

Facility availability: ~~means~~ whether or not a facility is available in a manner to satisfy the concurrency management system.

Farm: the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Flood-prone areas: areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps

Flood plains: ~~means~~ any land areas susceptible to being inundated by floodwaters from any source.

Floor area: the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures and basement space where the ceiling is not more than 48 inches above the general finished and graded level of the adjacent part of the lot.

Fragmentation: 1) refers to the break-up of an organism's population and breeding grounds. 2) refers to the reduction in connectivity among ecosystems within a landscape.

Geologic feature: ~~p~~Prominent or conspicuous characteristics of naturally occurring materials in the landscape. These features include, but are not limited to sinkholes, caves, stream bluffs, escarpments, outcroppings and springs.

Geological resources: ~~a~~A general reference category that includes the geologic features defined herein.

Goal: ~~means~~ the long-term end toward which programs or activities are ultimately directed.

Governing Body: board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of this act is accomplished as provided herein.

Governmental Entity: includes local and regional governmental entities. This does not include a water management district, a water control district established under chapter 298, or a special district created by special act for water management purposes.

Local Governmental Entities: includes municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

Regional Governmental Entities: includes regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county.

Greenway: ~~Greenways are~~ corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features, and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. Greenways can be publicly or privately owned and some are the result of public/private partnerships. Some appeal to people, while others attract wildlife (Trailsandgreenways.org).

Group living: ~~means~~ a facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Groundwater: ~~t~~The supply of fresh water found beneath the Earth's surface, usually in aquifers, which supply wells and springs.

Habitat: ~~t~~The physical environment in which organisms live.

Hazardous waste: ~~means~~ solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Heritage trees: ~~t~~Trees with a diameter of at least thirty (30) inches or seven (7) feet ten (10) inches in circumference, whichever dimension is lesser; measured at a point four and one-half (4.5) feet above ground level.

High recharge area: ~~means~~ an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or

their status as current or future sources of potable water.

Historic resources: ~~means~~—all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Hydric soils: ~~s~~Soils that are saturated, flooded or ponded long enough during the growing season for the development of anaerobic conditions in the topsoil.

Hydrologic regime: ~~n~~Natural phenomena or processes associated with the distribution, properties, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

Hydro-period: ~~t~~The annual period of inundation.

Impervious surface: ~~a~~A surface that is impenetrable by moisture.

Industrial uses: ~~means~~—the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: ~~means those~~—man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; docks; bridges; and roadways.

Intensity: ~~means a~~an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Invasive exotic plant species: ~~a~~An exotic plant species that has naturalized and is expanding on its own in Florida plant communities.

Karst topography: ~~a~~A type of terrain characterized by sinkholes, caves, disappearing streams, springs, rolling topography, and underground drainage systems. Such terrain is created by ground-water dissolving limestone.

Listed species: ~~Those~~—species of plants and animals listed as endangered, threatened, commercially exploited, rare or of special state concern by the Florida Fish and Wildlife Commission in their publication, “Florida’s Endangered Species, Threatened Species and Species of Special Concern: Official Lists”.

Level of service: ~~means~~—an indicator of the extent or degree of service provided, or proposed to be provided, by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Limited access facility: ~~means~~ a roadway especially designed for through traffic, and over, from, or to which owners or occupants abutting land or other persons have no greater than a limited right or easement of access.

Local Planning Agency: ~~t~~The agency designated to prepare a comprehensive plan or plan amendment pursuant to the Community Planning Act.

Local street: ~~means~~ a street whose primary function is to provide the initial access to the collector and arterial streets. These facilities are characterized by short trips, low speeds and small traffic volumes.

Low income household: the meaning provided in s.420.0004, F.S.

Manufactured home: ~~means~~ a residential manufactured home meeting the definition in s.320.01, F.S.

Minerals: ~~means~~ all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Mineral resources: ~~a~~A valuable mineral deposit of an area that is presently recoverable and may be so in the future; includes known ore bodies and potential ore.

Mitigation: ~~a~~Actions taken to avoid, reduce, or compensate for the effects of environmental damage. Among the broad spectrum of possible actions are those that restore, enhance, create, or replace damaged ecosystems.

Mobile home: ~~means~~ a structure meeting the definition in s. 320.01, F.S.

Mobil source: ~~m~~Moving objects that release pollution; mobile sources include cars, trucks, buses, planes, trains, motorcycles and gasoline-powered lawn mowers. Mobile sources are divided into two groups: road vehicles, including cars, trucks and buses, and non-road vehicles, which include trains, planes and lawn mowers.

Moderate-income household: has the meaning provided in s.420.0004, F.S.

Native community: ~~a~~A distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

Native species: ~~a~~A species that's natural range included Florida at the time of European contact in 1500.

Natural drainage features: ~~means~~—the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural drainage flow: ~~means~~—the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Natural groundwater (aquifer) recharge areas or groundwater recharge areas: ~~means~~—areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

Natural reservations: ~~means~~—areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under any acquisition programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Natural resources: ~~a~~All land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources.

Naturalized plant species: ~~a~~An exotic that sustains itself outside cultivation. The species is still exotic; it has not become native.

Mobile park: ~~means~~—a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Non-point source pollution: ~~means~~—any source of water pollution that is not a point source.

Objective: ~~means~~—a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open space: ~~a~~A vegetated or surface water area set aside for aesthetics, recreation, public gathering, protection of public health and safety, preservation of ecosystem function, or a combination of these purposes.

Park: ~~means~~—a neighborhood, community, or regional park.

Pattern: ~~means~~—the form of the physical dispersal of development or land use.

Playground: ~~means~~—a recreation area with play apparatus.

Point source pollution: ~~means~~—any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling rock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

Policy: ~~means~~—the way in which programs and activities are conducted to achieve an identified goal.

Pollution: ~~is~~—the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable water facilities: ~~means~~—a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

Potable water wellfield: ~~means~~—the site of one or more water wells which supply potable water for human consumption to a water system which serves at least fifteen service connections used by year-round residents or regularly serves at least twenty-five year-round residents.

Preservation: ~~t~~—The perpetual maintenance of areas in their natural state.

Private recreation sites: ~~means~~—sites owned by private, commercial or nonprofit entities.

Public access: ~~means~~—the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public recreation sites: ~~means~~—sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public buildings and grounds: ~~means~~—structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public facilities: ~~means~~—transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, telecommunication facilities, and public health systems or facilities.

Public facilities and services which must be made available concurrent with the impacts of development: ~~means~~—those public facilities which are subject to concurrency as required by and in accordance with Section 163.3180 Florida Statute and those public facilities which concurrency is applied to as determined by the local government and in accordance with Section 163.3180 F.S.

Recreation: ~~means~~—the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation facility: ~~means~~—a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Recreational uses: ~~means~~—activities within areas where recreation occurs.

Regional park: ~~means~~—a park which is designed to serve two or more communities.

Regional Planning Agency: the regional planning council created to pursuant to ss. 186.501-186.515 to exercise responsibilities under ss.186.001-186.031 and 186.801-186.901 in a particular region of the state.

Relocation housing: ~~means~~—those dwellings that are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

Residential uses: ~~means~~—activities within land areas used predominantly for housing.

Restoration: ~~is~~ The revival or rehabilitation of a natural area or feature such as a wetland, plant or animal habitat, waterway, etc., to a condition in which the area or feature functions in a relatively self-maintaining, historically natural condition.

Right-of-way: ~~means~~—land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated for a transportation or utility use.

Roadway functional classification: ~~means~~—the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

Rural areas: ~~means~~—low-density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

Sanitary sewer or wastewater facilities: ~~means~~—structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains,

interceptors, treatment plants and disposal systems.

Seasonal Population: part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

Seepage slope: ~~w~~Wetland on or at base of slope with organic/sand substrate; maintained by downslope seepage, usually saturated but rarely inundated; subtropical or temperate; frequent or occasional fire; sphagnum moss, mixed grasses and herbs or mixed hydrophytic shrubs.

Services: ~~m~~means—the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

Sinkhole: ~~a~~A natural depression in a land surface community with a subterranean passage, generally occurring in limestone regions and formed by solution or by collapse of a cavern roof.

Silviculture: ~~m~~Management of forest land for timber

Solid waste: ~~m~~means—sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid waste facilities: ~~m~~means—structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid waste transfer station: ~~m~~means—a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Species of critical concern: ~~a~~A species that does not clearly fit into the endangered, threatened or rare categories yet, which for certain reasons warrants special concern.

Steep slope: ~~a~~Any topography having a slope of greater than or equal to 5%.

Stewardship: ~~t~~The individual's responsibility to manage life and property with a reasonable regard to the rights of others (NPS).

Stormwater: ~~t~~The flow of water, which results from, and which occurs during and immediately following a rainfall event (GCP).

Stormwater facilities: ~~means~~—manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

Stream-to-sink basins: ~~a~~A drainage basin typified by streams discharging into sinkholes and other karst features.

Support documents: ~~means~~—any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

Suitability: ~~means~~—the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Threatened species: ~~a~~A species that is likely to become endangered in the foreseeable future.

Topography: ~~t~~The physical features of a surface area including relative elevations and the position of natural and man-made (anthropogenic) features.

Transfer of development rights: ~~means~~—a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

Urban area: ~~means~~—an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban infill or infill development: ~~means~~—the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, streets, schools, and recreation areas are already in place and the average residential density is at least 5 dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant developable land is not more than 10 percent of the area.

Urban sprawl: ~~means~~—a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural use.

Vegetative communities: ~~means~~—ecological communities, such as, oak hammocks, which are classified based on the presence of certain soils, vegetation and animals.

Very low-income family: ~~means~~—one or more natural persons or a family, not including students, the total annual adjusted gross household income of that does not exceed 50

percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Water Resources: ~~atmospheric~~, surface or groundwater resources.

Water recharge areas: ~~means~~—land or water areas through which groundwater is replenished.

Water wells: ~~means~~—wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Wellhead protection area: ~~means~~—an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

Wetland: ~~These~~—areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wildlife corridor: ~~a~~ passageway of otherwise isolated units of suitable habitat that have been connected to allow the dispersal of organisms and the consequent mixing of genes, and to benefit plant populations that have been isolated due to fragmentation.

Xeriscape: ~~Q~~uality landscaping that conserves water and protects the environment. Xeriscaping involves seven core principles: Planning and design; soil improvement; appropriate plant selection; practical turf areas; efficient irrigation; use of mulches; and appropriate maintenance.

IV. ~~COMPREHENSIVE PLANNING~~ PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning process, the City will adhere to the public participation procedures adopted by the City Commission and contained within this document. Pursuant to the State of Florida's Community Planning Act, these procedures will ensure effective public participation in the comprehensive planning process. The procedures will also ensure that the City will hold all required public hearings,

provide ample opportunities for interested parties to ~~provide-give~~ written and oral comments at the public hearings and consider and respond to such comments.

PROCEDURES

1. Comprehensive Plan Amendments shall follow the same public participation procedures as established herein.
2. Amendments to the Comprehensive Plan shall be advertised in accordance with State Statute requirements.
3. Civic Associations that have requested in writing that the Planning and Community Development Department prompt them of proposed Comprehensive Plan amendments shall be notified prior to public hearings being held on the proposed Comprehensive Plan amendments.

COMPREHENSIVE PLAN PUBLIC HEARINGS

Proposed Comprehensive Plan amendments shall be presented and discussed at the following public hearings:

1. The Planning and Zoning Board, acting as the Local Planning Agency (LPA), shall conduct a public hearing prior to the transmittal hearing for the purpose of making a recommendation to the City Commission; and
2. The City Commission shall hold two Public Hearings for Comprehensive Plan amendments as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.

PUBLIC INPUT

1. Drafts of the proposed Plan amendments shall be made available for public inspection at the following locations approximately seven days prior to the LPA public hearings:

City of Alachua City Hall
15100 NW 142nd Terrace Alachua, FL 32615
City of Alachua website

2. Subsequent revised reports with relevant public comment incorporated or required by Florida State Statutes, shall be available for public inspection and shall be available from the Planning and Community Development Department continuously throughout the Public Hearing process.

3. Written and verbal comments from the public shall be accepted throughout the amendment process, and during the public hearings. Every attempt will be made to incorporate citizen input, which is beneficial and appropriate to the City.
4. Citizen's written comments may be directed to the City Commission, the City Manager's Office or to the Planning and Community Development Department. All comments shall be reviewed and responded to by Planning and Community Development Department.

REVIEW AND EVALUATION CRITERIA FOR PROPOSED FUTURE LAND USE MAP AMENDMENTS

At a minimum, the City shall review any proposed amendments of the Future Land Use Map based upon the following evaluation criteria, in addition to the requirements of Florida Statute:

- a. Whether the proposed amendment discourages the proliferation of urban sprawl;
- b. Impact of the proposed amendment on the availability of public facilities and services;
- c. Impact of the proposed amendment on surrounding properties;
- d. Impact of the proposed amendment on natural resources;
- e. Consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan;
- f. Consistency of the proposed amendment with the adopted Capital Improvements Plan.

V. IMPLEMENTATION REGULATIONS AND PROCEDURES

LAND DEVELOPMENT REGULATIONS (LDR)

The City's Land Development Regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan that shall contain at a minimum the following provisions to:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with the Future Land Use Element to maintain the compatibility of adjacent land uses and provide for open space;
- c. Protect environmentally sensitive lands identified within the Conservation Element;

- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.
- i. Incorporate existing development orders pursuant to 163.3167

CONCURRENCY MANAGEMENT SYSTEM

The City's Concurrency Management System is described in the Capital Improvements Element. The City's LDRs provide the regulatory procedures and processes to assure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development, for those public facilities subject to concurrency.

The LDRs provide development review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services and facilities required from the developer as a condition for a development permit shall be in place and available to serve new development installed and completed prior to the issuance of a Certificate of Occupancy or its functional equivalent.

The City of Alachua will amend or enforce LDRs that are consistent with and implement their adopted comprehensive plan within (1) year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to 163.3191.

A development permit shall only be issued if it is consistent with the City of Alachua Comprehensive Plan, and the City's LDRs.

Monitoring and Evaluation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

MONITORING AND EVALUATION ELEMENT

I. INTRODUCTION

The City is encouraged to comprehensively evaluate and, as necessary, update the Plan to reflect changes in local conditions. Revisions may come in the form of amendments ~~required to that~~ comply with new Florida State law. This Monitoring & Evaluation Element identifies public participation processes, monitoring and evaluation procedures, and seven-year monitoring, updating and evaluation procedures for maintaining the Comprehensive Plan.

II. PUBLIC PARTICIPATION IN THE MONITORING AND EVALUATION PROCESS

Public participation in the monitoring, updating and evaluation of this Comprehensive Plan (Plan) will consist of three parts:

1. Opportunities for review and comment by the general public
2. Review and comment by citizens' groups and special interest groupss
3. Review by the Local Planning Agency and adoption by the City Commission

Procedures used for this three--part public participation process will be generally similar to those described in the Administration and Implementation Element of this Plan; however, the Local Planning Agency shall review the procedures and recommend any modifications to them prior to the commencement of evaluation and update of the Plan.

The City will also maintain a process for public notification and consolidating and tracking information, which will include posting information to the City's website (at www.cityofalachua.org) recording and publishing amendment updates to the Plan, amendment tracking, and Future Land Use Map updates.

III. CONTINUOUS MONITORING AND EVALUATION OF THE PLAN

The monitoring and evaluation of the Plan following its adoption does not occur ~~but~~ just only once during the evaluation period. Rather, it is a continuous process with many points at which individual goals, objectives and policies can be reevaluated and amended on a case-by-case basis, and at a minimum once every seven (7) years to determine if plan amendments are necessary to reflect changes in state

requirements since the last update of the Plan. Three kinds of continuous monitoring and evaluation are particularly important:

First, amendment applications may be made either by the public in order to accommodate the needs of property owners, citizen groups or special interests, or by the City itself as a result of its on-going monitoring and evaluation of the Plan's effectiveness.

Second, the City is required to maintain a Concurrency Management System that will determine the availability of capacity and monitor the impact that new development will have on the provision of service for the following public facilities: sanitary sewer, potable water, solid waste, and stormwater. The City may maintain a Concurrency Management System for transportation, recreation and schools. A concurrency determination is required for all final development approvals and prior to issuance of a development permit. Solid waste LOS standards will be reviewed for capacity availability and provision of service on an annual basis. A Concurrency Status Report will be prepared each year which addresses the City's ability to achieve and maintain adopted LOS standards for sanitary sewer, solid waste, drainage, and potable water ~~each public facility~~ and the availability of capacity and provision of service for the upcoming year.

MONITORING AND EVALUATION PROCEDURES

In order to ensure the successful long-term implementation of the City's Comprehensive Plan goals, objectives and policies, the City will monitor the plan on a continuous basis. In this regard, the City will, prior to taking final action, assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the City's Comprehensive Plan goals, objectives and policies. Furthermore, the City will prepare an annual report describing the cumulative impacts upon the City's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent amendment.

EVALUATION MEASURES

The City's Plan contains policies to ensure compliance with ~~the~~ requirements of Section 163.3177 and 163.3191 Florida Statutes regarding procedures for monitoring, evaluating and appraising implementation of the Plan.

COORDINATION ON MONITORING AND EVALUATION

The Planning and Community Development Department "Department" shall be responsible for coordination of the monitoring and evaluation of each element of the Comprehensive Plan. The Department shall periodically review the Plan to:

1. update as appropriate, baseline data
2. update as appropriate, goals, objectives and policies which were not achieved as a result of obstacles or problems.
3. include new or modify existing goals, objectives or policies to correct discovered problems.
4. update and modify objectives and policies to reflect changes in Florida State Statutes.

The update will occur as needed and in coordination with the City's annual budget process, which reflects capital expenditures for capital improvements as identified by the City's Capital Improvements Element. The Department shall work with staff of other City departments to assure that the adopted components of the plan are updated as necessary and are consistent with the supporting documentation of the Comprehensive Plan.

IV. MONITORING, EVALUATION, AND UPDATING OF THE PLAN UPDATING OF DATA & ANALYSIS AND GOALS, OBJECTIVES, & POLICIES

The City of Alachua will begin its evaluation and appraisal process at least once every seven years to meet the ~~required~~ timeframe required set by the State. The purpose of the monitoring, evaluation, and updating of the Plan will be to determine if plan amendments are necessary to reflect changes in state requirements since the last time the Plan was updated. Applicable new State and local laws and initiatives will be reviewed and evaluated to determine their impact upon the City's Plan, including the need to revise the plan's goals, objectives and policies. The City may periodically update baseline data and pursue amendments necessary to reflect changes in local conditions. All data and analyses activities will be conducted in accordance with the requirements of Section 163.3177 Florida Statute. The accuracy of the updated baseline data for the monitoring, evaluation, and updating of the Plan will be significantly improved through the use of current U.S. Census data. The City will crosscheck its' development data with Census figures, and any population projections released by the Office of Economic and Demographic Research ~~University of Florida's Bureau of Economic and Business Research (BEBR)~~ and housing figures from the Shimberg Center for Affordable Housing, and any necessary corrections will be made. Twenty-year growth projections for population, seasonal population, housing and other land uses will then be updated. The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies of the Plan such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land within the City.

Periodic updating of the Plan may occur based on changed conditions, which may include an evaluation of:

- a. new available data and information;

- b. the ability to implement Plan policies based on staffing and available resources; and
- c. changes in agency roles and responsibilities.

V. NEW OR MODIFIED GOALS, OBJECTIVES AND POLICIES

The end result of the monitoring, evaluation, and updating of the Plan will be the preparation of new or modified goals, objectives and policies needed to maintain compliance with new state requirements or to reflect changed local conditions.

Future Land Use Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FUTURE LAND USE ELEMENT

Goal 1: *Future Land Use Map* ~~2025~~2035

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

Objective 1.1: *Agriculture*

The City ~~of Alachua~~ shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: *Residential uses:* ~~Residential~~ Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached, ~~conventional~~ dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Policy 1.1.b: ~~Community Services:~~ Supporting community services such as schools, houses of worship, parks and community centers shall be permitted within the Agriculture land use category.

Policy 1.1.c: *Agri-business and agritourism uses:* Agri-business and agritourism uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of 0.50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Aanimal care; Aanimal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;

8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and,
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: *Rural conservation subdivision option*: To maintain the rural character, open space, and natural features and to preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Policy 1.1.e: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the Agriculture land use category by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

Objective 1.2: *Residential*

The City ~~of Alachua~~ shall establish ~~three~~ 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 ~~that makes~~ the best use of available lands for residential development.

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.~~ab~~: *Moderate ~~D~~ensity ~~R~~esidential (0 to 4 dwelling units per acre):* The ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category:

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

Policy 1.2.~~ab~~.1: *—The ~~M~~oderate ~~D~~ensity ~~R~~esidential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, ~~P~~pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City ~~s of Alachua's~~ Land Development Regulations.*

Policy 1.2.~~bc~~: *Medium ~~D~~ensity ~~R~~esidential (4 to 8 dwelling units per acre):* The ~~M~~edium ~~D~~ensity ~~R~~esidential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the ~~M~~edium ~~D~~ensity Residential land use category:

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

Policy 1.2.~~ed~~: *High ~~D~~ensity ~~R~~esidential (8 to 15 dwelling units per acre):* The ~~H~~igh ~~D~~ensity ~~R~~esidential land use category allows residential

development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a ~~limited-range~~ low intensity neighborhood-scale retail and services. The following uses are allowed within the ~~H~~high ~~D~~density ~~R~~residential land use category:

1. Single family; ~~conventional-attached and detached~~ dwelling ~~units-units~~ and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live-/work units;
6. Residential Planned Developments;
7. Traditional ~~Mixed-use~~ Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to under 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, ~~green-grocers,~~ local markets, restaurants, personal services, or business and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.de: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the AgricultureResidential land use categories by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

Objective 1.3: *Commercial*

The City ~~of Alachua~~ shall establish three commercial ~~districts~~ land use categories: Community Commercial, Commercial, and Central Business District. These ~~districts-land use categories~~ shall provide a broad range of commercial uses, including retail sales and services, personal services, as well as offices uses, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

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

1. Neighborhood commercial establishments;
2. Residential/office s 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 bBreakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional ~~Mixed-use~~ Neighborhood Planned Developments; .

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

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

Policy 1.3.c: *Central Business District*: The Central Business District land use category is established to provide an area that forms the City's center for financial, commercial, governmental, professional, and cultural activities. This category is to encourage the development of a ~~C~~central ~~B~~business ~~D~~district as a focal point for the community that provides the services for people to live, work and shop. The following uses are allowed in the Central Business District land use category:

1. Single family attached and detached dwelling units;
- 1.2. Residential/offices and live-work units;
- 2.3. Business and professional offices;
- 3.4. Personal services;
- 4.5. Financial institutions;
- 5.6. Eating establishments;
- 6.7. Retail sales and services that serve the community;
- 7.8. Single-family and multi-family residential above first floor commercial uses;
- 8.9. Supporting community services such as schools, houses of worship, parks, and community centers;
- 9.10. Traditional ~~Mixed-use~~ Neighborhood Planned Developments;
- 10.11. Convention ~~c~~Centers; and,
- 11.12. Hotels, motels, and bed and breakfast inns;.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an-appropriate intensityintensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio

~~for parcels less than 10 acres but~~ 5 acres or greater, ~~0a-~~.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio ~~to for~~ parcels 1 acre or less.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. ~~proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use~~ Extensions of a commercial land use category shall not encroach into a residential area. ~~Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria~~ The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
- ~~1.2.~~ Access points for commercial complexes development shall ~~seek to~~ minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use curb cuts for ingress and egress access driveways connections to roadways. ~~the maximum extent feasible~~
- ~~2.3.~~ Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
- ~~3.4.~~ A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas ~~residents~~ and to reduce traffic volumes on the roadways.

Policy 1.3.f: ~~The City of Alachua~~ shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City ~~of Alachua~~ shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City ~~of Alachua~~, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City ~~of Alachua~~ shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. ~~The City shall consider establishing the boundaries of the activity center and relevant regulations through a public planning process.~~ The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Policy 1.3.g: _____ The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

Objective 1.4: *Corporate Park*

The City ~~of Alachua~~ shall establish one mixed-use district land use category: Corporate Park. This district land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- ~~1.~~ provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- ~~2.1.~~
- ~~3.2.~~ provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	<u>Maximum Area:</u> Manufacturing Area/Storage	<u>Maximum</u> <u>Building Size of</u> <u>Building</u>	<u>Maximum</u> Building Area Coverage
Regional Warehouse	None permitted	100,000 sq._ft._	50%
Manufacturing / Assembly	75% of total area	100,000 sq._ft._	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	<u>Maximum Building Size</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Area: Warehousing</u>	<u>Maximum Building Area Coverage</u>
Research and Development	150,000 sq._ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq._ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq._ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for uses Corporate Park uses land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to ~~and~~ preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at ~~an~~ appropriate intensityintensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. ~~Commercial Corporate Park~~ uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and;
12. Complementary residential uses.

Objective 1.5: *Industrial*

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

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

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

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

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

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

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

Type of flex	<u>Maximum Building Size of building</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Area: Warehousing</u>	<u>Maximum Building Area Coverage</u>
Research and Development	150,000 sq. ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq. ft. maximum	None permitted	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%- maximum

Policy 1.5.b: —The Industrial land use category may ~~also~~ include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and

services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

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

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts ~~and to~~ preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate ~~intensity~~ intensities, ~~directions~~ and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including ~~parking layout and drive aisles,~~ parking, layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; ~~and,~~
11. Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels ~~10 acres or greater, 50 floor area ratio for parcels less than 10 acres by~~ 5 acres or greater, 0.75 floor area

ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Objective 1.6: *Public*

The City ~~of Alachua~~ shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. ~~EAn~~ exceptions should may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category.
2. Public facility land uses may be ~~considered for locations~~ located within all land use ~~categories designations~~ on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City ~~of Alachua~~ shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Policy 1.6.a: *Education*

1. The City shall require the location of public, private and charter school sites to be consistent with the following criteria:
 - a. The proposed school location shall be compatible with present and projected-anticipated use of adjacent property;
 - b. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 - c. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 - d. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 - e. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

- f. The proposed site can accommodate the required parking and circulation of vehicles on the site; and.
 - g. Where feasible, the proposed site is so located to allow for co-location with parks, libraries, and community centers.
2. The City shall require the development of public, private and charter school sites to be consistent with the following standards:
- a. Middle and high schools shall be located on collector or arterial streets, as functionally classified within this Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
 - b. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and.
 - c. All structural setbacks, building heights, and access requirements shall be governed by the City's Land Development Regulations.

Policy 1.6.b: Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.6.c: —In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

Policy 1.6.d Public schools are encouraged to be located proximate to urban residential areas when ever possible.

Objective 1.7: Recreation

The City ~~of Alachua~~ shall designate a Recreation land use category for all publicly or privately owned recreational lands, ~~however, in.~~ In order to provide the opportunity for recreation activities, and recreational uses, ~~however,~~ may be allowed outside of the Recreation in any land use category provided such uses are compatible with adjacent land uses and are consistent with this Comprehensive Plan.

Policy 1.7.a: *City-owned recreation facilities:* The City ~~of Alachua~~ shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Policy 1.7.b: ~~Community gardens~~: Community gardens shall be allowed throughout existing and new residential areas to provide residents with an opportunity to grow vegetables, herbs and flowers, learn about nutrition and the environment, beautify the neighborhood, and build a sense of community.

Policy 1.7.c: ~~Other recreation uses in all districts~~: Recreation uses, such as neighborhood parks or commercial recreation, shall be allowed in other land use categories other than the Recreation land use category when compatible with adjacent land uses and land use categories as appropriate.

Policy 1.7.d: Publicly owned recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio while privately owned recreation uses within this land use category shall be limited to less than or equal to 0.05 floor area ratio.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and ~~development~~ opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Policy 1.8.a: *Conservation uses*: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Goal 2: *Innovative Design Standards*

The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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 ~~r~~esidential PDs for use within

residential land use categories. Those regulations shall be developed to achieve the following:

1. ~~High-quality residential~~ 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.

Policy 2.1.b: *Employment Center Planned Development (PD)*: The City shall establish employment center planned development (PD) zoning district regulations as a development option for planned office and industrial park development for use within commercial and industrial land use categories. Those regulations shall be developed to achieve the following:

1. Planned office and industrial park development in a campus-like setting. A limited percentage of medium or high-density residential development may be integrated or mixed with office and/or industrial park development.

Policy 2.1.c: *Traditional Neighborhood Design Planned Development (PD)*: The City shall establish traditional neighborhood design planned development (PD) zoning district regulations that may be used within the residential and commercial land use categories. Those regulations shall be developed to achieve the following:

1. A mix of ~~high-quality~~ neighborhood residential uses and ~~a limited amount of~~ supporting retail and office services intended to serve the PD and areas nearby, planned in a traditional neighborhood design.
2. A fully integrated, mixed use, pedestrian-oriented neighborhood designed with identifiable centers and edges. Edge lots should be

readily accessible to retail, office and recreation by non-vehicular means.

3. Street networks which form public spaces and are interconnected, blocks which are small, ~~and both are~~ designed to adequately accommodate vehicles but, to also respect pedestrians and other means of travel such as bicycles, and to form public spaces.
4. Civic buildings and public squares or recreation areas are given prominent sites throughout the development.
5. Developments seamlessly linked to its surroundings. Edge areas should be compatible with surrounding uses and designed to provide for a seamless transition. This sub-policy does not mean that the density or lot size or use of the edge will be the same as the surrounding use.

Policy 2.1.d: *Commercial Planned Development*: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to ~~high~~ density residential development may be integrated with commercial and retail uses.

Objective 2.2: *Neighborhood Conservation Districts*

For neighborhoods that do not qualify for historic district designation or ~~that do not opt~~ for which a historic district designation may not be appropriate, the City may develop an optional neighborhood conservation overlay district to protect special character and physical features.

Policy 2.2.a: *Program*: The City shall establish neighborhood conservation overlay district regulations that would allow for the establishment of design and development standards that are unique to a particular area or neighborhood in order to protect special characteristics or physical features. Once established, this program would be ~~initiated~~ implemented by interested neighborhoods.

Policy 2.2.b: The City shall consider implementing Neighborhood Conservation districts to strengthen and beautify existing residential neighborhoods, protect important neighborhood values and character, and promote appropriate infill.

Objective 2.3: *Conservation sSubdivision sStandards*

The City shall develop conservation subdivision regulations for use within the Agriculture land use category. These regulations shall establish a process for designing residential developments around the principle of the conservation of

sensitive environmental features, areas of open space and rural character that define Alachua, and areas of active agricultural pursuits.

Policy 2.3.a: ~~Lot sizes in a proposed conservation subdivision shall be determined through the preparation of a yield plan, which must show, at a minimum, lot and street layout, basic topography, wetlands, special flood hazard areas susceptible to the one percent (1%) annual chance flood, slopes exceeding 4:1, soils, and sinkholes. In no case shall the maximum density exceed 0.2 dwelling units per acre. In order to further promote and encourage conservation subdivision design, a density bonus may be established for conservation subdivisions. The yield is~~ plan should be conceptual, yet ~~realistic in nature~~achievable, and does not require ~~specific detailed~~ engineering.

Policy 2.3.b: ~~The City shall consider establishing incentives for the endowment of a permanent maintenance fund for the open space areas, for the provision of additional open space to encourage public access, the provision of open space from lands that are otherwise buildable, and for the provision of affordable housing. Affordable housing for this policy shall be defined as the provision of units to be sold or rented to families earning 70 to 120% of the county median income, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development.~~

Policy 2.3.c: ~~Residential development in conservation subdivisions shall be compact. There will be two categories of open space: primary conservation areas (environmentally sensitive areas) and secondary conservation areas (areas of active agriculture, particular rural character or quality, and areas for recreation). Open space areas shall be located in undivided connected preserves, which may adjoin housing areas that have been compactly designed to create a larger area for the enjoyment of the residents. No open space parcel shall be less than 3 acres in size. Open spaces shall constitute a minimum 50% of the total tract area.~~

Policy 2.3.d: ~~A minimum 50% of land shall be designated as permanent open space or for active agricultural operations, not to be further subdivided, and protected through a conservation easement. The ultimate percentage of open space shall be determined by the extent of unbuildable lands on the site, such as wetlands, floodplains, land with slopes exceeding 4:1, soils subject to slumping, land required for street right of way, and land under permanent easement for drainage, access and utilities.~~

Policy 2.3.e: The City shall employ the following evaluation criteria in reviewing the conceptual yield plan:

1. The plan protects and preserves floodplain, wetlands, steep slopes, and sinkhole features.
2. The plan protects and maintains existing mature woodland forests, fields, pastures, meadows, and farms, and creates sufficient buffer areas to minimize conflicts between residential and agricultural uses.
3. The plan maintains or creates an upland buffer of natural native species vegetation adjacent to wetlands or surface waters.
4. The plan incorporates hedgerows and tree-lines between fields, pastures or meadows into the design.
5. The plan minimizes impacts on large woodlands, defined as areas greater than 5 acres, especially containing mature trees and wildlife habitat.
6. The plan leaves scenic views and vistas unblocked and uninterrupted.
7. The plan protects wildlife habitat areas of listed species.
8. The plan designs around and preserves sites of historic, archeological and cultural significance.
9. The plan protects rural roadside character by avoiding development fronting directly onto rural roads or buffering.
10. The plan calls for landscaping of common areas and streets.
11. The plan provides active recreational areas.
12. The plan includes a pedestrian circulation system to provide safe passage from the residential areas to open space areas.
13. The plan provides reasonably contiguous open spaces.

Policy 2.3.f: The open space created through the development process shall remain undivided and protected in perpetuity. The open space may be owned and managed by a homeowners' or master owners' association, the City, or a recognized land trust or conservancy through, but not limited to, the following methods:

1. Offer of dedication to the City, provided however, that the City shall not be obligated or required to accept the open space. The City may consider acceptance of dedication only if the open space will be made accessible to all City residents, and if there is no cost to acquiring the property. If accepted, the City would provide for maintenance of the open space.
2. Held in common ownership by a homeowners' or master owners' association.
3. Use of a condominium agreement approved by the City.
4. Dedication of easement to the City. The title to the open space would be held by the association. However, the open space would be accessible to all residents of the City. A maintenance agreement would be developed between the developer, association and the City.
5. Transfer of easement to a private conservation organization.

Objective 2.4: Landscaping and Tree Protection Standards

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens ~~protected, heritage~~ and champion trees.

Policy 2.4.a: *Landscaping: General* – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be ~~30~~10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Policy 2.4.c: *–Tree Protection: Heritage Trees and Champion Trees* – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: *Tree Protection: Regulated Trees* – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e *Tree Protection: 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.

Objective 2.5: Open Space Standards

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

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

Policy 2.5.b: ~~Open~~ space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Objective 2.6: *Large Scale Retail Design Standards*

The City shall establish large scale retail design standards to protect the City's small-town character and to promote the architectural design features as a theme for commercial development within the City.

Policy 2.6.a: The large scale retail design standards shall contain, at a minimum, architectural character, color and materials, relationship to surrounding community and streets, pedestrian flows and parking.

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.

Goal 3: *Historic, Cultural and Archeological Preservation*

The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: *Historic Preservation Districts*

The City ~~of Alachua~~ shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.1.a: Street, sidewalk, utility, and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.b: ~~Either any p~~Projects sponsored by or under the authority of the City, financially or administratively, which involves the rehabilitation or construction of new buildings within a designated historic district shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.c: In consultation with the Florida Department of Transportation and Alachua County where appropriate, the City shall evaluate traffic circulation patterns and plans in designated historic districts in order to slow or limit cut-through traffic.

Policy 3.1.d: ~~—~~To protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, cluster developments, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations.

Policy 3.1.e: The use of tax increment financing as a mechanism to promote the improvement of deteriorated designated historic districts shall be considered and implemented when appropriate.

Policy 3.1.f: The City shall continue to improve and develop parks in designated historic districts, and it shall plan the creation of multi-use paths in such areas.

Objective 3.2: Historic Resources Inventory

The City shall continue to update the historic resources inventory.

Policy 3.2.a: The City shall work to expand its inventory of historic properties which may be accomplished by preparing new Florida Site Files for previously undocumented properties as they become 50 years old and by updating existing site files for properties that have undergone alterations or demolitions.

Objective 3.3: Designation of Historic Districts and Historic Resources

The City shall endeavor to increase the number of historic resources listed in the Local or National Register of Historic Places.

Policy 3.3.a: ~~—~~The City may consider evaluating the levels of significance of potential historic districts for listing in the Local or National Register of Historic Places.

Policy 3.3.b: The City may evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.

Objective 3.4: Preservation of Historic Resources

The City shall promote the reduction of the number of historic resources in need of stabilization and rehabilitation.

Policy 3.4.a: The City ~~shall continue to study and, where necessary, amend~~ may incorporate standards into its ~~L~~and ~~D~~evelopment ~~R~~egulations to encourage historic preservation.

Policy 3.4.b: The City shall consider studying the use of other tools, such as preservation easements, to protect historic and archaeological resources.

Objective 3.5: Protection of Historic Districts and Historic Resources

~~Ensure~~ The City shall ensure that ~~its the City's~~ land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Policy 3.5.a: The City shall ensure that future development within a historic ~~the~~ district is sensitive to the historic character of ~~any the~~ historic district.

Policy 3.5.b: ~~-~~ _____ The character of an historic district shall be protected from encroachment of incompatible uses.

Objective 3.6: Historic Preservation Implementation Strategies

The City shall provide education to citizens and property owners on awareness, value, use and protection of historic and archaeological resources.

Policy 3.6.a: The City shall consider coordinating with historic preservation organizations to conduct informational workshops on historic preservation.

Policy 3.6.b: The City shall produce, or make accessible, educational materials on the preservation of historic and archaeological resources.

Policy 3.6.c: ~~-~~ The City shall work with state and local governmental organizations and other interested parties, as appropriate, to promote historic preservation.

Policy 3.6.d: The City shall consider developing and maintaining a list of historic properties that are threatened with demolition due to neglect.

Policy 3.6.e: The Planning & Community Development Department shall provide information and technical assistance to individuals and organizations seeking to identify, document and evaluate historic resources.

Objective 3.7: Preservation of Historic Buildings through Innovative Techniques

The City shall encourage the preservation of historic districts and buildings by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.

Policy 3.7.a: The City shall pursue alternatives that encourage preservation, as opposed to ~~the~~ demolition, of buildings located in designated historic districts. The

City shall encourage owners to consider transfer of the properties under favorable terms with attached covenants for preservation.

Objective 3.8: Support of Historic Preservation Efforts

~~Encourage—~~The City shall encourage and support the development and maintenance of present and future historic preservation organizations, ~~especially~~ particularly those with specific neighborhood identities.

Policy 3.8.a: The Planning & Community Development Department will provide technical information to organizations and serve as a liaison between ~~them—such~~ organizations and ~~the~~ state and federal historic preservation offices, if requested.

Policy 3.8.b: The City shall assist neighborhood preservation organizations in identifying existing and potential local historic preservation problems and in identifying potential solutions to ~~those—such~~ problems.

Policy 3.8.c: The City will assist local historic preservation organizations in attracting funding support from federal, state, and private grant sources and may award matching funds, if available, for historic preservation projects.

Objective 3.9: Historic Zoning Overlays and Protection Ordinances

The City shall continue to include and revise, as necessary, provisions in the Land Development Regulations for the designation of significant historic resources and districts, in order to ensure that the maintenance, alterations, additions, relocation or demolition of significant historic resources and construction of new structures within the boundaries of those historic resources will be in accordance with adopted standards.

Policy 3.9.a: ~~—~~An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.9.b: ~~—~~An historic landmark ordinance shall be used to designate and protect historic resources.

Objective 3.10: Implementation of Historic Zoning Overlays and Capital Improvement Projects

The City's Land Development Regulations shall include review procedures to determine the appropriateness of construction, alteration, or demolition of significant historic resources.

Policy 3.10.a: ~~—~~The City shall ~~have—establish and maintain~~ Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Policy 3.10.b: ~~-The City may adopt~~ Upon adoption of architectural design standards for historic districts and overlays, ~~the City shall which may be~~ enforced these standards through an permitting and inspection programs.

Policy 3.10.c: ~~-All capital improvement projects within historic districts shall be reviewed to ensure compatibility with historic structures, sites, and areas.~~

Objective 3.11: Archeological Preservation

The City ~~of Alachua~~ shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: ~~-The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.~~

Policy 3.11.b: ~~-Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.~~

Goal 4: Infill and Redevelopment Standards

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

Objective 4.1: Infill ~~d~~Development

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

Policy 4.1.a: ~~-Infill within existing neighborhoods may occur at a higher density, but~~ Design standards shall will be utilized adopted in the Land Development Regulations to protect the traditional character of the residential-existing neighborhoods and development. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

Policy 4.1.c: ~~-Compatible~~ infill development shall be encouraged within the Central City Area.

Objective 4.2: *Community Redevelopment Area*

The City ~~of Alachua~~ shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

Policy 4.2.a: ~~-The~~ City shall include the Community Redevelopment Area in its Future Land Use Map Series.

Policy 4.2.b: The City shall consider establishing standards and regulations to promote a vibrant mix of land uses, including commercial, residential, and public spaces, establish design guidelines for building renovation and new construction, provide for increased landscaping standards, flexible parking requirements, pedestrian amenities, lighting, and requirements for stormwater management, including opportunities for off-site stormwater management.

Objective 4.3: *Redevelopment*

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

Policy 4.3.a: The City shall encourage redevelopment through special development regulations incorporated into the ~~L~~and ~~De~~velopment ~~R~~egulations, which include but are not limited to, flexible landscaping and buffering requirements, flexible setbacks, reduced parking requirements, increased densities and/or intensities, where appropriate, and priority reservation of facility capacity. Where possible, the City will coordinate with ~~the developer~~ and the Suwannee River Water Management District to implement reduced, off-site, or alternate stormwater facilities.

Objective 4.4: *Central City Area*

The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

Policy 4.4.a: The City shall consider establishing a Central City Area overlay district in accordance with the conceptual area map contained ~~herein~~ in the Future Land Use Map Series. The Central City Area shall encompass those areas within the original city limits that are not a part of the Community Redevelopment Area or the Historic District.

Policy 4.4.b: The Central City Area overlay district will promote infill and redevelopment that is consistent with and respectful of the existing housing and commercial development.

Goal 5: *Development Standards*

The City shall include provisions through its ~~e~~C~~omprehensive~~ ~~p~~P~~lan~~ amendment process, development review process and in its ~~l~~L~~and~~ ~~d~~D~~evelopment~~ ~~r~~R~~egulations~~ for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1: *Natural ~~f~~E~~eatures~~*

The City shall coordinate ~~Future Land Use designations~~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 ~~shall~~may be established in the City's Land Development Regulations.

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, ~~and~~ sanitary sewer, stormwater, ~~and~~ solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 ~~De~~development Agreement has commenced.

Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Goal 6: ~~Nonconforming Uses~~Nonconformities and, Vested Rights, and Antiquated Subdivisions

The City shall establish standards and processes for addressing ~~nonconforming uses~~nonconformities, ~~and~~ vested rights, and antiquated subdivisions. The City shall strive to eliminate or reduce uses that may be inconsistent with the community's character, ~~and~~ future land uses, and infrastructure facility and service plans.

Objective 6.1: ~~Nonconforming uses~~Nonconformities

The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the ~~establishment~~identification of such inconsistencies as ~~non-conforming land uses~~nonconformities.

Policy 6.1.a: The City shall reduce existing land uses that are deemed inconsistent with the provisions of this Comprehensive Plan through regulations addressing them as non-conforming land uses.

Policy 6.1.b: The City's ~~L~~and ~~D~~evelopment ~~R~~egulations shall include the following provisions for nonconforming lots, structures and uses of land or structures:

- a. ~~Nonconforming lots of record shall be recognized within any zoning district in which single-family dwellings are permitted.~~ A single-family dwelling may be erected, expanded, or altered on any single lot of record, subject to other restrictions in the ~~L~~and ~~d~~evelopment ~~r~~egulations. Such lots must be in separate ownership and not contiguous to other lots in the same ownership.
- b. Nonconforming uses ~~of land~~ shall be recognized where the lawful use of land exists which is not permitted by the ~~L~~and ~~D~~evelopment ~~R~~egulations. Such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
- c. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the ~~L~~and ~~D~~evelopment ~~R~~egulations by reason of restrictions on requirements other than use concerning the structure. Such structures may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Objective 6.2: *Vested Rights*

The City ~~hereby will~~ establishes the ~~following~~ administrative procedure and standards by which a property owner may ~~demonstrate petition~~ that private property rights ~~have are~~ vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Policy 6.2.a: Applications for vesting determinations shall be evaluated pursuant to the following criteria:

- a. *Common law vesting*, ~~—which represents~~ a right to develop or to continue the development of property notwithstanding this Comprehensive Plan. ~~Common law vesting~~ may be found to exist when ~~ever~~ the ~~applicant—petitioner~~ proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive

obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

- b. *Statutory vesting.* ~~--- which represents~~ the right to develop or to continue the development of property. Statutory vesting shall be found to exist if: 1) a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan or subsequent amendments; 2) substantial development has occurred on a significant portion of the development authorized in the final development order and is completed; or, 3) development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued. "Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.
- c. *Presumptive vesting for consistency and concurrency.* ~~:- Any~~ structure on which construction has been completed pursuant to a valid building permit prior to adoption of this Comprehensive Plan or subsequent amendments thereto which may affect consistency or concurrency shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
- d. *Presumptive vesting for density only.* ~~:- The~~ following ~~categories~~ shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard: ~~1-~~ all lots of record as of the adoption of this Comprehensive Plan, whether located within inside or outside of a subdivision ~~or without~~, but only to the extent ~~of that~~ one single family residence per lot shall be permitted; ~~however, s~~Such lots shall not be contiguous ~~as of the adoption of this Comprehensive Plan~~ to any other lot(s) owned by or under contract for deed to the person(s) applying for ~~the single family residence~~ a building permit for a single family residence.

Goal 7: Utilities and ~~w~~Wellfield ~~p~~Protection

The City shall ensure the availability of suitable lands for utility facilities necessary to support development, as well as protecting existing wellfield sites and future wellfield sites.

Objective 7.1: Expansion and ~~e~~Extension of ~~u~~Utilities

The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

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

Policy 7.1.b: The City shall ~~aggressively~~ plan for the acquisition of future sites for utility facilities, such as potable water well sites, potable water storage tanks and plants, wastewater treatment facilities, lift stations, stormwater facilities, electric facilities, and telecommunications facilities without encouraging urban sprawl to meet future needs.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

Objective 7.2: Wellfield ~~p~~Protection

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. ~~where only~~ low impact development ~~that which~~ limits density and ~~conditions~~ uses to those which so that will not present any potential contamination to the community wellheads ~~are protected from contamination shall be permitted~~. In no instance shall development be permitted that conflicts with Chapter 62-521, ~~Wellhead Protection of the~~ Florida Administrative Code. ~~(FAC)~~.

Policy 7.2.b: ~~A~~ secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an up flow direction. The secondary zone shall be managed as a low-~~density~~ development zone.

Policy 7.2.c: ~~The City shall coordinate with the Suwannee River Water Management District on a plan to utilize the wellfield site located to the northwest of the city limits, or any future sites.~~

~~Goal 8: Countywide Visioning and Planning Process (CVPC) Conceptual Urban Reserve Land Use Map Annexation~~

~~The City of Alachua shall recognize the CVPC Conceptual Land Use Map adopted on May 19, 2005, and as may be revised pursuant to the Boundary Adjustment Act (BAA) in order to implement its vision for the City of Alachua and to guide land use and future development within its Urban and Extra-Territorial Reserve Areas.~~

~~The City shall ensure that annexations comply with the requirements of Chapter 171, Florida Statutes, and shall coordinate with Alachua County and surrounding municipalities to ensure efficient service delivery and coordinated planning within each jurisdiction.~~

~~Objective 8.1: Urban Reserve Areas Compliance with Chapter 171, Florida Statutes~~

~~The City of Alachua recognizes the concepts and vision intended to guide annexation, development and land use within its Urban Reserve Areas. All annexation policies are compliant and follow ss. Chapter 171~~

~~Annexations shall comply with the requirements of Chapter 171, Florida Statutes.~~

~~Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor. The City shall review all annexations to ensure that the requirements of Chapter 171, Florida Statutes are met.~~

~~Objective 8.2: Coordination of Service Delivery and Planning~~

~~The City shall coordinate with Alachua County and surrounding municipalities to address service delivery and coordinated planning.~~

~~Policy 8.12.ba: The area along CR 237 to the South of CR 235 should remain Agricultural and become an area where the City could promote Agri-Business activities. The City shall coordinate with Alachua County and with surrounding municipalities to ensure the efficient provision of public~~

services to the residents of the City and to ensure that land uses within each jurisdiction shall be compatible with one another.

~~Policy 8.1.c: The area located north of US Highway 441, south of the CSX rail line, and between the intersections of US Highway 441 and Southern Precast Drive and US Highway 441 and NW 77th Terrace should be designated as Industrial.~~

~~Policy 8.1.d: The area located north of the City's urban core along CR 241 should remain Agricultural in order to preserve the rural character and natural features of the area.~~

~~Policy 8.1.e: The San Felasco Hammock State Park shall be designated as Conservation.~~

Objective 8.2: Annexed into Jurisdiction

~~The City of Alachua recognizes the concepts and vision intended to guide development and land use in areas which have been annexed into its jurisdiction.~~

~~Policy 8.2.a: The area surrounding the intersections of CR 235A and CR 235 and CR 235A and CR 2054 should be designated to support mixed use development which will promote housing locations close to major employment centers.~~

~~Policy 8.2.b: The area to the west of the Turkey Creek Development of Regional Impact and north of San Felasco Hammock State Park (SFHSP) should be designated as Moderate Density Residential, with a 100-foot minimum conservation buffer along all property lines adjacent to SFHSP.~~

~~Policy 8.2.c: The area south of US Highway 441 between the intersections of US Highway 441 and Cellon Creek Boulevard and US Highway 441 and Turkey Creek Boulevard should support mixed use development. This designation would allow for residential opportunities in close proximity to major employment centers, such as Progress Corporate Park and Santa Fe College's Perry Center for Emerging Technologies, supported by commercial development that serves these residential areas.~~

Goal 9: Water and Wastewater Service

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's of Alachua's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.ba 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.~~

Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1: -Any new development or redevelopment within a Commercial or Industrial ~~Future Land Use Map Designation~~land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.ba of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City's ~~of Alachua~~ Comprehensive Plan, shall connect to the City's ~~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.ba of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City's ~~of Alachua~~ Comprehensive Plan, ~~regardless of size~~, that is within ~~either a Residential or Agriculture Future Land Use Map Designation~~land use category or the Agriculture land use category shall connect to the City's ~~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's ~~of Alachua~~ Comprehensive Plan, ~~regardless of size~~, that is within a Residential ~~Future Land Use Map Designation~~land use category shall connect to the City's ~~of Alachua's~~ wastewater system.

Goal 10:
~~Limiting development potential and impacts for the properties associated with the Large Scale Comprehensive Plan Amendments, Cycle 1-08 and 1-09, listed on exhibit "A" attached to Ordinance 08-08 and Ordinance 10-06.~~

Objective 10.1:

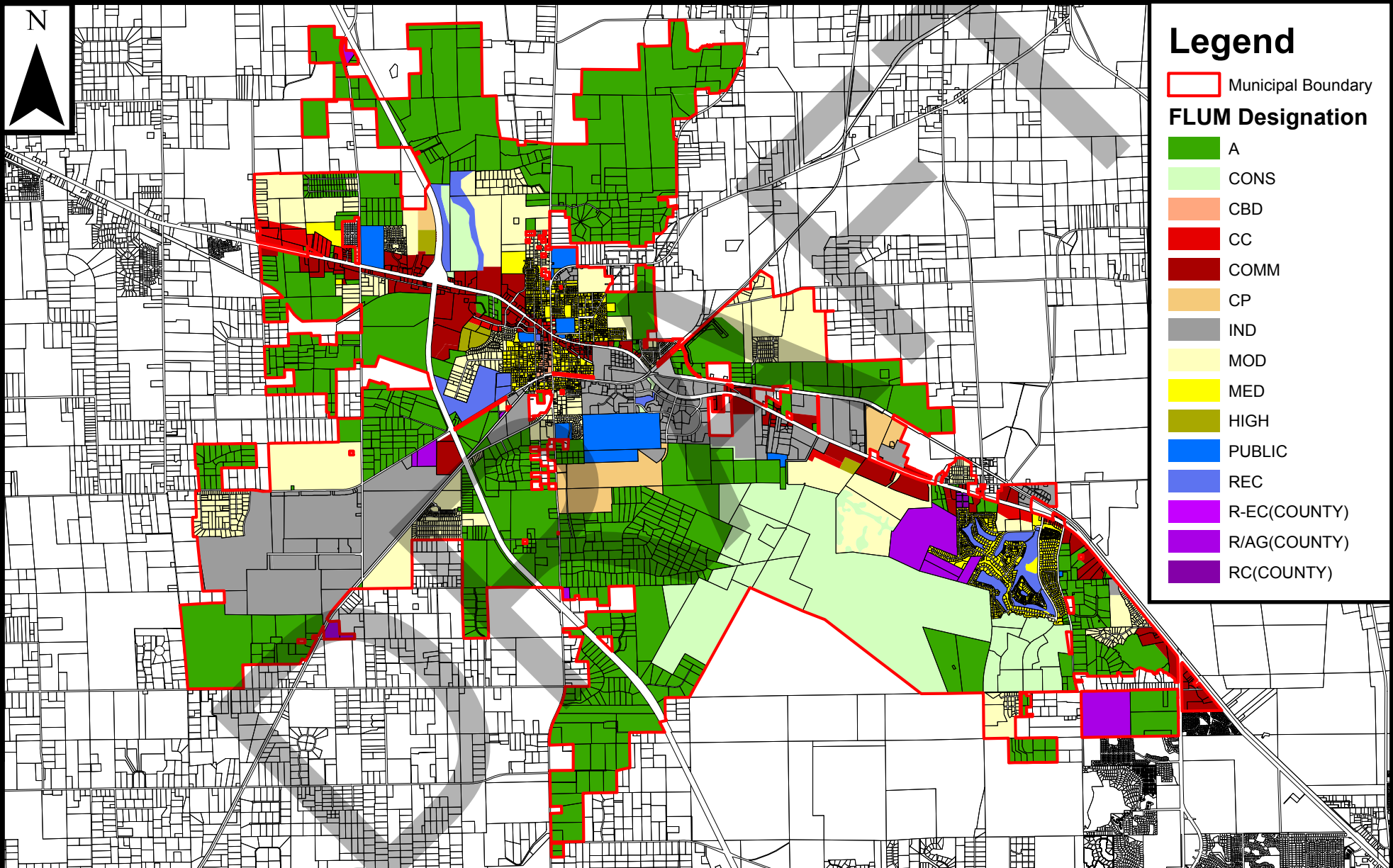
The City of Alachua shall limit the development potential for each of the properties on ~~Exhibit “A” attached to Ordinance 08-08 and Ordinance 10-06~~ to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.

~~Policy 10.1.a: Development applications for each of the properties listed on Exhibit “A” attached to Ordinance 08-08 and Ordinance 10-06 shall NOT exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit “A” shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City’s sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.~~

~~Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.~~



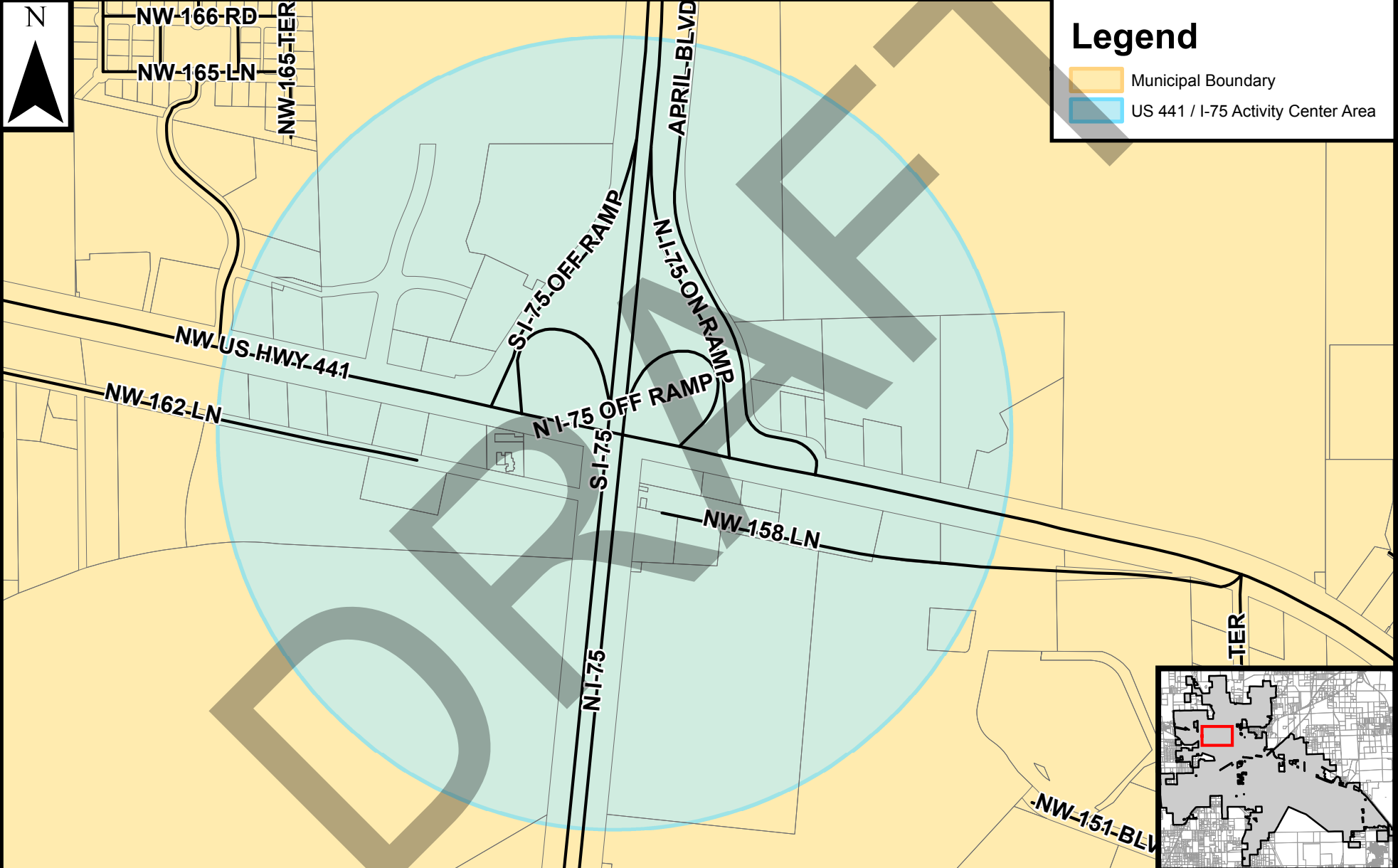
CITY OF ALACHUA FUTURE LAND USE MAP: 2035





CITY OF ALACHUA

US 441 / I-75 ACTIVITY CENTER MAP

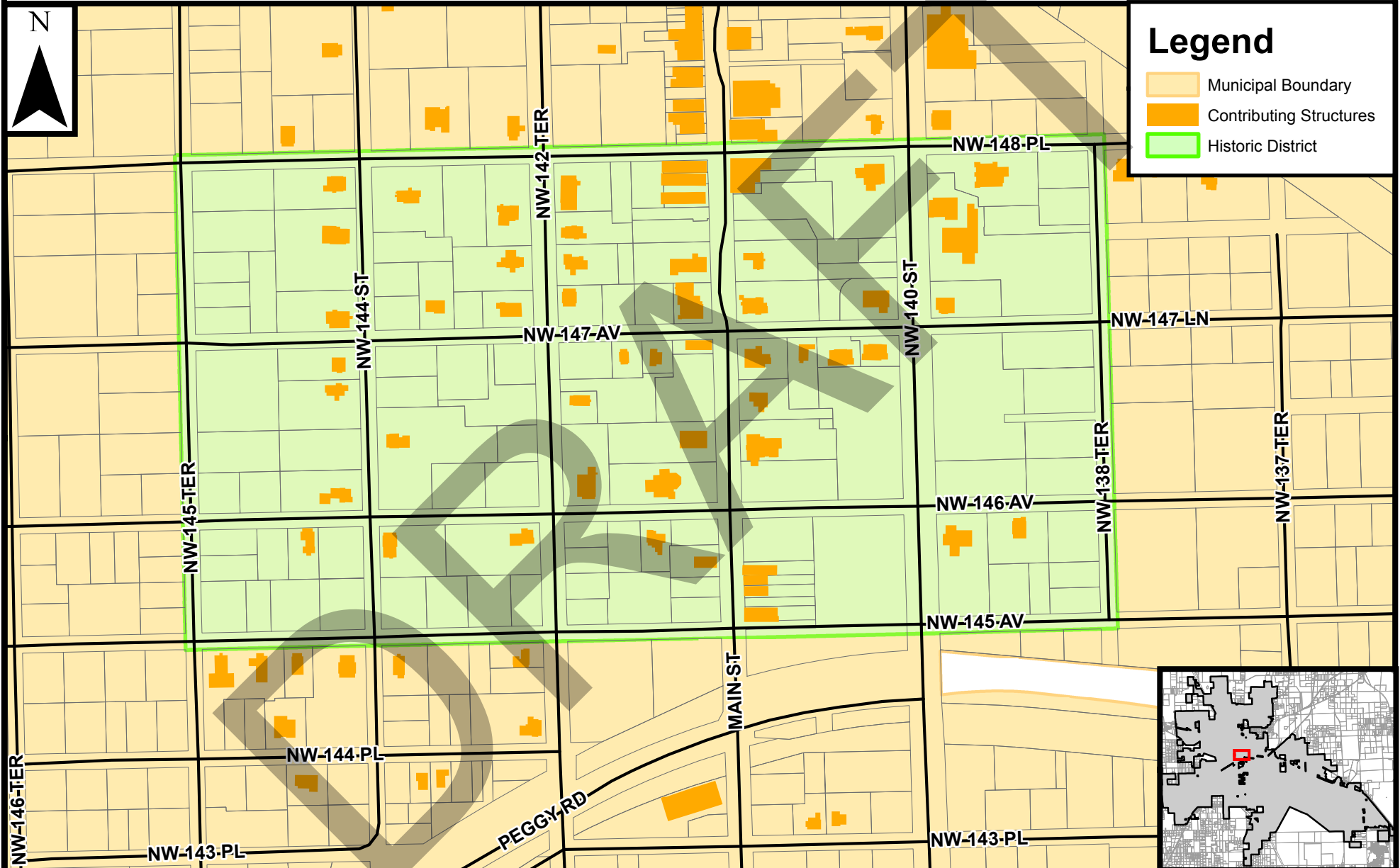


0 750 1,500 3,000 Feet



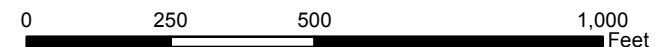
Legend

-  Municipal Boundary
 Contributing Structures
 Historic District



Prepared December 2019

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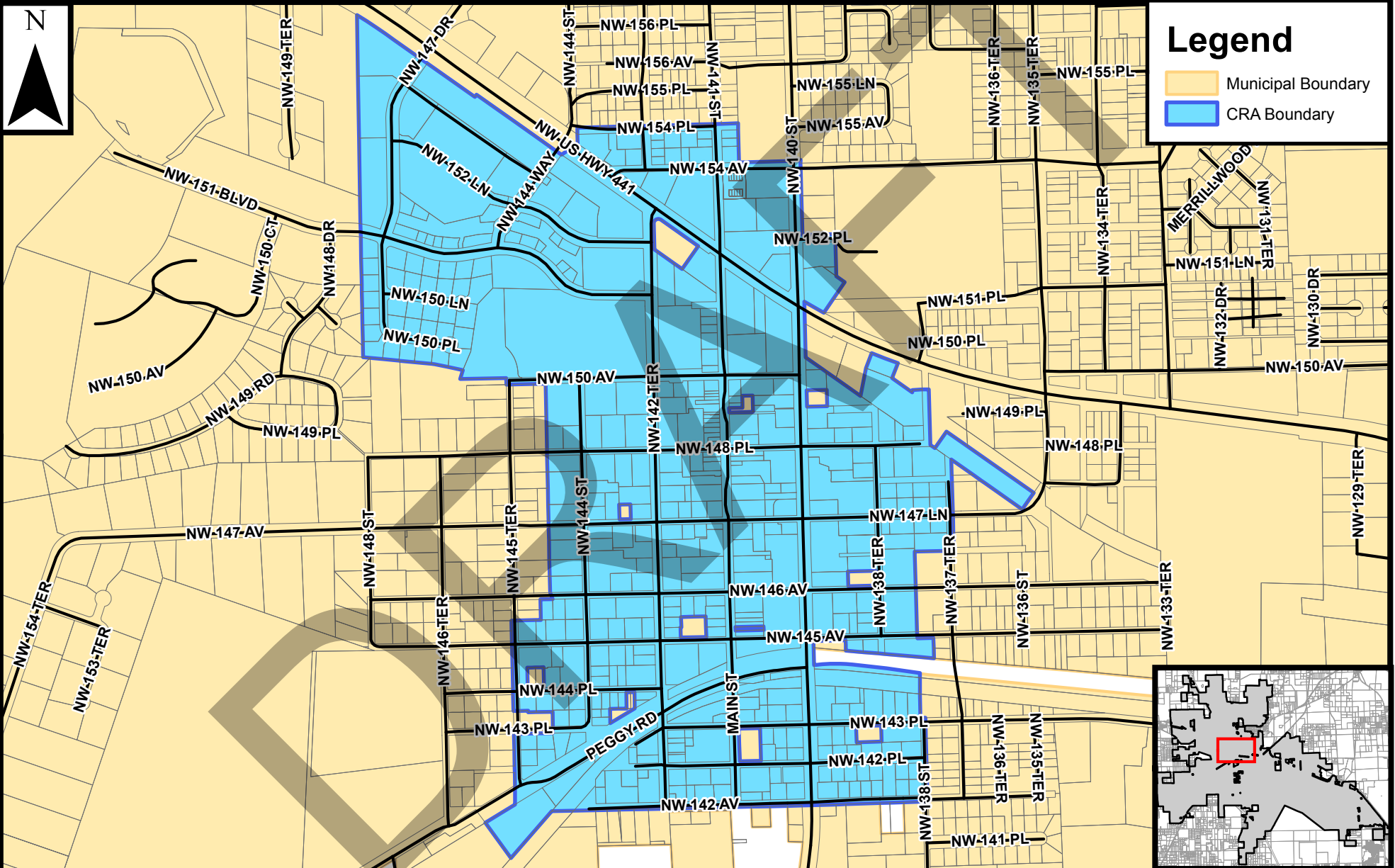


CITY OF ALACHUA COMMUNITY REDEVELOPMENT AREA



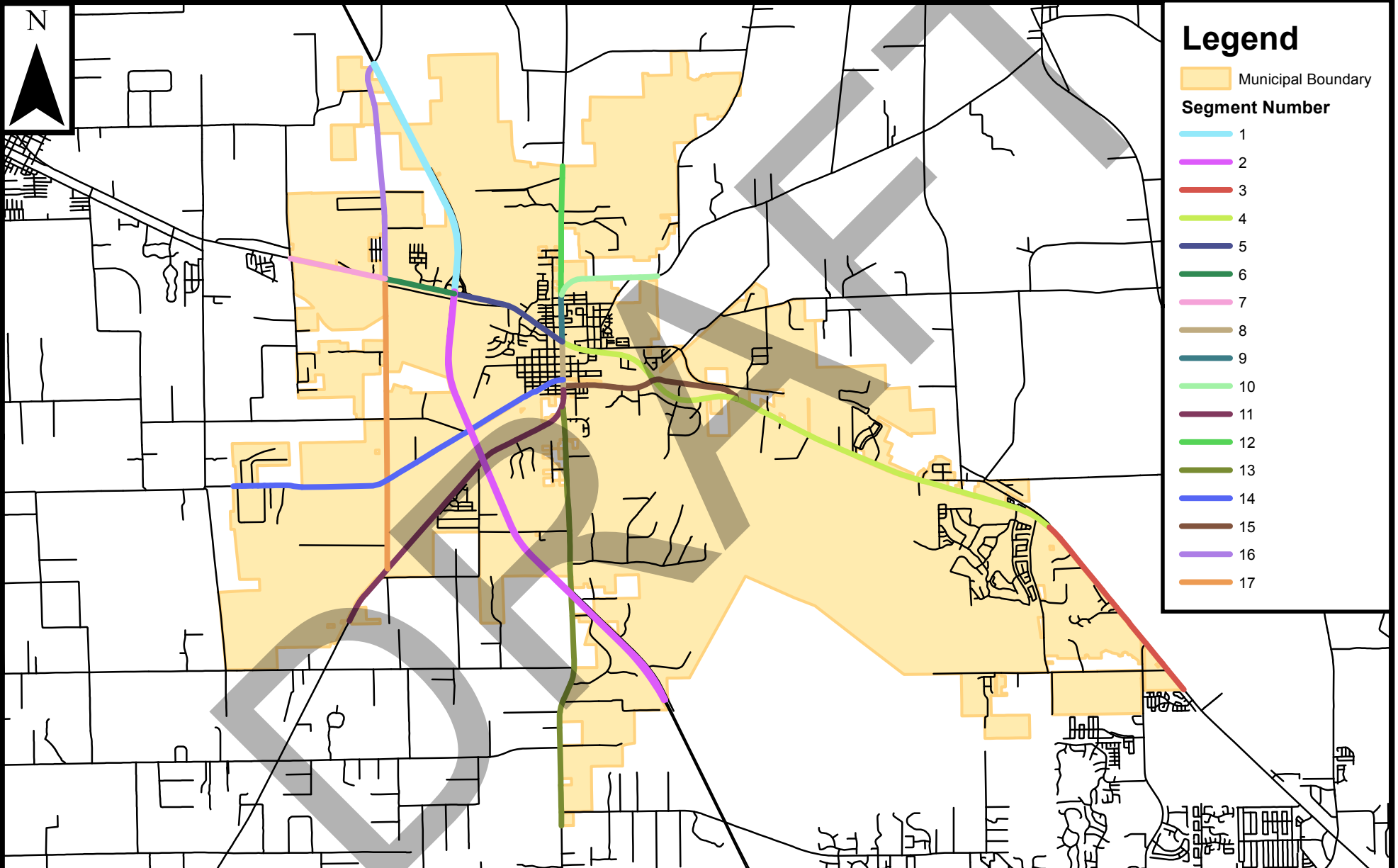
Legend

- Municipal Boundary
- CRA Boundary





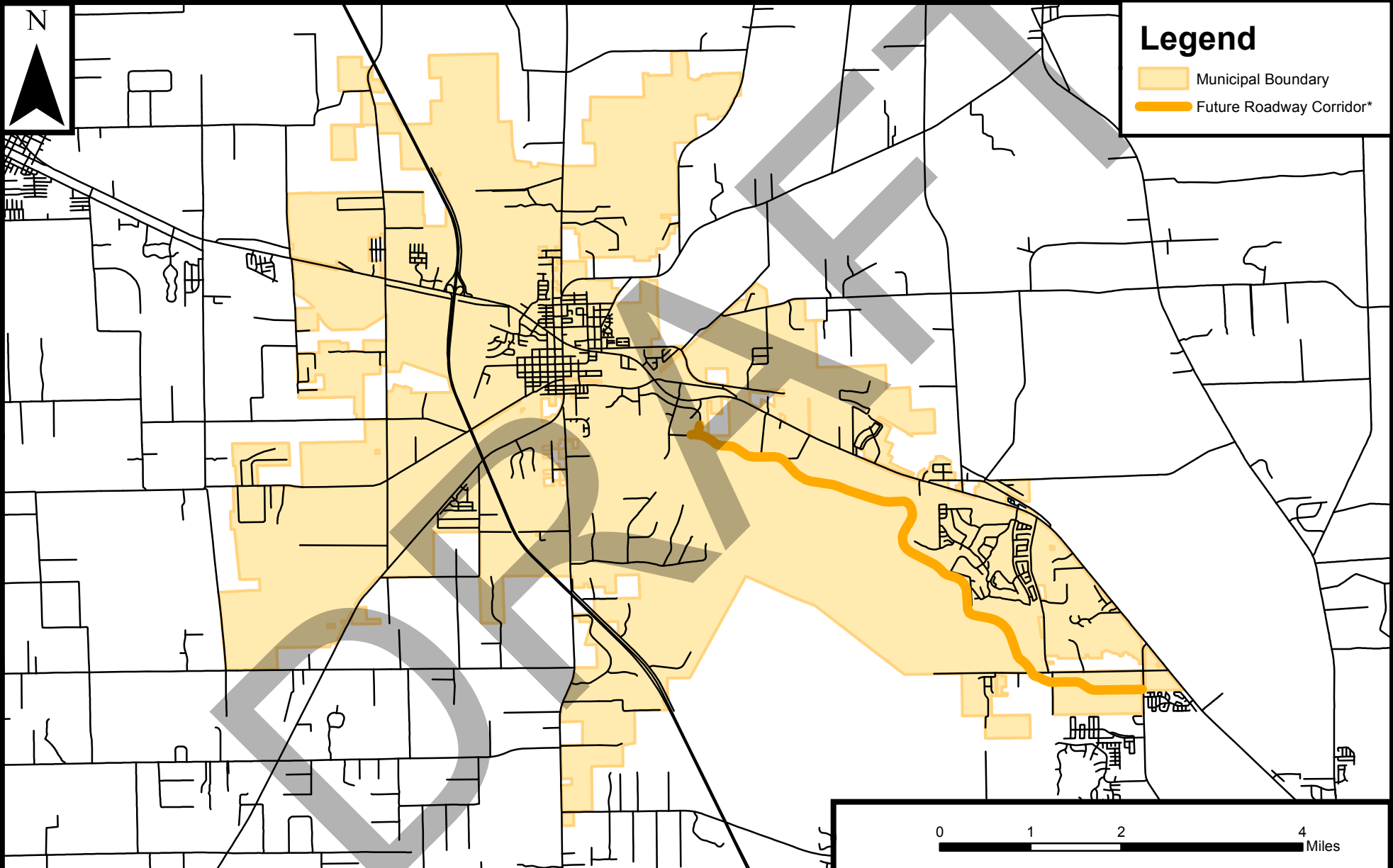
CITY OF ALACHUA EXISTING TRAFFIC CIRCULATION MAP





CITY OF ALACHUA

FUTURE TRAFFIC CIRCULATION MAP: 2035



Legend

- Municipal Boundary
- Future Roadway Corridor*

Prepared by the City of Alachua
Planning & Community Development Department
Prepared December 2019

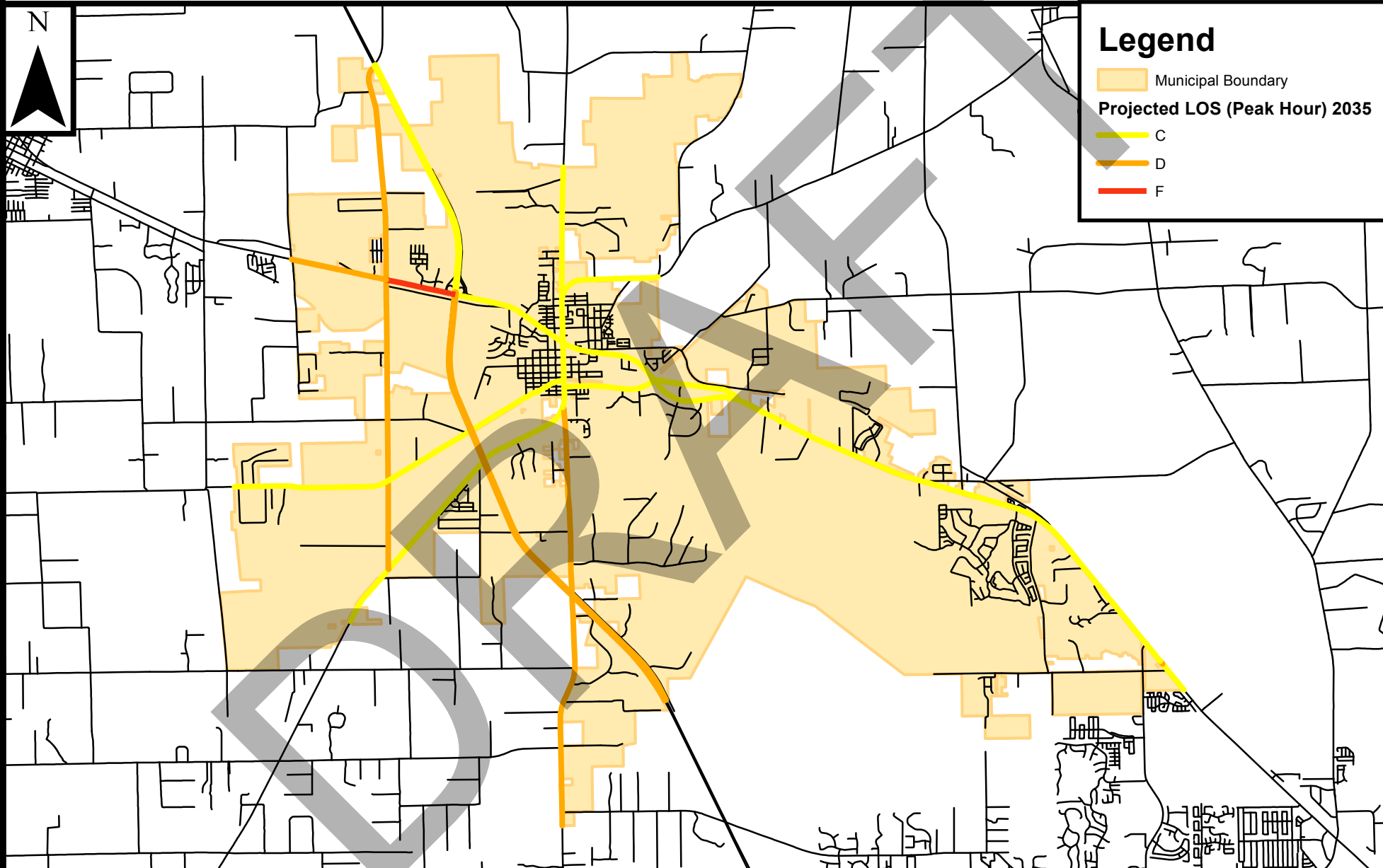
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The 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.

* The alignment of the future roadway corridor is conceptual in nature. This conceptual map may not account for potential limitations, which may include but are not limited to topography, hydrology, soils, wetlands, and other environmental constraints. Therefore, the actual location of the roadway may vary from the location shown on this conceptual map.



CITY OF ALACHUA

PROJECTED PEAK HOUR LEVEL OF SERVICE: 2035



Legend

- Municipal Boundary
- Projected LOS (Peak Hour) 2035
 - C
 - D
 - F

Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2019

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0 1 2 4 Miles



CITY OF ALACHUA

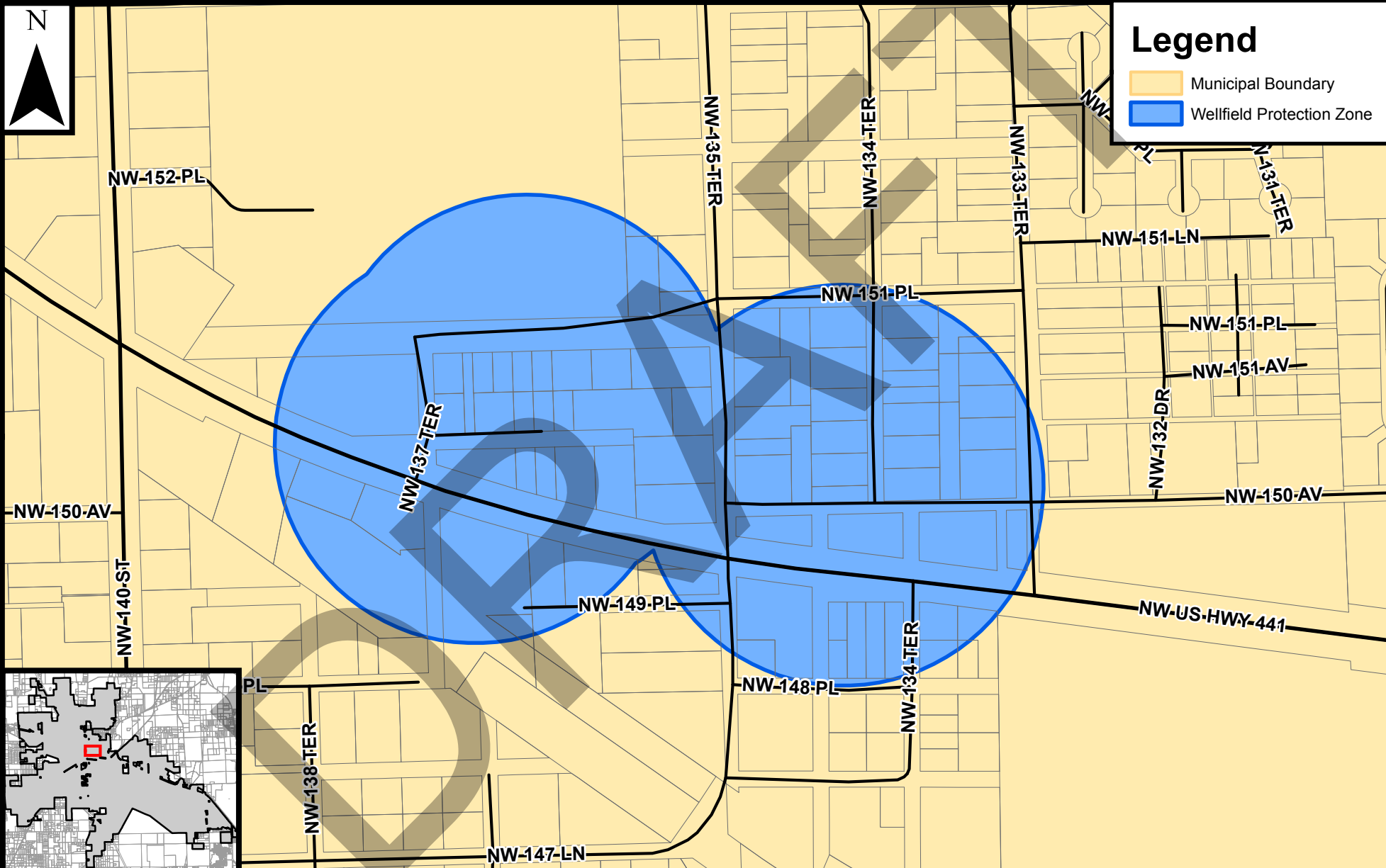
WELLFIELD PROTECTION ZONES





CITY OF ALACHUA

DOWNTOWN WELLFIELD PROTECTION ZONE





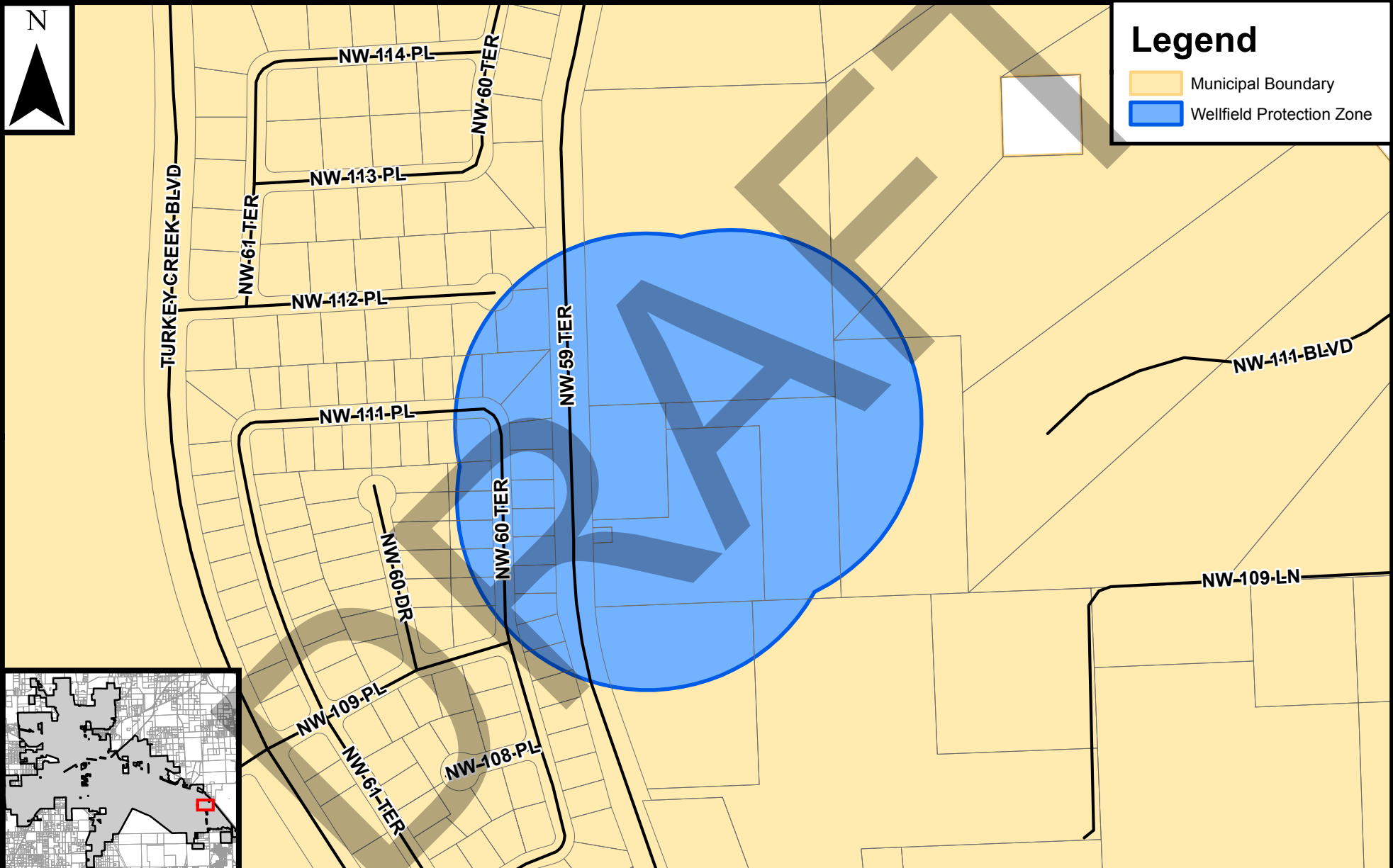
CITY OF ALACHUA

NW 59TH TERRACE WELLFIELD PROTECTION ZONE



Legend

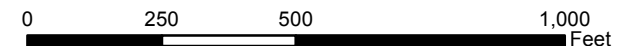
-  Municipal Boundary
-  Wellfield Protection Zone



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2019

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CITY OF ALACHUA SPECIAL FLOOD HAZARD AREAS



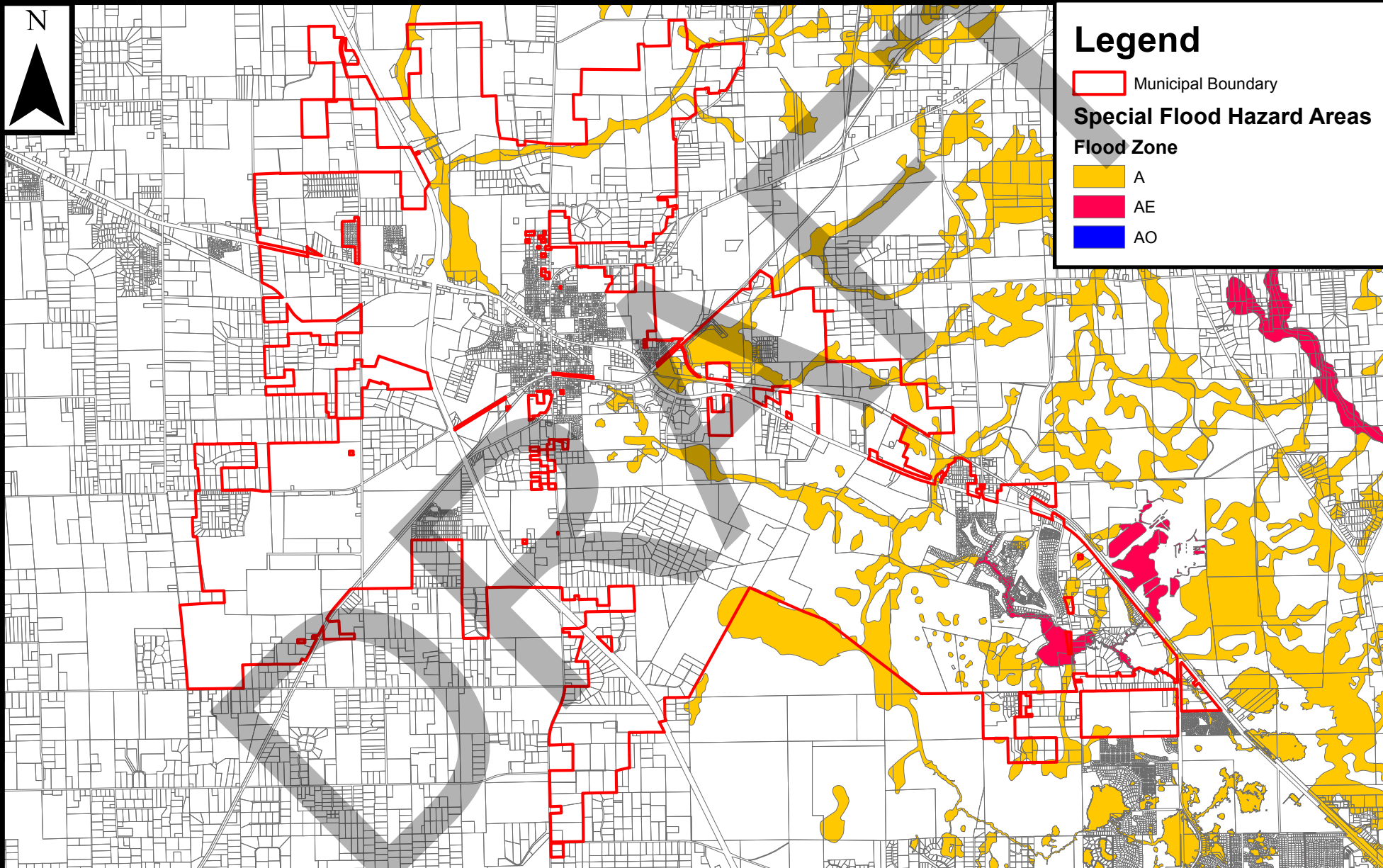
Legend

 Municipal Boundary

Special Flood Hazard Areas

Flood Zone

-  A
-  AE
-  AO



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2019

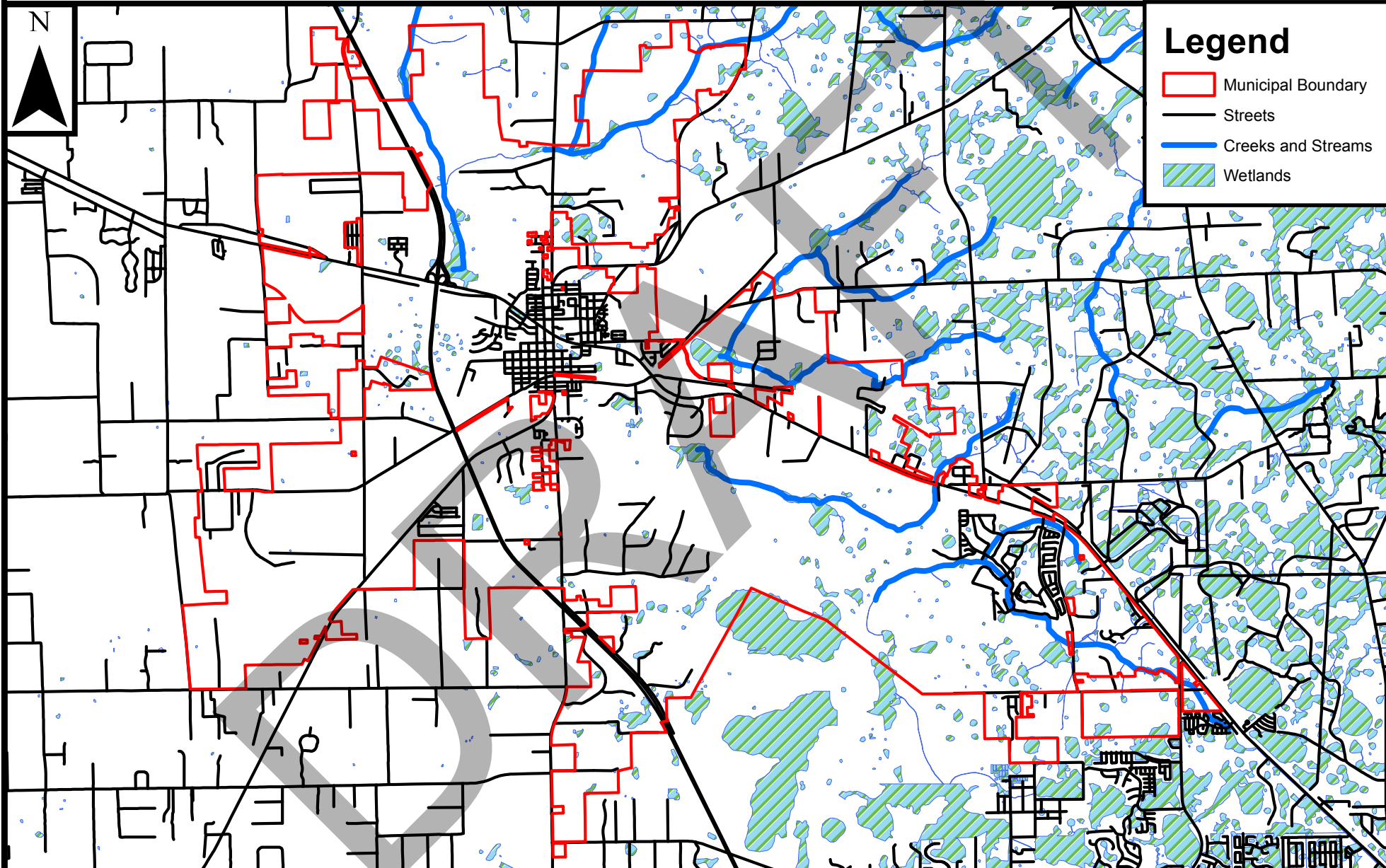
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0 1 2 4
Miles



CITY OF ALACHUA

WETLAND AREAS, CREEKS, STREAMS, & WATER BODIES



Prepared by the City of Alachua
Planning & Community Development Department

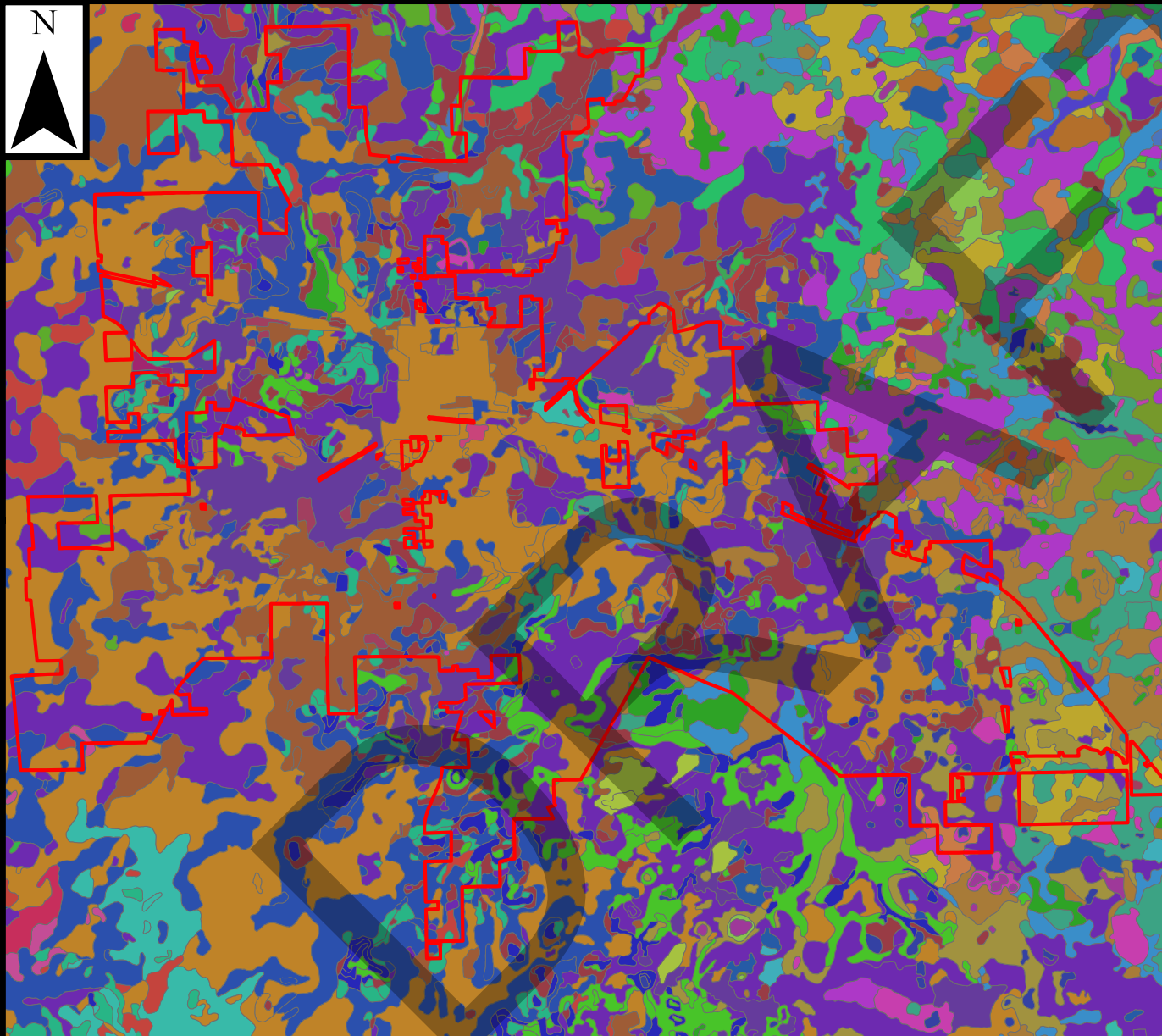
Prepared December 2019

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0 1 2 4 Miles



CITY OF ALACHUA SOILS MAP



Soil Type

APOPKA	NEWNAN
ARENTS	NORFOLK
ARREDONDO	OLENO
BIVANS	PEDRO
BLICHTON	PELHAM
BOARDMAN	PITS
BONNEAU	PLACID
CANDLER	PLUMMER
CHIPLEY	POMONA
EMERALDA	POMPANO
FLORIDANA	POTTSBURG
FORT MEADE	RIVIERA
GAINESVILLE	SAMULA
JONESVILLE	SHENKS
KANAPAHA	SPARR
KENDRICK	SURRENCY
LAKE	TAVARES
LEDWITH	UDORTHENTS
LOCHLOOSA	URBAN LAND
MICANOPY	WACAHOOTA
MILLHOPPER	WATER
MONTEOCHA	WAUCHULA
MULAT	ZOLFO
MYAKKA	

Transportation Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

TRANSPORTATION ELEMENT

Goal 1: Traffic Circulation System

~~Provide~~ The City shall provide for an efficient traffic circulation system, which serves existing and future land uses.

Objective 1.1: Level of Service

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

Policy 1.1a: ~~Establish~~ The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
1	I-75 (From NCL of Alachua <u>North City Limit</u> to US 441)	6/D	Freeway	COMM	<u>C</u>	C
2	I-75 (From US 441 to SCL of Alachua <u>South City Limit</u>)	6/D	Freeway	COMM	<u>B</u>	C
<u>3</u>	<u>US 441</u> (From MPO Boundary to CR 25A East Intersection)	<u>4/D</u>	<u>Principle Arterial</u>	<u>COMM</u>		<u>D</u>
<u>34</u>	US 441 (From NW 126th Ave to CR 2054 <u>From CR 25A East</u> <u>Intersection to SR 235</u>)	4/D	Principle Arterial	Urban Trans	<u>C</u>	D
<u>45</u>	US 441 (From CR 2054 to SR <u>235</u> <u>From SR 235 to I-</u> <u>75</u>)	4/D	Principle Arterial	Urban Trans	<u>C</u>	D

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>56</u>	US 441 (From SR 235 to NCL of Alachua From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	<u>C</u>	<u>D</u>
<u>7</u>	US 441 (From CR 235A to NW 188th Street)	<u>4/D</u>	<u>Principle Arterial</u>	<u>Urban Trans</u>		<u>D</u>
<u>6</u>	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	B	D
<u>7</u>	US 441 (From MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	B	D
<u>8</u>	SR 235 (From <u>235/241</u> intersection NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	<u>C</u>	D
<u>9</u>	SR 235 (From US 441 to <u>NCL of Alachua</u> NW 140th Street)	2/U Bays	Major Collector	Comm	<u>C</u>	D
<u>10</u>	CR 235 (From NW 140th Street to East City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>11</u>	CR 235 (From NW 143rd Place to South City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>12</u>	CR 241 (From NW SR 235 to North City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>13</u>	CR 241 (From CR 235 to South City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>14</u>	CR 2054 (From SR 235 to West City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>15</u>	<u>CR 2054 (From SR 235 to US 441)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>16</u>	<u>CR 235A (From US 441 to North City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>17</u>	<u>CR 235A (From US 441 to CR 235)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

~~County-maintained minor arterials (urban and rural): LOS D~~
~~County-maintained collectors (urban): LOS D~~

~~County-maintained collectors (rural): LOS C~~

Objective 1.2: Access Management

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

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for City streets~~local roads~~:

1. permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance

between each access point is at least 100 feet for a single residential lot and or 250 feet for non-residential development and new residential subdivision; or

4. permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

Policy 1.2.c The City ~~of Alachua~~ will incorporate standards within the Land Development Regulations ~~provisions~~, which address the following:

1. frontage road requirements;
2. mandatory off-street loading and parking, including ADA requirements;
3. distance requirements for access cuts near intersections and interchanges;
4. building setback requirements;
5. design standards (i.e., acceleration and deceleration lanes, turning radii, signalization, etc.);
6. intersection spacing standards;
7. minimum maintenance responsibility requirements;
8. sight distance standards;
9. incentives to mitigate poor traffic access/hazardous situations;
10. standards to eliminate traffic conflicts between vehicular traffic and bicyclists and pedestrians;
11. highway safety;
12. commercial signage/utilities restrictions within rights-of-way;
13. FDOT Access Management Classification System and Standards;
14. traffic calming methods;
15. placement of street trees; and,
16. prioritizing prioritization of pedestrian and non-vehicular safety over vehicular movement.

Objective 1.3: *Parking*

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

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

Policy 1.3.b: The City shall establish standards that emphasize shared parking and ~~deferred~~ parking facilities reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Policy 1.3.c: The City shall establish incentives for the use of pervious surfaces in parking lot design for parking which exceeds the minimum parking standards.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

Objective 1.4: *Bicycle and Pedestrian Standards*

The City shall work to develop a network of bicycle, ~~and~~ pedestrian, and other multi-modal (non-vehicular) facilities which connect all areas of the City.

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

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.

Policy 1.4.~~bc~~: The City shall consider establishing regulations to encourage safe and continuous multimodal transportation facilities, including bicycle lanes, pedestrian pathways, trails, and multiple-purpose pathways.

Policy 1.4.~~ed~~: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Policy 1.4.~~de~~: The City shall work with the Suwannee River Water Management District, Alachua County, and other public or private entities to implement accessible, and functional regional trail systems and ~~other~~ transportation plans related to non-~~vehicular~~ transportation.

Objective 1.5: *Linking Land Use and Transportation*

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.a: The City shall, as part of ~~the scheduling~~ capital improvement ~~scheduling of roadway—improvements projects~~, review all proposed roadway improvements to determine if such improvements will further the direction of the Future Land Use Element. ~~1. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use Element.~~

Policy 1.5.b: ~~In order to establish the link between land use and transportation, the City shall establish the following roadway classifications and develop design standards for development along each type of roadway. These design classifications will also guide highway and roadway beautification projects:-~~

1. *Alleys*: One-way or two-way service corridors providing access to the rear of residential lots or commercial buildings. ~~Right of way width of A~~ alleys can be up to 30' ~~in width~~.
2. *Neighborhood Streets*: ~~Roadways with T~~ two-way vehicular movements ~~that serve land immediately adjacent to the roadway~~. Parallel parking and sidewalks are allowed on one or both sides of the street. ~~Right of way width of N~~ neighborhood streets can be from 30' to 60'.
3. *Drives*: ~~These roadways~~ Roadways that separate a developed area from undeveloped area. May have curb and gutter on developed side and swale on undeveloped side. Right of way width varies ~~based upon the on~~ number of travel lanes.
4. *Roads*: ~~R~~ These roadways that provide access to residential neighborhoods. May have an urban or rural cross-section.
5. *Avenues*: (Equivalent of collector streets) ~~R~~ Those roadways that consist of more than one travel lane. The design should emphasize medians with landscaping, and sidewalks should be located on both sides of the roadway, separated from travel lanes by parking or plantings. Sidewalks and bike lanes may be included when right of way widths permit.
6. *Boulevard*: (Equivalent of arterial streets) ~~Those r~~ Roadways that are large, multi-lane roadways. The design should emphasize wide, planted medians, with sidewalks separated by a ~~planting verge~~ generous landscape strip with street trees.

Policy 1.5.c: ~~To the extent feasible, t~~ The City shall require new developments ~~and redevelopment~~ which ~~are is~~ compatible with ~~an~~ adjacent existing development(s) to interconnect with ~~one another~~ existing development(s) through one ~~or more~~ of the following methods:

1. Through the extension of a public ~~or private~~ street from ~~one project~~ the new development to ~~the adjacent existing development or adjacent lands another; and/or,~~
2. ~~Through joint use of driveways and cross access agreements among~~

adjoining properties to allow circulation between sites;. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

- ~~2. Through the extension of a sidewalk from one project to another;~~
- ~~3. Through the extension of a multi-purpose trail from one project to another.~~

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Objective 1.6: *Coordination with State and County Transportation Plans*

The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation and Alachua County for consistency with their Transportation Improvement Plans.

Policy 1.6.a: The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements that will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is consistent with the state roadway improvement planning.

Policy 1.6.b: The City shall coordinate with Alachua County to ensure that necessary improvements to county-maintained roadways with~~in~~ the City limits are reviewed and scheduled in the County's Transportation Improvement Plan, the County's Mobility Plan, and/or the County's Strategic Intermodal System Mitigation Program.

Policy 1.6.c: ~~The City shall review the Alachua County Corridor Design Manual for its impact on the design and construction of roadways within the City limits. The City may consider and adopt appropriate design standards from the Corridor Design Manual encourage new roadway design and the redesign of existing roadways to incorporate the principles embodied by the Florida Department of Transportation's Complete Streets approach.~~

Objective 1.7: Right of ~~way~~Way

The City shall provide for the protection of future rights of ways and seek out rights of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

Goal 2: Strategies to Support Long-Term Viability of Transportation Systems

~~Protect~~The City shall protect and enhance the long-term viability of the roadway networks within the City of — Alachua.

Objective 2.1: Programs and Systems to Protect and Enhance Transportation Systems

The City of Alachua shall continue the application of proportionate share payments and, encourage the use of parallel transportation facilities and the use of Transportation Demand Management and Transportation System Management (TDM & TSM) programs to protect and enhance the long-term viability of the roadway networks of the City of Alachua, Alachua County, and the State of Florida.

Policy 2.1.a1: -Through continued coordination with public and private development, the City of Alachua will incorporate TDM and TSM elements into the provision of establishing multi-modal transportation opportunities where practicable and appropriate.

Policy 2.1.b2: -TDM strategies shall focus on transportation alternatives, including but not limited to, rail lines, ride sharing, flextime, increased transit usage, walking, and bicycling.

Policy 2.1.c3: TSM strategies shall focus on increasing the efficiency, safety, and capacity of existing transportation systems. Techniques to achieve TSM shall include facility design treatments, access management programs, high occupancy vehicle (HOV) lanes, targeted traffic enforcement, and intelligent transportation systems (ITS).

Policy 2.1.d4: —All modes of transportation shall be analyzed, during the planning and design review stages, for practicability and appropriateness offer inclusion in new development and redevelopment opportunities.

Appendix "E"

Housing Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

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, ~~and~~ cultural diversity, and ~~while~~ protecting the interests of special needs groups, ~~and as well as~~ very low, ~~and~~ 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.
- Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include, but is not limited to, offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.
- Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.
- Policy 1.1.d: The City shall encourage the rehabilitation of older housing stock into affordable housing.
- Policy 1.1.e: The City shall stimulate the development of affordable housing by converting vacant and underutilized city-owned property to surplus property, when feasible, and making appropriate surplus inventory available for the development of affordable housing.
- Policy 1.1.f: The City shall identify and improve housing and neighborhoods of historical significance by promoting innovative approaches, such as adaptive reuse, wherever possible.

Policy 1.1.g: The City shall provide information to the public about affordable housing, ~~through~~~~on~~ its website, ~~in~~ brochures or ~~through~~ public presentations.

Policy 1.1.h: The City shall explore partnership opportunities with the Alachua-Bradford One-Stop, Santa Fe College, the University of Florida and the Florida Department of Education Vocational Rehabilitation Services, to address labor related housing affordability issues.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j: The City shall consider providing incentives for mixed-use development that includes housing for extremely low, very low, and low-income residents. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Objective 1.2: Needs of the Homeless Population

The City shall recognize and address the needs of its present and future homeless populations.

Policy 1.2 a: The City should consider establishing formal procedures, if warranted, for assisting homeless persons seeking shelter and food.

Policy 1.2.b: The City should participate with the City of Gainesville, Alachua County, local food banks and soup kitchens, and regional homeless shelters to provide emergency care to homeless persons, if warranted.

Policy 1.2.c: The City may work with the Alachua County Coalition for the Homeless and Hungry to conduct “point-in-time” surveys to assess the size and needs of the homeless population.

Policy 1.2.d: The City may coordinate with federal, state, and local social service providers to establish protocol for meeting the special needs of homeless persons, such as medical and mental health care.

Policy 1.2.e: The City may address existing codes which could impact the essential needs of the homeless population, ~~when~~ warranted.

Policy 1.2.f: The City may provide educational materials to the public regarding homelessness.

Objective 1.3: *Special Needs Households*

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes

- a. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:
 1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
 2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Policy 1.3.b: The City shall ensure that appropriate land use designations and zoning districts exist to facilitate the provision of adequate sites for the location of foster care facilities and group homes for elderly, non-violent mentally disabled, and physically and/or developmentally disabled residents.

Policy 1.3.c: The City shall ensure that services and facilities are available to accommodate the necessities~~needs~~ of special needs populations. The City shall encourage the placement of public and special needs housing in close proximity to conveniences such as grocery and drug stores, and other major travel routes.

Policy 1.3.d: The City, through its building permit process, shall ensure the compliance of housing projects with the Americans with Disabilities Act (ADA).

Policy 1.3.e: The City shall coordinate with the Florida Department of Economic Opportunity, ~~and~~ the U.S. Department of Agriculture Rural Development, and the U.S. Department of Housing and Urban Development to investigate the need for rural and farm worker housing in Alachua. If the need is indicated, the City will subsequently institute regulations to provide for such housing.

Objective 1.4: *Meeting Very-Low, Low and Moderate-Income Housing Needs*

The City may collaborate with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low, ~~and~~ moderate- income households, and housing opportunities for retirees.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental- and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.c: The City shall consider the adoption of affordable housing incentive strategies as specified in Section 420.9076, Florida Statutes, and may appoint a committee to be known as the "Affordable Housing Advisory Committee".

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures, ~~and~~ internal funding, and planning activities for the provision of affordable housing.

Policy 1.4.e: The City shall work with the Florida Housing Coalition, 1000 Friends of Florida, the local legislative delegation, the Florida Housing Finance Corporation, and local government bodies to protect dedicated affordable housing revenues as provided by the Sadowski Act and funded through the State and Local Government Housing Trust Funds.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low, and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low, and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 1.4.i: The City shall permit the construction of government subsidized housing only within areas ~~that~~ ~~which~~ are served by public facilities that meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

Goal 2: Reducing Sociological and Environmental Impacts

To provide safe, sanitary, affordable housing that maximizes resource efficiency while reducing the environmental and sociological impacts of relocation, construction, restoration, rehabilitation, and building removal.

Objective 2.1: Resource Efficiency

The City shall maximize resource efficiency in the built environment by establishing a green building program.

Policy 2.1.a: The City shall consider establishing a green building incentive program based on the best available science. The City may work with Alachua County, the University of Florida, Gainesville Regional Utilities, the Florida Green Building Coalition, the Florida Solar Energy Center, the US Green Building Council, the U.S. Department of Energy, and the U.S. Environmental Protection Agency (EPA) to determine the best available ~~science~~design. Green building certification shall consider environmental protection, resource conservation, and human health considerations over the lifecycle of the development and use of building in its lifetime. Dependent on a project's certification, the incentive program may allow for fee relief, expedited permitting and development review, ~~or~~ relaxed lot size and setback requirements.

Policy 2.1.b: The City shall actively seek rebates to offer to residential consumers of alternative and efficient energy design, construction, and operation technologies and methods.

Policy 2.1.c: The City shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices. The City may make literature regarding US EPA Energy Star Building and Appliances programs available to developers, contractors and the

general citizenry. The City shall promote US EPA Green Building, Comprehensive Procurement Guidelines for Recycled Content Materials, and Construction and Demolition (C&D) Waste Management Program.

Policy 2.1.d: The City should educate the public about the economic and environmental benefits of resource efficient design, construction and deconstruction.

Policy 2.1.e: The City may consider providing low cost energy audits to consumers.

Objective 2.2: *Materials Conservation*

The City shall conserve the embodied energy of the current housing stock by employing innovative preservation, restoration, renovation, deconstruction, and, when otherwise unavoidable, demolition techniques.

Policy 2.2.a: The City shall establish materials conservation criteria for methods of altering the current housing stock.

Policy 2.2.b: The City shall promote materials conservation and reuse, ~~including materials reuse~~, construction and demolition materials recycling, and use of recycled content materials, as a method for providing quality affordable housing in partnership with the private and non-profit sectors.

Policy 2.2.c: The City should consider implementing code enforcement procedures for demolition to include a review process to determine whether a proposed project meets the threshold.

Policy 2.2.d: The City should consider establishing threshold criteria for deconstruction, in lieu of demolition, and institute a process to determine whether a proposed project meets the threshold.

Policy 2.2.e: The City shall establish and make available best management practices for the otherwise unavoidable elimination of housing stock.

Objective 2.3: *Elimination of Substandard Housing*

The City shall provide for the elimination of substandard housing through code enforcement based on established guidelines for conservation, rehabilitation and deconstruction.

Policy 2.3.a: The City shall consider adopting regulations to include evaluation criteria for determining the best approach for eliminating substandard housing. For example, housing with only slight defects, deemed “standard”, would be conserved; housing with major deficiencies that could be repaired economically, would be considered “substandard” and would be rehabilitated; and housing with gross deficiencies that would not be

economically sensible to repair would be considered “substandard irreparable”, and would be removed from the housing stock, with a preference for deconstruction in lieu of demolition.

- Policy 2.3.b: The City shall monitor the inventory of substandard housing as warranted.
- Policy 2.3.c: The City’s Code Enforcement staff shall conduct annual housing stock inspections in areas where code violations are most prevalent, and in the City’s most blighted neighborhoods (defined within Economic Element).
- Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.
- Policy 2.3.e: The City shall continue to pursue federal, state, and local funding, including Community Development Block Grant (CDBG) funding, for elimination of substandard housing. The City may choose to operate a low interest revolving loan fund for rehabilitation of housing meeting criteria provided in Policy 2.3.a.
- Policy 2.3.f: The City shall consider implementing a neighborhood planning program that will establish protocol for stabilizing, improving, and sustaining at-risk neighborhoods. The program may address issues such as safety, mobility and access, beautification, historic preservation, traffic, culture and character. The City shall actively pursue funding and other assistance from sources, such as the US Department of Justice (DOJ) Weed and Seed Program, to aid in achieving neighborhood planning goals.

Objective 2.4: *Relocation Housing*

The City shall minimize displacement impacts caused by public action, particularly on very low and low-income residents.

- Policy 2.4.a: The City shall ensure that affordable, temporary substitute housing, or funding for such housing, is available to low and very-low income residents displaced by public rehabilitation, and condemnation action based solely on the elimination of substandard housing.
- Policy 2.4.b: The City shall assist in the relocation of displaced residents by directing affected persons to affordable relocation housing, and pursuing all funding possibilities to cover the temporary and permanent relocation costs of low and very-low income residents. The City may choose to establish a loan fund to subsidize displacement housing costs for low and very low-income persons.

Policy 2.4.c: The City shall protect against the disruption of the neighborhood fabric and community character when providing permanent relocation housing. Every effort shall be made to house displaced residents within the neighborhood they had been living in previously.

Policy 2.4.d: The City shall work with the private and non-profit sectors to provide relocation housing. The City may offer streamlined permitting at a reduced cost to encourage the provision of acceptable relocation housing.

Objective 2.5: *Historically Significant Housing*

The City shall encourage the preservation, restoration or rehabilitation for adaptive reuse of historically significant housing, as appropriate.

Policy 2.5.a: The City shall conduct studies as necessary to determine the historical significance of its housing stock.

Policy 2.5.b: The City shall conduct a periodic inventory of its historically significant housing.

Policy 2.5.c: The City shall establish a review process including design criteria for the alteration, restoration or deconstruction of historically significant housing. Review criteria will take into consideration the impact of proposed alterations on the property itself, the surrounding properties, and the historic fabric of the community.

Policy 2.5.d: The City shall assist residents and developers in locating grant funding for historically significant properties. When feasible, the City may apply for or assist others in applying for grants.

Community Facilities ~~and~~ ~~Natural Groundwater~~ ~~Aquifer Recharge~~ Element [CFNGR]



City of
ALACHUA

THE GOOD LIFE COMMUNITY

COMMUNITY FACILITIES ~~AND~~ ~~NATURAL GROUNDWATER~~ ~~AQUIFER RECHARGE~~ ELEMENT

Goal 1: *Wastewater*

The City Pshall plan for and provide adequate, ~~high quality~~ and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.1: *Wastewater System Capital Improvements and Level of Service Standards*

The City ~~of Alachua~~ shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the Community ~~Sanitary Sewer~~Wastewater System to meet projected demands within established service areas at adopted levels of service.

Policy 1.1.a: ~~Capital improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facility needs; if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.~~

Policy 1.1.b: The City shall continue to implement a long-range wastewater plan; which shall include, at a minimum, an updated database of all wastewater facility locations, line sizes, lift station locations, reuse lines, future facilities locations, and rate analysis.

Policy 1.1.c: ~~Capital facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Commission, to further support the rehabilitation, replacement, maintenance and expansion needs of the wastewater system.~~

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

Wastewater System Levels of Service

- a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. Rule 62-600.405, Florida Administrative Code, or subsequent provision. ~~This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.~~
- c) *System capacity*: If the ~~volume of existing use in addition to the volume existing demand and reserved capacity~~ of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in —accordance with a development agreement.

Objective 1.2: Wastewater Service

~~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. New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development.~~ For purposes of this objective, ~~new~~ development does not include ~~remodeling of~~ an addition to an existing developments or additions of less than 33% of the existing floor area⁽¹⁾ of the development or an addition of less than 33% of the existing impervious surface area within a five-year period to existing developments.

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

1. A gravity water main system exists within 100 feet ft. of the property line of any lot with a residential land use category residential subdivision lot or an existing single family residence and wastewater service is accessible can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. Gravity wastewater ~~system-main~~ exists with 500 ~~ft.feet~~ of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater ~~systemmain~~, wastewater pumping station, or force main exists within ~~¼ mile~~ 2,640 feet of the property line of any proposed residential subdivision ~~with-~~ 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 main can be accessed~~ 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.

Policy 1.2.b: ~~—In such instances where the provisions of Policy 1.2.a.1 are not applicable, an isolated vacant lot with a residential land use category may be developed with a single family residences in residential areas may be developed for single family residential under a de minimis exception if wastewater service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite sewage treatment and disposal system.~~ Where no wastewater infrastructure exists along the frontage ~~of the isolated vacant lot of a single existing residential lot zoned for single family use~~, and the owner of the ~~single~~ lot requests service, ~~sufficient~~ wastewater infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of the requested service connection, ~~plus an additional 10 feet. If the City determines that a repayment agreement is practical and the applicant desires to enter into an agreement, the new infrastructure shall be constructed to and across the entire lot frontage.~~

Policy 1.2.c: The City shall prohibit the installation of ~~in-ground septic tanks-~~ an onsite sewage treatment and disposal systems in locations with unsuitable soils, within wetland areas, or where wastewater service is available.

Policy 1.2.d: The City shall permit onsite sewage treatment and disposal systems ~~septic tanks~~ outside the Community Wastewater Service Area, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter Rule 10D-6, Florida Administrative Code FAC.

Policy 1.2.e: Existing onsite sewage treatment and disposal systems ~~septic tanks~~ shall be allowed to remain in service until such time as wastewater service is available, in accordance with State regulations.

Policy 1.2.f: The City's Public Services Department shall coordinate wastewater service for new development with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan.

Policy 1.2.g: -To promote compact urban growth, the costs to extend all wastewater lines and service required to serve extensions for new development outside the Community Wastewater Service Area shall be the responsibility of the ~~will be funded by development,~~ developer ~~or permittee.~~

Objective 1.3: Wastewater By-Products

Wastewater treatment by-products will be reclaimed or disposed of in an environmentally acceptable-sustainable manner ~~while and shall maximizing~~ maximize resource recovery.

Policy 1.3a: Wastewater effluent may be treated and reused for irrigation and aesthetic water features, consistent with requirements of ~~Chapter Rule~~ 62- 610, F.A.C., Florida Administrative Code, or subsequent provisions.

Policy 1.3.b: Sludge from wastewater treatment facilities within the City ~~of Alachua~~ shall be disposed of through such means as land application. Surface water runoff from land application shall ~~not violate~~ comply with state water quality standards.

Policy 1.3.c: The City shall require the land application of sludge and biosolids ~~shall to comply with all applicable regulations established in Florida Statutes, Florida Administrative Code, and by the Florida Department of Environmental Protection.~~ pursue an interlocal agreement with Alachua County for the permitting of any private land application of sludge from septic tanks and private wastewater systems. In the event that an interlocal agreement cannot be accomplished, then the City shall adopt its own standards for regulating the land application of sludge from septic tanks and private wastewater systems.

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by the encouraging and supporting the connection of ~~central sewer use of~~ existing developed areas to the wastewater system.

Policy 1.4.a: -Within the high aquifer recharge areas, the City shall make it a priority to connect ~~areas~~ densely populated areas with ~~septic systems~~ onsite sewage

treatment and disposal systems to the ~~central sewerwastewater~~ system, thereby minimizing the input of nutrients into the groundwater.

Objective 1.5: Minimizing the Impact of Septic Systems

The City shall minimize the impact of onsite sewage treatment and disposal systems~~septic systems~~ within ~~the~~ high aquifer recharge areas.

Policy 1.5.a: The City shall require onsite sewage treatment and disposal systems to be inspected in accordance with the provisions established in Rule 64E-6, Florida Administrative Code, or subsequent provision.

~~establish a septic system management program to ensure that these systems are inspected at least once every five years and maintained as needed to assure proper treatment. The City shall require existing systems to be inspected and upgraded to meet current standards whenever a property is sold, modified or expanded to accommodate additional residents, or at least every 10 years.~~

Policy 1.5.b: Onsite sewage treatment and disposal systems~~Septic tanks~~ in high aquifer recharge areas shall be either multi- compartment, multi-tank or aerobic design.

Goal 2: Solid Waste

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

Objective 2.1: Solid Waste Level of Service Standards and Implementation

~~Continue~~The City shall continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Policy 2.1.b: To coordinate efforts between each jurisdiction, the City may provide to~~Intergovernmental coordination efforts with~~ Alachua County ~~shall include~~ an annual report ~~to Alachua County~~ delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

Objective 2.2: Reducing Solid Waste Disposal

~~The City shall support and encourage a reduction~~Reduce in the amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.a: The City shall maximize the use of solid waste facilities through implementation of a recycling program.

Policy 2.2.b: The City shall maintain recycling and waste reduction programs in all City facilities.

Objective 2.3: Siting of Solid Waste and Hazardous Material Facilities

The City shall ~~avoid-discourage~~ the siting of solid waste and hazardous waste facilities within high recharge areas to minimize the water quality impacts from ~~solid waste and hazardous wastes~~such facilities within ~~the City's~~ high aquifer recharge areas.

Policy 2.3.a: ~~The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment, and transfer facilities within the City. The City may prohibit these facilities in areas shown-known~~ to be in the unconfined area of the Floridian Aquifer.

Goal 3: Stormwater

~~The City shall d~~Develop and maintain a stormwater management system that minimizes flooding ~~and~~, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Drainage and Stormwater Level of Service Standards and Implementation

~~The City shall e~~Ensure ~~the~~ provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

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

LEVEL OF SERVICE STANDARDS

For all projects which ~~fall totally~~are located completely within a stream, ~~or~~ open lake watershed, detention systems must be ~~installed-designed~~ such that the peak rate of post- development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service ~~I~~type II distribution falling on average antecedent

moisture conditions for projects serving exclusively agricultural, ~~forests~~silvicultural, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The ~~LOS~~level of service standard for water quality treatment shall be treatment for the “first one inch” of runoff, and shall be in compliance with the design and performance standards established in ~~Chapter Rules~~ 40C-42.025, FAG, and 40C-42.035, FAG Florida Administrative Code to ensure that the receiving water quality standards of ~~Chapter Rule~~ 62.302.500, FAG Florida Administrative Code are met ~~and~~ to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in ~~Chapter Rule~~ 62-302, FAG Florida Administrative Code. These standards shall apply to all new development and redevelopment ~~and any exemptions, exceptions or thresholds in these citations are not applicable~~. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this ~~e~~Comprehensive ~~p~~Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

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

Policy 3.1.c: The City shall require a certification, ~~by the preparer of the permit plans,~~ that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 3.1.d: ~~_~~Priorities for upgrading existing stormwater management facilities shall ~~continue to~~ be scheduled in the Capital Improvements ~~Element of this plan and updated annually~~Plan as needed.

Policy 3.1.e: The City shall provide incentives for the use of pervious surfaces in new developments and redevelopment in order to reduce the size of retention basins and increase the area available to receive runoff.

Policy 3.1.f: ~~-~~The City shall permit the use of off-site retention and detention facilities, ~~if~~ when the off-site facilities ~~y~~ are part of previously approved master

stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Objective 3.2: Stormwater Facilities Monitoring and Maintenance

The City shall maintain a database on records of all existing and newly constructed stormwater systems in the City.

Policy 3.2.a: The City shall quantify and assess any deficiencies- in- its- existing stormwater management system, by requesting funding from the Florida Department of Environmental Protection and/or the Suwannee River Water Management District; ~~to fund and~~ prepare a City-wide stormwater master plan which will ~~to~~ determine necessary design capacities and hydraulic demands for any needed stormwater management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the City's surface water and groundwater. As an alternative to a City-wide stormwater master plan, the City may ~~request funding~~ stormwater planning needs through ~~for~~ a comprehensive stormwater assessment program(s). ~~Further, if~~ stormwater management facilities are determined by such plan ~~study~~ to be needed, the City shall seek grant funding to fund and construct such needed facilities.

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 such as cypress and river birch,~~ in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.
3. Integration of On-site retention and detention facilities ~~shall be integrated~~ 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 ~~s- areas which serve stormwater facilities.~~
5. Where retention and detention basins are located along ~~County roads or State roads~~ arterial or collector roads, the basin design shall comply

with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's ~~drainage retention basin landscaping standards~~Urban Design Policy Manual.

Objective 3.4: Erosion Control

The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.4.a: ~~—~~The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment on-site.

Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas

The City shall work with the Suwannee River Water Management District and the ~~FDEP~~Florida Department of Environmental Protection criteria for karst stormwater management system design.

Policy 3.5.a: ~~—~~The following general requirements apply to stormwater management systems ~~throughout the City's~~within high aquifer recharge areas:

1. ~~Stormwater shall not be~~ No directly discharged ~~of stormwater~~ to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;
4. Projects in areas zoned for industrial land uses shall ~~assure that not~~ discharge industrial pollutants ~~do not enter into~~ the stormwater system or allow permit pollutants to come in contact with groundwater;
5. Natural depressions ~~shall~~ may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, ~~an applicant~~the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeological conditions are suitable and ~~the~~ a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;
7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence ~~or beginnings~~ of solution pipes; and;
8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, ~~either~~ (the FDEP ~~Florida Department~~

of Environmental Protection or the Suwannee River Water Management District.)

Policy 3.5.b: The following general requirements apply to stormwater management systems apply for Class C and Class D storage facilities:

1. More than five feet of material shall exist between the limestone bedrock surface and the bottom and sides of the stormwater basin;
2. Basin liners, ~~—such as~~ clay or geotextile, shall be used;
3. Sediment sumps at stormwater inlets shall be provided;
4. Off-line treatment shall be provided;
5. Special stormwater system treatment train design shall be provided;
6. ~~Ongoing g~~Groundwater monitoring shall occur; and,
7. Paint/solvent and water separators shall be provided.

Policy 3.5.c In addition to the requirements ~~in of~~ Policy 3.5.a, stormwater systems in these high aquifer recharge areas shall:

1. Use swales, preferably with cross block or raised driveway culverts, to promote retention/infiltration within swales; and,
2. Use shallow, vegetated, offline infiltration systems that are incorporated into a project's open space/landscaping areas.

Goal 4: Potable ~~w~~Water

~~The eCity shall p~~Provide an adequate supply of ~~high-quality~~ potable water to customers throughout the water service area.

Objective 4.1: Water System Level of Service Standards

~~The City shall A~~achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.a: ~~Capital~~ improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facility~~ies~~ needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

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 ft~~ of any lot within a residential land use category~~residential subdivision lot~~ or an existing single family residence water service ~~can be accessed~~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 ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ~~1/4 mile~~ 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 ~~can be accessed~~ through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.1.c: ~~The City establishes the following level of service standards for potable water:~~

1. *Quality:* Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity:* System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. ~~Plant expansion shall be planned in accordance with Florida Administrative Code.~~
3. *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the volume of existing use in addition to the volume of the committed use existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 4.1.d: ~~A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map~~ in the Future Land Use Map Series.

Policy 4.1.e: In such instances where the provisions of Policy 4.1.c.1. are not applicable, an isolated vacant lots with a residential land use category may be

developed with a single family residence if potable water service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite potable water well. Where no potable water infrastructure exists along the frontage of the isolated vacant lot, and the owner of the lot requests service, potable water infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of requested service connection.

Objective 4.2: Water System Capital Improvements

The City shall pPrioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, the-and Capital Improvements Program of this Plan, and Regional Water Supply Plans.

Policy 4.2.a: New ~~urban~~ development will ~~may~~ only occur within areas where potable water services ~~are available~~is available concurrent with ~~or shall be made available as part of the proposed~~ development. For purposes of this policy, new development does not include ~~remodeling of an addition to an~~ existing developments ~~s or additions of less than 33% to existing developments of the existing floor area~~ ^{AAM2} of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the ~~e~~Comprehensive ~~p~~Plan, ~~especially particularly~~ the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Policy 4.2.d The City shall coordinate the ~~appropriate~~applicable aspects of the Comprehensive Plan with the Suwannee River Water Management District and the North Florida Regional Water Supply Plan to address water supply planning efforts.

Policy 4.2.e The City shall participate in the development of and updates to the North Florida Regional Water Supply Plan and water supply development-related initiatives.

Policy 4.2.f If an amendment to the North Florida Regional Water Supply Plan identifies a potential traditional or alternative water supply project within the City's corporate limits, the City shall adopt a water supply facilities work plan which shall cover at least a 10-year planning period to meet existing and projected water demand. The work plan shall address those water supply facilities for

which the City has responsibility and shall include the facilities needed to develop alternative water supplies. The work plan shall also identify conservation and reuse measures to meet future needs.

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1: Protection of High Aquifer Recharge Areas and Water Bodies

The City ~~of Alachua~~ recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy 5.1.a: ~~Until such time as the areas of high aquifer recharge potential are more precisely mapped, the~~ The City shall consider the best available hydrogeological information (e.g., ~~SRWMD Suwannee River Water Management District~~ high aquifer recharge potential maps or ~~site-site-specific~~ data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: ~~The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate consider the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases~~ acquisitions.

Policy 5.1.c: ~~The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for to impacting the water resources of the City, to be reviewed by the SRWMD Suwannee River Water Management District, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.~~

Objective 5.2: Groundwater Quality and Quantity Protection

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.a: In an effort to protect groundwater quality, the City shall:

1. Adopt design criteria for stormwater management practices that minimize the leaching or discharge of nutrients.
2. Promote the Florida Yards and Neighborhoods program and Florida-Friendly landscaping practices to educate the public about proper lawn and landscaped area fertilization and irrigation;
3. Incorporate the principles of the Florida Yards and Neighborhoods and Florida-Friendly Landscaping practices program into local landscaping ordinances;
4. Adopt water conservation programs; and
5. Educate the public about the proper operation and maintenance of onsite sewage treatment and disposal systems; septic tanks.
- 5.6. Implement a local onsite sewage treatment and disposal systems septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards whenever a parcel is sold when required by Florida Administrative Code; and.
- 6.7. Participate in intergovernmental efforts which encourage the protection of groundwater quality the Suwannee River Partnership program for the Santa Fe River Basin.

Policy 5.2.b: The City shall require demonstration from engineering design and reports results to demonstrate 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.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, ~~to~~ 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.

Objective 5.3: Implementation of Water Conservation Strategies

The City, ~~upon adoption of this Comprehensive Plan,~~ shall assist the Suwannee River Water Management District, with the implementation of its water conservation rules and programs, when water shortages are declared by the District. DWhereby, during such water shortage events, the City shall encourage

and promote water conservation measures ~~shall be~~ are implemented for the use and reuse of water ~~of the lowest acceptable quality for the purposes intended. In addition, the~~ City shall ~~assist~~ make educational materials regarding the conservation of water resources available to the the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy 5.3.a: The City shall assist in the enforcement of water use restrictions during a declared water shortage ~~Water Management District declared water shortage~~ and ~~in addition, will~~ assist the Suwannee River Water Management District with the distribution dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Conservation & Open Space Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

CONSERVATION AND OPEN SPACE ELEMENT

Goal 1: Stewardship

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.1: Conservation Designations

The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy 1.1.b: The City shall coordinate with the State to designate the portion of San Felasco Hammock Preserve State Park within City limits as Conservation.

Policy 1.1.c: The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work to achieve protection and conservation strategies.

Policy 1.1.d: The City shall coordinate with federal, state and local government agencies to appropriately incorporate recreation, observation and learning opportunities afforded by conservation areas into the City's Recreation Program. Further, the Recreation Department may assist in public education and outreach efforts for designated lands

Objective 1.2: Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

- Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.
- Policy 1.2.b: ~~Notwithstanding any site-specific environmental assessment, the City may use the Florida Natural Area Inventory to identify~~ shall work with the County and/or other appropriate agencies to create an updated inventory of native communities, ecosystems, and environmentally sensitive lands. ~~The inventory shall indicate and potential locations of~~ threatened and endangered species, communities and ecosystems. ~~The Florida Natural Areas Inventory (FNAI) may be used in the interim.~~
- Policy 1.2.c: The City shall facilitate the acquisition, protection and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.
- Policy 1.2.d: The City shall coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.
- Policy 1.2.e: The City shall ~~develop~~ maintain any developed management plans for all City owned or managed natural areas as needed. Management plans shall allow for uses that preserve the intrinsic characteristics of the natural area.
- Policy 1.2.f: ~~Where appropriate, the City shall cultivate partnerships with public and private entities, such as the Nature Conservancy and Alachua County~~ Forever, work to acquire, conserve, protect and manage environmentally sensitive lands and native communities and ecosystems.
- Policy 1.2.g: The City shall encourage the eradication of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.
- Policy 1.2.h: The City shall work with the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) to promote sustainable landscaping practices.
- Policy 1.2.i: The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

- Policy 1.2.j: The City shall require all new development ~~to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable~~ to maintain internal and external connectivity of all open and natural space to the maximum extent practicable.
- Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.
- Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances ~~to the extent allowed by s.s. by 163.045 and 163.3209, Florida Statutes.~~

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.

Objective 1.4: *Air Quality*

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

- Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.
- Policy 1.4.b: The City shall provide notice to land owners to obtain an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash, which would be recommended as an alternative to burning.
- Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.
- Policy 1.4.d: The City shall continue working toward expanded service in the regional transit system.
- Policy 1.4.e: The City shall partner with private, public and non-profit entities to institute local shuttle bus service.
- Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.
- Policy 1.4.g: The City shall participate in local mobile source related air quality programs such as the Clean Cities program.
- Policy 1.4.h: The City shall investigate the use of alternative fuel vehicles and create related policies to reduce its fleet's automotive emissions. City vehicles should be properly maintained to increase fuel efficiency.

Objective 1.5: *Soils*

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

- Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.b: The City shall require land -clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils

shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”.

Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques.

Objective 1.6: *Mineral Resources*

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy 1.6.a: The City shall prohibit commercial mineral extraction in areas designated as conservation on the Future Land Use Map.

Policy 1.6.b: The City shall allow commercial mineral extraction only in specifically designated land uses in the Future Land Use Element (FLUE).

Policy 1.6.c: The City shall regulate and closely monitor commercial mineral extraction activities within areas where the aquifer is unconfined.

Policy 1.6.d: The City shall adhere to federal, state and local regulations regarding mining, reclamation and reuse land excavation and filling activities, and adopt reclamation and reuse standards that are consistent with those authorized by Chapter 378, Florida Statute, or subsequent provisions, and administered by the Florida Department of Environmental Protection and the Bureau of Mine Regulation (BOMR).

Policy 1.6.e: The City shall consult with the Alachua County Environmental Protection Department, Florida Department of Environmental Protection, Florida Geological Survey and the U.S. Geological Survey, to establish commercial mineral extraction standards that minimize impacts on air quality, surface vegetation, topography, surface and subsurface geological structures, and surface and subsurface hydrologic regimes.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

Policy 1.7.b: The City may utilize FGS Florida Aquifer Vulnerability Assessment (FAVA) maps, in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials. The City may utilize the FAVA map created specifically for Alachua County.

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.

Policy 1.7.d: The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies, and investigate the possibility of acquiring and preserving the surrounding property.

Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

Objective 1.8: *Hazardous Materials*

The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Policy 1.8.a: The City shall comply with the Alachua County Hazardous Materials Management Code.

Policy 1.8.b: The City shall coordinate with the City of High Springs, the City of Gainesville and Alachua County to ensure proper oversight of hazardous materials and waste facilities.

Policy 1.8.c: The City shall periodically obtain an updated inventory of hazardous materials and waste facilities from the Alachua County Environmental Protection Department.

Policy 1.8.d: The City shall provide notice to all hazardous waste collection sites to obtain federal, state and county permitting, as may be required by law. A copy of a site's Hazardous Materials Management Plan shall be submitted to the City.

Policy 1.8.e: The City shall prohibit the unauthorized disposal and burning of waste within the City.

Objective 1.9: *Agriculture and Silviculture*

The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Policy 1.9.a: The City shall encourage all agriculture and silviculture ventures to adopt a stewardship approach. Agriculture and silviculture operations will be encouraged to participate in programs offered by the Suwannee River Partnership, and the U.S Department of Agriculture Forest Service.

Policy 1.9.b: The City shall encourage agriculture and silviculture operations to operate under the most applicable and recent best management practices (BMPs). The City shall rely on the following resources: The Florida Department of Agriculture and Consumer Services (FDACS) Silviculture Best Management Practices; Florida Green Industries Best Management Practices for Protection of Water Resources in Florida.

Policy 1.9.c: The City shall promote farming incentive programs, such as the Suwannee River Partnership, which are based on agricultural and silvicultural BMPs.

Objective 1.10: *Wetlands*

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only

minimal ~~residential~~-development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following ~~densities and~~ performance standards:

- I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
 - a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
 - b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
 - c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
 - d. Drain fields for septic tanks and gray water shall be located outside the wetland.
 - e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
 - i. Clustering of units shall be located in the perimeter areas of the wetlands; and
 - ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

- II. Residential dwelling units not more dense than 1 dwelling unit per 3 acres such to the following minimum performance standards:
 - a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
 - b. All support buildings and other support facilities shall be constructed outside the wetland.

- c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
- d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
- e. All residences shall be connected to a central sewage system owned and operated by the City.
- f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
 - i. Clustering of units shall be located along the perimeter area of the wetland; and
 - ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

- a. Less than .25 acres in size; and,
- b. Determined to be of poor quality by a certified environmental specialist; and,
- c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
- d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

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

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

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Objective 1.11: *Open and Green Space*

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.11.a: The City shall consider offering incentives to developers to include open green spaces beyond the minimum amount required in new

developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Policy 1.11.b: The City shall work to acquire properties on the perimeter, adjacent to, or abutting designated conservation areas in order to create linked greenway corridors. The City will explore options, such as grant funding, conservation easements, and fee simple acquisition, for acquiring properties. Acquisition of properties that would aid in the survival of listed species populations shall be a priority to the City.

Policy 1.11.c: The City shall either create, or select and endorse a stewardship program, or a combination of programs, for owners of private property who would rather steward their land than contribute it, by sale or other means, for use as an open or green space. Preferably the stewardship program would incorporate principles of the Florida Yards and Neighborhoods program, the U.S. Department of Agriculture Natural Resources Conservation Service Backyard Conservation program, and the National Wildlife Federation's Backyard Habitats program.

Policy 1.11.d: The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands. The City shall provide for protection of natural areas and open space through public acquisition

Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and / or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with Alachua County, the Suwannee River Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.

Policy 1.11.e: The City shall seek to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.

Objective 1.12: *Water Resources*

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.

Policy 1.12.b: The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Policy 1.12.c: The City shall consider, through an interlocal agreement with the Florida DEP, SRWMD or other appropriate agency, the monitoring of surface water bodies within the City, identification of human and ecological health risks, point and non-point pollutant sources, the establishment of remediation protocol, identification of significant aquatic ecosystems and habitats, and the eradication of aquatic pest plant species.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it

preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Policy 1.12.g: The City shall restrict the siting of wastewater treatment plants and spray field areas in flood prone areas.

Policy 1.12.h: The City will attempt to work with groups influencing the water resources of the City.

Policy 1.12.i: The City shall restrict the use of chemical, biological and mechanical agents to control aquatic pest plants, animals, insects and fish to those that are consistent with state and federal regulations and are known to minimize impacts on water quality and surroundings.

Policy 1.12.j: The City shall consider instituting a water conservation program that includes best management practices (BMPs) such as xeriscaping, effluent reuse, and leak detection schedules for all City properties, facilities and infrastructure.

Policy 1.12.k: The City may consult with the Suwannee River Water Management District (SRWMD), the Florida Department of Environmental Protection (DEP) and the Alachua County Environmental Protection Department to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy 1.12.l: The City's Public Services Department shall continue to review the domestic per capita water consumption and amend domestic per capita water consumption rates as necessary. The City should consult with the SRWMD and the DEP to determine sustainable consumption values.

Policy 1.12.m: The City shall continue to maintain an emergency action plan to identify protocol for potable water emergencies. The plan shall identify responsible officials and associated functions, information dissemination techniques and availability of alternative resources.

Policy 1.12.n: The City shall maintain a wellhead protection program to protect the public water supply. Under the program, new and existing wells will be inspected on a regular schedule, and abandoned wells will be closed and sealed; technical analysis will be used to determine the suitability of wellfield expansion or additions; and modifications and additions will be reviewed by the County and the SRWMD.

Policy 1.12.o: The City shall prohibit the development or expansion of landfills, wastewater treatment plants, and commercial mining operations, within wellhead protection areas.

Policy 1.12.p: The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy 1.12.q: The City may utilize FGS FAVA maps to identify areas requiring additional monitoring and/or regulation in order to protect the City's ground water resources.

Policy 1.12.r: The City shall protect groundwater resources by establishing maximum impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

The incentives should be based on best management practices for water resources protection recommended by the FDEP, Florida Department of Agriculture and Consumer Services, and Florida Department of Economic Opportunity.

Policy 1.12.s: The City may work with the Alachua County Extension Service to create a sustainable landscaping and yard care program for development within the City. The objective of the program could be to create site elevation, soil, fertilization, irrigation, integrated pest management, stormwater runoff management and plant selection guidelines and best management practices for development within the City. The program may provide continued guidance for long-term yard care, supporting homeowners as they maintain their individual yards. The City may provide educational materials to the public regarding landscaping requirements and recommendations.

Policy 1.12.t: The City shall continue to utilize a utility billing system that encourages reduced consumption.

Policy 1.12.u: The City shall consider adopting an official water conservation policy to prevent drought related water shortages. These procedures should be consistent with applicable SRWMD policy, and should specify the City's role in water conservation and drought management. Prior to establishment of this policy, the City shall use "Waterwise Florida Landscapes: Landscaping to Promote Water Conservation Using the Principles of Xeriscape™".

Policy 1.12.v: The City shall utilize the most current Water Supply Assessment prepared by the Suwannee River Water Management District to plan for the current and projected needs and sources for water resources.

Objective 1.13: *Energy Conservation*

The City shall encourage and promote the conservation of energy resources to reduce negative impacts upon the environment.

Policy 1.13.a: The City should promote and encourage energy efficient building techniques in new development and redevelopment, which will result in less energy demand.

Policy 1.13.b: The City shall require new development and redevelopment to provide pedestrian and/or multi-use pathways to encourage bicycling and walking, thereby reducing the consumption of fossil fuels.

Policy 1.13.c: The City shall encourage energy conservation through the implementation of a net metering program, which provides for the interconnection of customer- owned renewable generation systems to the City's electric system.

Policy 1.13.d: The City should work to educate the public on energy conservation practices and incentive programs available to reduce energy consumption.

Goal 2: *Human Interactions and Impacts*

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

Objective 2.1: *Education and Stewardship*

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

Policy 2.1.a: The City shall partner with the Alachua County School Board, Alachua County Environment Protection Department, Florida Department of Environmental Protection (DEP), Suwannee River Water Management District, University of Florida Institute of Food and Agricultural Services, Santa Fe College and other appropriate agencies to provide environmental education to residents of all ages.

Policy 2.1.b: The City shall provide developers with best management practices based on the best available science, to ensure that developers are informed of methods for minimizing environmental impacts.

Policy 2.1.c: The City should consider recognizing individuals, organizations, businesses and projects that embody environmental stewardship.

Policy 2.1.d: The City consider providing incentives for developers to enhance natural resources in their developments.

Policy 2.1.e: The City shall coordinate with the FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

Policy 2.1.f: The City shall recognize the global nature of environmental protection by providing the public with educational materials about emerging environmental concerns.

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Recreation Element



City of
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RECREATION ELEMENT

Goal 1: *Definition of Parks and Recreation System*

To provide a long-range plan that guides development of the City of Alachua's parks and recreation system, establishes funding protocol, and encourages citizen participation to ensure the availability of recreational opportunities for present and future residents and visitors.

Objective 1.1: *Long Range Planning and Funding*

The City shall secure the provision, coordination and maintenance of recreational and cultural facilities for current and future residents and visitors, and guarantee safe access to these facilities for all persons, regardless of special need or condition.

Policy 1.1.a: The City shall engage the public in the recreation planning process by utilizing public hearings, meetings, ~~and~~ workshops, surveys and other innovative techniques for citizen participation.

~~Policy 1.1.b: The City shall evaluate the need for new and expanded recreational facilities based on the following criteria:~~

- ~~— Proximity to current facilities and the requirements of area for new facilities~~
- ~~— Land Use Compatibility~~
- ~~— Major man-made or natural boundaries or barriers (such as roads and interstates) and neighborhood association boundaries~~
- ~~— Direct feedback and survey input~~
- ~~— Demographic information from the DEO and Census Tracts~~

Policy 1.1.~~bc~~: The City shall provide for future recreation needs and the correction of existing recreation deficiencies in the Capital Improvements Plan, updating the Plan yearly to reflect emergent needs and completed projects.

Policy 1.1.~~de~~: The City shall explore and utilize all appropriate and available means of funding ~~available~~ for recreational facilities, in an effort to reduce the need for additional ad valorem taxes. These sources include

- a. Recreation impact fees on new residential development
- b. Federal and state grants
- c. Bonds and other long-range financing techniques
- d. Acquisition or lease of other government lands
- e. Surplus land/property sales
- f. Private property donations
- g. Public/private trusts and partnerships

- h. User fees
- i. Interlocal agreements with other agencies
- j. Existing City owned properties which could be converted to provide recreation opportunities.

Objective 1.2: *Facilities, Levels of Service and Hierarchy of Parks*

The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

Policy 1.2.a: The City shall adopt recreational levels of service that recognize an established hierarchy of parks, and their associated capacities. The hierarchy may include regional, community, neighborhood and pocket parks.

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.

Policy 1.2.c: The City shall encourage the participation in development and operation of public pocket and neighborhood parks by non-profit organizations and private parties.

Policy 1.2.d: The City shall ensure the provision of parks, trails and recreation facilities, through the inclusion of bicycle and pedestrian paths, and vehicle and bicycle parking areas. All City parks shall conform to the requirements of the Americans with Disabilities Act by providing barrier free facilities and safe, sufficient parking.

Policy 1.2.e: The City shall develop passive parks and greenways that satisfy the established levels of service, and are in harmony with the Conservation Element of this plan.

Objective 1.3: *New Development Recreation Requirements*

The City shall consider providing inge incentives for new development in order to enhance the City's recreation lands and facilities.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

~~Policy 1.3.b: The City shall require all Developments of Regional Impact to reserve adequate park and recreation land to enhance quality of life for residents.~~

Policy 1.3.~~eb~~: The City shall consider incentives for new industrial, institutional and commercial development to encourage the inclusion of linear and pocket parks, particularly within close proximity to the downtown core.

Policy 1.3.~~ec~~: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments.

Policy 1.3.~~ed~~: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Objective 1.4: *Partnerships*

The City shall pursue federal, state, regional and local, public and private partnerships to provide recreational facilities to residents and visitors, where~~as~~ available.

Policy 1.4.a: The City shall continue working with the Alachua County School Board to maintain lease and rental agreements for recreation facilities at Alachua Elementary School, W.W. Irby Elementary School, Mebane Middle School and Santa Fe High School.

Policy 1.4.b: The City shall ensure that facilities obtained through interlocal agreement are readily available to all residents on a non-discriminatory basis.

Policy 1.4.c: The City shall coordinate with Alachua County Division of Parks and ~~Recreation—Conservation Lands~~ to create recreation opportunities for City residents in regional parks.

Policy 1.4.d: The City shall participate in land acquisition and management efforts with Alachua County, the Suwannee River Water Management District, Florida Park Service, the Florida Department of Environmental Protection, and other agencies involved in projects that provide recreational opportunities for City of Alachua residents.

Policy 1.4.e: The City shall seek out and promote public/private partnerships that benefit the City's parks and recreation system. Local organizations and associations shall be encouraged to adopt and maintain pocket and neighborhood parks.

Objective 1.5: *Cultural Programs and Facilities*

The City shall develop or improve park facilities that allow appropriate public access and use to recreational, cultural, historical and natural resources.

- Policy 1.5.a: The City shall pursue acquisition of culturally, historically and naturally significant properties for inclusion in the parks and recreation system. Appropriate usage fees shall be determined to offset the cost of maintenance and operation. Wherever possible these sites shall be linked through bicycle and pedestrian paths.
- Policy 1.5.b: The City shall create interpretive centers in parks with significant cultural, natural or historical resources.
- Policy 1.5.c: The City shall assist with the Alachua Historical Society, and other local cultural, historical and environmental organizations to aid in development of a cultural program.

Intergovernmental Coordination Element

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City of
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INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 1:

Establish processes among the various governmental entities to achieve coordination of comprehensive planning, promote compatible development, provide public services and promote the efficient use of available resources among governmental entities.

Objective 1.1:

The City shall enter into interlocal agreements or other formal agreements, as necessary or as required by state law, that describe joint planning processes for collaborative planning and decision-making with the School Board of Alachua County, Suwannee River Water Management District, Alachua County, the City of Gainesville, the City of High Springs and other units of local government providing services but not having regulatory authority over the use of the land.

Policy 1.1.a: The City of Alachua will enter into an interlocal agreement with the School Board of Alachua County which shall describe, at a minimum, processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.

Policy 1.1.b: The City shall review all proposals for new school facilities according to the provisions for school siting found in the City of Alachua Land Development Regulations, Future Land Use Element, and Public School Facilities Element.

Policy 1.1.c: The City shall use the North Central Florida Regional Planning Council's dispute resolution process, as established pursuant to s. 186.509 F.S., to resolve intergovernmental disputes in a timely manner.

Policy 1.1.d: The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries, as warranted.

Objective 1.2:

The City shall provide for coordination and cooperation with other governmental entities which may be affected by comprehensive plan amendments and ~~the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs~~Economic Opportunity, and any other affected agency the opportunity to

~~comment on Comprehensive Plan amendments, rezonings, and other development proposals.~~

Policy 1.2.a: The City shall provide notice to and coordinate the review of ~~all~~ proposed comprehensive plan amendments or development proposals which may impact with Alachua County, the City of Gainesville, the City of High Springs, the School Board of Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council local and regional governmental entities, State and any other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.2.b: The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.

Policy 1.2.c: The City, through the ~~Development~~ Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy 1.2.d: When a development proposal may impact another governmental agency, ~~The City shall, as part of the development review process, provide notice of the development proposals to such governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.~~

~~Policy 1.2.e: The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.~~

Policy 1.2f-e: The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location.

Objective 1.3:

The City shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.

Policy1.3.a: The City, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards (for a five-year period) with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection Suwannee River Water Management District, North Central Florida Regional Planning Council, the City of Gainesville, the City of High Springs and Alachua County and the School Board of Alachua County prior to adoption of such amendment.

Policy1.3.b: The City shall work with Alachua County and the Florida Department of Transportation to provide input to the Metropolitan Transportation Planning Organization on any issue that could affect the traffic flows on roadways within the corporate limits ~~and when the City's population becomes more urban in nature, the City shall request~~ continue to further its representation on the MTPO.

Objective 1.4:

The City shall coordinate with the Suwannee River Water Management District, Alachua County, the City of Gainesville, and the Florida Department of Environmental Protection regarding all development proposals with the potential for impacting the water resources of the City.

Policy1.4.a: The City shall coordinate all proposed subdivisions and site plans with the Suwannee River Water Management District for all such proposals to coordinate drainage issues, stormwater pollution prevention, and sinkhole remediation.

Policy 1.4.b: The City shall set level of service standards for stormwater quality that meet the requirements of the Suwannee River Water Management District for stream-to-sink basins.

Policy 1.4.c: The City should coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure that the capacity and function of shared watersheds are maintained, as warranted.

Objective 1.5:

The City shall coordinate annexations and joint planning issues with Alachua County and with the other municipalities within the County.

Policy 1.5.a: The City shall adhere to the provisions and requirements of Chapter 171 F.S. Lands proposed for annexation shall be contiguous to the City's boundaries, reasonably compact and in an area where appropriate municipal services can be provided.

~~Alachua County Boundary Adjustment Act. Urban areas within the City's Urban Reserve Area that meet the criteria of "urban in character" as~~

~~defined by the Boundary Adjustment Act may be considered for annexation by the City.~~

Policy 1.5.b: The City shall encourage the annexation of all partial or whole enclaves within the City limits of Alachua, in accordance with Section 171.046 F.S.. The City may not annex land that will result in an enclave.

Policy 1.5.c: In the interim period between annexation and amendment of the Comprehensive Plan, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

Policy 1.5.d: The City shall work with Alachua County and other municipalities within the County to promote cooperative planning efforts within ~~the Urban Reserve Area.~~ areas that share jurisdictional boundaries.

~~Policy 1.5.fe: The City acknowledges its participation in a countywide, comprehensive visioning and planning process that culminated with the adoption of a county-wide policy statement and conceptual land use map in June 2005. These documents will guide land use and development efforts within our Urban and Extra-Territorial Reserve Areas. In furtherance of this countywide visioning and planning process, the City pledges to continue to work in this collegial setting and to negotiate Joint Planning Agreements with Alachua County in support of that vision.~~

Policy 1.5.ge: Prior to amending the Future Land Use Map to include lands that have been recently annexed ~~and formally included within the Urban Reserve Area,~~ the City shall, upon the owner's application, determine an appropriate Future Land Use Map category based upon compatibility with adjacent map categories and zoning, the character of the surrounding area, environmental features and the availability of facilities and services.

Capital Improvements Element



City of
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THE GOOD LIFE COMMUNITY

CAPITAL IMPROVEMENTS

ELEMENT

Goal 1: Capital Improvements Program

The City shall maintain a Capital Improvements Program to provide needed public facilities and services to its citizens in a manner that protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly, compact growth.

Objective 1.1: Capital Improvements Projects

The City shall provide capital improvements to correct the existing and projected deficiencies, maintain the adopted levels of service, replace or repair obsolete or worn out facilities, and accommodate desired future growth.

Policy 1.1.a: The City shall include all projects of ~~\$25,000~~\$50,000 or larger, identified in the other elements of this Comprehensive Plan as necessary to maintain adopted levels of service or correct existing deficiencies in the five-year Capital Improvements Plan.

Policy 1.1.b: The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, This assessment shall occur prior to or concurrent with the City's budget process.

Policy 1.1.b.1: The City shall identify ~~those existing~~ and or projected public facility needs ~~, which that have occurred~~ or are projected to occur, due to deficiencies in the ~~maintenance of~~ adopted level of service standards. Projected needs will be based on growth rate and development approvals.

Policy 1.1.c: The City shall review the 5-year Schedule of Capital Improvements, in accordance with Chapter 163.3177, F.S., Florida Statutes, on an annual basis. The City shall only schedule capital improvement projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. ~~Further, the~~ The City shall consider the financial feasibility of all projects within the Capital Improvements Element. Projects necessary to ensure that any adopted level ~~of~~ service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Policy 1.1.d: The City shall prioritize all proposed capital improvement projects according to the following guidelines:

Priority 1. ~~C~~The capital improvement projects ~~identified~~ which are imminently needed to protect the public health, safety, and welfare ~~shall be given highest priority~~;

Priority 2. ~~The c~~Capital improvements projects ~~related which are~~ to maintain the adopted level of service standard for facilities ~~are to be given the second order of priority~~;

Priority 3. ~~The c~~Capital improvement projects that replace obsolete or worn out facilities or ~~to~~ make a logical extension of facilities within adopted Community Services Areas ~~shall be given third priority~~; and

Priority 4. ~~The c~~Capital improvement projects, which due to deficiencies ~~based upon the established in the adopted~~ level of service standard ~~within the Comprehensive Plan~~, are needed to provide public facilities to areas, which have received prior development approval, ~~shall be given the fourth order of priority~~; and,

Priority 5. All other capital improvements ~~projects shall be given the fifth order of priority~~.

Policy 1.1.e: The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, ~~within this plan element~~.

Policy 1.1.f: ~~The City of Alachua~~ hereby adopts by reference the Five-Year District Facilities Work ~~p~~Plan as formally adopted by the Alachua County School Board.

Objective 1.2: Public Facilities Monitoring and Level of Service Standards

The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and ~~that availability of~~ public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards ~~adopted for public facilities~~.

Policy 1.2.a.1: Wastewater Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit on an average annual basis. Plant expansion shall be planned in accordance with ~~F.A.C.Rule-~~ 62-600.405, Florida Administrative Code, or subsequent provision.

Policy 1.2.a.2: Wastewater System Capacity: If the ~~volume of existing use in addition to the volume of the committed use~~ existing demand and reserved capacity of the City's wastewater treatment facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.3: Solid Waste: The City shall adopt the following level of service for solid waste for residential uses:

.73 tons per capita per year

Policy 1.2.a.4: Stormwater: The City shall establish the following level of service for stormwater:

For all projects which ~~fall totally~~ are located completely within a stream, or open lake watershed, detention systems must be ~~installed~~ designed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

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

contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 1.2.a.5: Potable Water: The City shall establish the following levels of service for potable water:

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

Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit on an average annual basis. ~~Plant expansion shall be planned in accordance with, or subsequent provision.~~

System Capacity: ~~Plant expansion shall be planned in accordance with Florida Administrative code. Additionally, if the volume of existing use in addition to the volume existing demand and reserved capacity of the committed use of the~~ City's potable water facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.6: Recreation: The City shall establish the following level of service for recreation:

5 acres per 1,000 persons, with 20 percent of this area as improved, passive parks

Policy 1.2.a.7: Public Schools: The City shall utilize the level of service standards established in Policy 2.2.b of the Public School Facilities Element for Public Schools concurrency.

Policy 1.2.b: ~~The City shall require~~s that public facilities ~~which needed to serve such new development have shall not degrade the adopted level of service standard at the time the development order is granted and that the a capacity, which exists which will~~ meets or exceeds the adopted level of service standard ~~at the time the development permit or order is issued.~~

Objective 1.3: Maintenance of Public Facilities and Level of Service Standards

The City shall establish a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing development, and future new development, and re-development.

Policy 1.3.1: -The City shall incorporate within the City's annual budgeting process, a capital improvements budget plan that addresses the needed projects found in the schedule of improvements and funding of this plan element to maintain the adopted level of service standards for public facilities.

Policy.1.3.2: -The City shall not issue development orders and permits in areas where when the adopted level of service standards for all public facilities are not met.

Policy.1.3.3: The City shall apply for federal or state grant funding for projects which recognize further the policies of the elements of this the eComprehensive pPlan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

Policy 1.3.4: The City shall adhere to FEMA, Florida Building Code, and the City's Land Development Regulations requirements for flood plain management when replacing community facilities damaged due to storm surge or flooding.

IMPLEMENTATION

5-Year Schedule of Capital Improvements

Table 1: 5-Year Schedule of Capital Improvements to Address Level of Service Deficiencies- FY 2020-2024

<u>PROJECT DESCRIPTION</u>	<u>SCHEDULE</u>	<u>PROJECTED COST</u>	<u>GENERAL LOCATION</u>	<u>REVENUE SOURCE</u>	<u>CONSISTENCY WITH OTHER</u>
<u>None</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Sources: City of Alachua Five-Year Schedule of Capital Improvements, FY 2020 – 2024; Florida Department of Transportation Five-Year Work Program, 2020 – 2024; Alachua County 2019 – 2024.</u>					

<u>FY 20-19/20</u>	<u>20/21FY 21</u>	<u>FUNDING SOURCE</u>	<u>21/22FY 22</u>	<u>22/23FY 23</u>	<u>23/24FY 24</u>	<u>TOTAL</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL
IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. This is due to the fluctuations in the revenues and expenditures of the City due to market and economic conditions.

The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities ~~and recreation~~. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency (LPA). City ~~S~~staff, designated by the City ~~M~~anager will serve as ~~advisory counsel liaison~~ to the Local Planning Agency to address dealing with all fiscal issues needs required to ensure the adopted level of service standards are maintained and system deficiencies are considered for rehabilitation, replacement, maintenance, and expansion.

The ~~Local Planning Agency~~LPA shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City ~~Council~~Commission:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards.
4. Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements ~~E~~element with the other ~~E~~elements of the Comprehensive Plan, and most particularly its support of the Future Land Use Element;
7. ~~The~~ City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the ~~Five Y~~5-year Schedule of ~~Capital~~ Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the ~~Local Planning Agency~~LPA will be transmitted to the City Commission for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of ~~the the Local Planning Agency~~LPA, the City ~~Council~~Commission shall direct City ~~S~~staff to ~~provide the Local Planning Agency~~include within ~~a 5-year~~the Five Year Schedule of Capital Improvements ~~and any drafts for~~ amendments ~~to the Capital Improvements Element as~~ deemed necessary by the City ~~Council~~Commission to maintain the adopted level of service standards.

~~The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendment to the City's Comprehensive Plan.~~

CONCURRENCY MANAGEMENT PURPOSE AND OVERVIEW

The City shall require a concurrency review to be ~~made-performed~~ with applications for development approvals and a Certificate of Concurrency Compliance ~~to be~~ issued ~~prior to concurrent with the issuance of final~~ development orders. The review will analyze ~~the new~~a development's impact on ~~traffic-circulation~~transportation, sanitary sewer, solid waste, drainage, potable water, ~~and~~ recreation, ~~and~~ public schools. This review shall determine if the ~~proposed~~ development is concurrent with adopted level of service standards for ~~the above-stated~~all public facilities. If the application is deemed concurrent, a Certificate of Concurrency Compliance will be issued by the Land Development Regulations Administrator. ~~If the development requires any other development permit, a copy of the Certificate of Concurrency Compliance shall be included with any future application for a development permit.~~ A separate concurrency review shall not be required for each development permit for the same project, as long as the previously approved development permit considered the impacts generated by the subsequent development permit(s). ~~Concurrency reviews~~ addresses only the availability of public facilities, ~~and~~ A capacity of services and a Certificate of Concurrency Compliance does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development, the public facilities which were determined to not be concurrent, the level of service deficiency, and the impact assessment that was the basis for the determination. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The LPA and City Commission shall review applications, as applicable, for development, ~~and a final~~ development ~~approval-order~~ shall be issued only if the proposed development ~~does will~~ not ~~lower-degrade~~ the ~~existing~~ levels of service ~~of for all~~ public facilities ~~and services~~ below the adopted level of service standards in the Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:

- a) For sanitary sewer, solid waste, stormwater, and potable water facilities, developments shall meet the following standards to satisfy the concurrency requirements:
1. A final development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
 2. At the time the final development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, and the City's Land Development Regulations, or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2), F.S.]~~
- b) For parks and recreation facilities, developments shall meet the following standards to satisfy the concurrency requirement:
1. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are in place or under actual construction; or
 2. A development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; ~~or~~
 3. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the ~~adopted local government 5-year~~ five-year schedule of capital improvements; or
 4. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 5. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, or an agreement or

development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

c) For ~~road~~transportation, new development shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided:

1. At the time a development order ~~or permit~~ is issued, the necessary facilities and services are in place or under construction; or

2. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction as provided in the five-year schedule of capital improvements not more than three years after issuance of a certificate of occupancy or its functional equivalent ~~as provided in the adopted local government five-year schedule of capital improvements~~. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

2.3. The Capital Improvements Element and the five-year schedule of capital improvements must include shall address the following ~~policies~~:

a. The estimated date of commencement of actual construction and the estimated date of project completion;~~:-~~

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; ~~or~~

a.c. At the time a development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

d. ~~b.~~ At the time a development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes-S., or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2)(c), F.S.]~~

- d) ~~For the purpose of issuing a development order or permit,~~ a proposed development may be deemed to have a de minimis impact and not subject to the concurrency requirements if the proposed development order ~~or permit~~ creates an impact of not more than ten (10) average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.

The minimum requirements shall be ensured as follows:

1. *Building Permits.* The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services beginning place shall be made by the Land Development Regulations Administrator as part of the Certificate of Concurrency Compliance procedure. For ~~road~~transportation, this determination shall apply to the adopted level of service standards for ~~roads~~transportation facilities within the City's ~~jurisdiction~~corporate limits. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographic service area.
2. *Other Types of Development Orders.* Other types of development orders include, but are not limited to approval of site plans, minor site plans, and final plat~~subdivisions, re-zoning, special permits and site and development plan approval~~. These other types of development orders have less immediate impacts on public facilities ~~and services~~ than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of the development permitted by these other types of development orders. Therefore, subject to the Land Development Regulations Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders:
 - a. Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where ~~public facilities~~, due to the impacts of the development proposal public facilities do not meet the adopted level of service; and
 - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the public facility ~~to the adopted level of service~~ so that the necessary facilities and services will be in place or

under construction ~~when before~~ the impacts of the development ~~occur~~ are created and within conformance with the five-5-year schedule of capital improvements.

A concurrency test review shall be made of the following public facilities and services for which level of service standards have been established in the Comprehensive Plan, ~~which are:~~ (1) ~~traffic circulation~~ transportation; (2) sanitary sewer; (3) solid waste; (4) drainage; (5) potable water; ~~and~~ (6) recreation; ~~and~~, 7) public schools. The concurrency test review for facilities ~~and services~~ will be ~~determined~~ conducted by ~~comparing~~ evaluating the available capacity of a public facility ~~or service~~ to the demand created by the proposed project and to the reserved capacity of the public facility. Available capacity ~~will be~~ is determined by subtracting the actual demand to a public facility, the reserved capacities for previously approved development orders, and the demand created by the proposed project from the total capacity ~~adding together the total excess capacity of any new facilities that meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.~~

1. For development orders ~~and permits~~, the following determination shall apply:

a. ~~If an applicant desires to determine~~ requests a determination of whether there is sufficient capacity to accommodate ~~their a~~ proposed project, the Land Development Regulations Administrator shall make an informal, non-binding determination of whether there appears to be sufficient capacity ~~in the~~ for each public ~~facilities and services~~ facility to ~~satisfy~~ meet the demands of the proposed project.

b. ~~_____~~

~~c.a.~~ _____ If there appears to be insufficient capacity, the Land Development Regulations Administrator shall then ~~make a determination~~ notify the applicant of ~~what~~ public facilities ~~or services~~ which would be rendered deficient by the development ~~if the proposed project were approved.~~

~~d.b.~~ _____ There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual or preliminary in nature and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals ~~are~~ include: ~~land use~~ amendments to the ~~Comprehensive Plan~~ Future Land Use Map; ~~and~~ rezonings ~~requests; planned developments; and preliminary plats.~~ Those development approvals shall receive a non-binding concurrency determination.

~~e.c.~~ _____ Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what the available public facilities ~~and services are available~~ at the date of inquiry. The issuance of a Certificate of

Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services, and shall be rendered based upon the available capacity of each public facility at the time a Certificate of Concurrency Compliance is granted.

2. For roadways-transportation facilities, the following determination procedures shall apply:
 - a. The City shall provide level of service information ~~either~~ as set forth in the most recent reports as provided for in the Land Development Regulations Data and Analysis Report in support of the Comprehensive Plan, or based on the most current data available from Alachua County and the Florida Department of Transportation. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth, or (2) prepare a more detailed analysis for review by City Staff.
 - b. If the applicant chooses to ~~prepare~~ do a more detailed analysis the ~~_(1)~~ applicant shall: (1) submit the completed alternative-transportation analysis to the Land Development Regulations Administrator for review; and, (2) the Land Development Regulations Administrator shall review the alternative transportation analysis for accuracy and appropriate application of the methodology.
 - c. If the alternative methodology, ~~after review and acceptance by the Land Development Regulation Administrator,~~ indicates an acceptable level of service, as determined by the Land Development Regulations Administrator in his or her sole discretion, the alternative methodology shall be used in place of the most recent level of service report Data and Analysis to support the City Comprehensive Plan.
 - d. Any proposed development shall be required to provide a trip distribution model, in addition to the requirements outlined above.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation the following determination procedures shall apply:
 - a. The City shall provide level of service information as adopted in the Plan and the most current capacity data available for potable water and sanitary sewer.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would indicate that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that

adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. A development has received the issuance of a building permit based upon previously approved development orders~~permitting redevelopment~~;
2. A development has received the issuance of new-a development orders~~permitting order permitting~~ redevelopment;
3. A development has received the issuance of new-a development orders permitting new development.

In addition, the following conditions apply to the City's concurrency management system:

1. No development order or development permit shall be issued which would require the City Commission to delay or suspend construction of any capital improvements projects identified in -on the five5-year schedule of cCapital iImprovements.
2. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the ~~affected~~ development application or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued concurrent with the issuance of a upon final development approvalorder. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order, Chapter 163 development agreement, or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve (12)one (1) year months from the date of issuance by the Land Development Regulations Administrator.

Economic Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

ECONOMIC ELEMENT

Mission Statement

The economic mission of The City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: *Economic Principles*

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

Objective 1.1: *Partnerships*

The City of Alachua shall utilize all opportunities to partner with local, state, and national economic development governmental and non-profit organizations. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.1.a: Actively work with local, state, regional, and national economic development organizations to provide the City of Alachua community with current and accurate information about business opportunities.

Policy 1.1.b: Actively work with ~~the~~ Alachua County's primary economic development organization (EDO), the Council for Economic Outreach (CEO) and other EDO's as directed by the City Commission to market the community as an attractive location for compatible business and industry and to provide necessary support for existing business and industry.

Policy 1.1.c: ~~By October 2007, The City will continue to~~ consider incorporating into its annual budget funds to carry out the implementation of policy 1.1.b of the Economic Element.

Measurements

- a) *Number of new developments initiated by economic development organizations*
- b) *Number of shared economic development meetings held*
- c) *Number of inquiries about Alachua's economic climate made to local economic development organizations*

Objective 1.2: Marketing Analysis

The City of Alachua shall anticipate the future economic needs of the community by analyzing the past, current, and future economic trends of the local, state, and national environment. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.2.a: Perform an analysis at least concurrent with the City's Evaluation and Appraisal Report (EAR) of the city's competitiveness in economic development on a local, regional, state, and national basis. Such an analysis should include but not be limited to:

- a. The city's tax and fee structure
- b. The city's zoning and land use regulations
- c. The city's urban service boundary and future land use designation
- d. The city's enclaves and annexation plans
- e. The city's utility infrastructure, including rates and capacity levels
- f. The city's available commercial and industrial buildings and land
- g. The city's labor force characteristics
- h. The city's community redevelopment plan and boundary

Policy 1.2.b: Work with the CEO and other interested economic development agencies to develop a plan to address any deficiencies found in the analysis designated in policy 1.2.a. of the Economic Element.

Policy 1.2.c: Use quality of housing inventory or residential land inventory as part of the marketing materials to entice targeted companies to relocate to our area.

Measurements

- a) *Number of commercial and industrial site plan approvals*
- b) *Timeliness and accuracy of City of Alachua business inventory*
- c) *Distribution of marketing material produced by the City*

Objective 1.3: Small, Women, and Minority Owned Businesses

The City of Alachua will encourage a business climate conducive to but not limited to the development, retention, expansion, and creation of local jobs and encouraging small, women, and minority owned businesses. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.3.a: Promote small business owner information and training.

Policy 1.3.b: Update the Comp Plan to include provisions to support the creation of home-occupations by the time of the next EAR.

Policy 1.3.c: Support and encourage the development of public/private partnerships which assist small and minority businesses with access to affordable capital and/or technical assistance that may otherwise not be available for startup, retention and/or expansion.

Policy 1.3.d: Through the LDR maintain a diverse business mix in addition to the City's Technology Activity Center.

Measurements

- (a) *Number of resources identified to address small business owner needs*
- (b) *Number of new public/private partnerships identified to assist with capital and technical assistance needs*

Objective 1.4: *Agricultural Analysis*

The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.a: Allow for flexible, reasonable, and complimentary non-conforming uses on land with agricultural land use and zoning to maintain the economic viability of the land.

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Policy 1.4.c: Recognizing the economic value of Alachua's environmental character, the City shall ~~through FLUM designations, land acquisition and other regulatory tools,~~ protect Alachua's scenic surroundings to maintain the City's economic competitiveness through use of FLUM designations, land acquisition and other regulatory tools.

Policy 1.4.d: ~~By the date of the next EAR, c~~Consider creation of a Transfer of Development Rights (TDR) program to protect undeveloped agricultural land.

Policy 1.4.e: ~~By the time of the next EAR-based amendments, The City may consider the~~ development of sending and receiving zones to implement ~~the an~~ adopted TDR program.

Measurements

- a. *Number of agricultural land use acres*

- b. *Number of agricultural land use acres amended to different land use type*
- c. *Number of agricultural land use acres added to the municipal boundaries*
- d. *Growth rate of agricultural loans*
- e. *Success of agricultural loans*

Objective 1.5: *Economic Rehabilitation*

The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.5.a: ~~By the date of the next EAR, it~~ identify blighted or nearly blighted areas that can be included in an inventory of existing structures that are candidates for remodeling and/or ~~r~~Redevelopment.
- Policy 1.5.b: Seek funding to aid in transforming structures in objective 1.5 of the Economic Element into ~~the their highest and best~~ possible use.
- Policy 1.5.c: Identify areas that have access to existing infrastructure that is undeveloped or underdeveloped and consider, ~~if appropriate,~~ incentives that encourage enhancements to these parcels, if appropriate.
- Policy 1.5.d: Evaluate the need to expand and/or create other Redevelopment Districts to eliminate slum and blight.
- Policy 1.5.e: Include a demonstration of ~~financial feasibility~~funding for redevelopment and development projects requiring land use amendments in the City to the Mayor and Commission.

Measurements

- a) *Number of structures renovated with public funds*
- b) *Number of derelict areas: Existing conditions (existing use) survey results*
- c) *Growth rate of property value relative to the rest of the City*
- d) *Number of building permits obtained in target areas*
- e) *Growth rate of or number of occupational licenses issued in target area*

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:

- Policy 1.6.a: ~~By the date of the next EAP~~ create inventory of parcels, including the required infrastructure needed to facilitate single-family and multi-family dwellings in a well-defined residential development.
- Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.
- Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.
- Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.
- Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.
- Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.
- Policy 1.6.g: Encourage the education of prospective low- to moderate-income first time home-buyers about the availability of financial and homeowner workshops that will help move them from renters to homeowners.
- Policy 1.6.h: Seek funding to aid in mixed-use neighborhood development.

Measurements

- a. *Jobs/housing balance: number of people working in Alachua divided by workforce population*
- b. *Rent/income ratio: The ratio of median annual rents of dwellings to the median annual household incomes of renters (US Dollars)*
- c. *Average travel time to work*
- d. *Amount of public funds spent on mixed-use or mixed income development*

Objective 1.7: Central City Business District (CCBD) /Historic Preservation

The City of Alachua shall encourage the preservation of its historic and cultural resources to strengthen the economic viability of Alachua's Central Business District and Downtown. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.7.a: Enhance the economic vitality of the historic areas by considering incentives to locate diverse pedestrian friendly and culturally-oriented businesses in the historic district.
- Policy 1.7.b: Analyze the use of funds from a variety of sources to consider providing incentives for business location and expansion within the CCBD.
- Policy 1.7.c: Through innovative design, encourage pedestrian friendly and culturally oriented events in the historic district.
- Policy 1.7.d: Prioritize investing in projects in the historic and downtown redevelopment area districts.
- Policy 1.7.e: Encourage small business and entrepreneurial investors by providing promotional signs and materials that market the development of Alachua's downtown character. Funding sources will include redevelopment district tax increment funds. This may include uniform streets signage, marker plaques, or a welcome gateway sign.
- Policy 1.7.f: Consider creating a sign ordinance specifically for properties in the historic district, Redevelopment district, and/or CCBD.
- Policy 1.7.g: Strive to preserve the stability of Alachua's historic charm.
- Policy 1.7.h: Evaluate the economic conditions and appearance of the historic district at least current with the EAR review.
- Policy 1.7.i: Utilize the resources of the Community Redevelopment Agency to encourage existing and new business investments and establish revitalization in the downtown area.
- Policy 1.7.j: Evaluate implementing the Main Street program.

Measurements

- a. Number of historic buildings*
- b. Number of events held in central city business district and historic district*
- c. Number of public dollars spent to remodel historic structures*
- d. Growth rate of property values in historic area, downtown, and central city business district*
- e. Number of new or replaced City signs*
- f. Growth rate of or number of occupational licenses issued in target area*

Objective 1.8: Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.8.a: Prepare a highest and best use analysis of the four corners of the US 441/I-75 Activity Center.
- Policy 1.8.b: Streamline the review of Site Plans in the US 441/I-75 Activity Center.
- Policy 1.8.c: Prepare a business inventory, organized according to the North American Industrial Classification System, at least current with the EAR review.
- Policy 1.8.d: Prepare a biannual real estate market analysis, which reviews retail, office, residential, and industrial land use needs.
- Policy 1.8.e: Consider providing incentives to attract development types identified as underprovided in the biannual real estate market analysis. Redevelopment district tax increment funding is an ~~excellent~~appropriate, variable source of such funds.
- Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

Measurements

- a) *Number of site plan approvals in target areas*
- b) *Growth rate of property values in target areas*
- c) *Growth rate of or number of occupational licenses issued in target area*

Objective 1.9: Education

The City of Alachua should provide an educational climate in the city conducive to offering and improving economic opportunities to the citizens that will ensure a high quality of life for all of the community. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.9.a: Promote and enhance educational and vocational customized training opportunities for workforce development in the city.
- Policy 1.9.b: Consider providing incentives for Santa Fe Community College to locate and sustain an educational center in the city.

- Policy 1.9.c: Work with Santa Fe Community College to reduce barriers to college attendance that face community members.
- Policy 1.9.d: Work with private and corporate businesses to reduce barriers to college attendance that face community members.
- Policy 1.9.e: Partner with private and corporate businesses and Santa Fe Community College to ensure maximum use of the facilities and services at Santa Fe Community College's City of Alachua educational center.
- Policy 1.9.f: Work with private and corporate businesses, Santa Fe Community College, and the community to promote and improve education for all the city's citizens.
- Policy 1.9.g: Work with the University of Florida, Santa Fe Community College, and the Alachua County School Board to promote and improve education for all the city's citizens.
- Policy 1.9.h: Encourage a technology entrepreneurship hub in partnership with the Progress Corporate Park, Santa Fe Community College, and the University of Florida.
- Policy 1.9.i: Create a technology activity center to stimulate cooperative learning, research, entrepreneurial activities, and associated businesses on the US Highway 441 corridor.

Measurements:

- a) attendance rates at the city's various educational facilities*
- b) graduation rates from the city's various educational programs*
- c) variety of courses and programs offered at city's various educational facilities*
- d) variety of times the city's various educational facilities are used*
- e) types of class schedules used by city residents*
- f) student profiles of citizens who use the city's educational facilities*
- g) demographic surveys of city's businesses that use the city's educational facilities*

Objective 1.10: Recreation

The City of Alachua should provide recreational facilities and opportunities to all citizens of Alachua to enhance the quality of life and attract high quality growth to the city. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.10.a: Provide appropriately funded and high quality facilities for recreation.

Policy 1.10.b: Promote use of city facilities by persons of all ages and economic groups.

Policy 1.10.c: Seek grant funding as available to enhance recreational facilities and funding of events.

Policy 1.10.d: Promote a variety of parks and open space including large scale parks and neighborhood parks.

Policy 1.10.e: Pursue public/private partnerships to improve recreation opportunities within the city.

Policy 1.10.f: Work with organizations such as the Alachua Chamber of Commerce and Alachua Business League to sponsor events such as and including the July 4th Celebration, the Christmas Parade, Main Street Festival, and the Spring Festival.

Policy 1.10.g: Explore and utilize all appropriate means of funding available for recreational facilities concurrent with all development orders and Florida State Statutes.

Policy 1.10.h: Consider establishing a fund to bring youth tournaments to Alachua, with emphasis on overnight stays that will use the city's motels, restaurants and stores, such as the Babe Ruth Softball Series.

Policy 1.10.i: Recognize the value of private recreation, such as golf courses, dining, ~~and~~ movies, and more, in attracting visitors and high quality growth and provide a business friendly environment.

Measurements

- a) *Usage of the city's recreation facilities by persons of all ages*
- b) *Usage of the city's recreation facilities for diverse types of recreation opportunities*
- c) *Number of persons attending events sponsored by the city and public/private partnerships*
- d) *Variety of times the city's recreation facilities are used*
- e) *Success of private recreational and cultural enterprises*

Objective 1.11: Transportation

The City of Alachua should provide Alachua's residents transportation access to neighboring communities and link available workers in neighboring communities to available employment opportunities in Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.11.a: Seek appropriate mass transit to service employment opportunities available in the City.

Policy 1.11.b: Collaborate with the Gainesville Metropolitan Transportation Planning Organization (MTPO), Regional Transit System, Florida Department of Transportation, Workforce Development Board and private service providers to offer mass and public transportation options from Gainesville to Alachua.

Policy 1.11.c: Seek funds to support alternative transportation options.

Measurements

- a) Number of metropolitan bus stops in Alachua
- b) Number of people with access to public transportation within ½ mile of home
- c) Number of people employed in Alachua that take public transit to work
- d) Number of bus routes in Alachua
- e) Monthly ridership rates in Alachua
- f) Number of people repetitively traveling between the City of Alachua and neighboring municipalities, such as Gainesville.

DEFINITIONS

Blight (Slum and Blight): ~~“Blighted” definition~~ per State Statue, Chapter 163.340

~~“Blighted area” means a~~an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate streetlayout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or

- municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
 - l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
 - m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
 - n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Development: Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. Uses of development follow the ss. 380.04 definition.

Economic base (model): The companies that provide jobs in a given community or geographic location.

The economic base model uses a multiplier to link changes in a regional economy to changes in export activity (basis) and (2) changes in demand for more local activity (non-basic). The model assumes that money earned through exports generates demand for more local, or non-basic, activity.

Economic development: A process that begins when a community makes itself ready to accommodate the retention, startup, location, or expansion of an enterprise. Economic development occurs when a local economy is vitalized by the creation of one or more jobs, an increase in community wealth, or the useful distribution of capital that arrives from outside sources.

Economic ddevelopment organization (EDO): A group working together for economic development. ~~At the time the Economic Element was adopted (2005), the Council for Economic Outreach (CEO) was the City of Alachua's primary EDO.~~

Incentive: A motivational offer intended to persuade a prospective development to choose one location over another.

Industry classifications: A list of the types of operations or enterprises that exist under the term industrial (industry). Industrial classification is the act of organizing a list of the types industrial operations or enterprises. For example, the North American Industry Classification System.

Main Street program: A technical assistance program administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, to traditional historic commercial corridors. The Bureau conducts statewide programs aimed at identifying, evaluating, and preserving Florida's historic resources. Main Street, with its emphasis on preservation, is an effective strategy in achieving these goals in Florida's historic retail districts.

Mixed-use: Live/Work, Retail/Office, Residential/Retail and Residential/Office development. Its purpose is to increase the types of spaces available for living and working to encourage a mix of compatible uses in certain areas, and to encourage the upgrading of certain areas with buildings designed to provide a high quality pedestrian- oriented street environment. Mixed Use may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites.

Live/Work refers to one or more individuals living in the same building where they earn their livelihood, usually in professional or light industrial activities.

Retail/Office, Residential/Retail, and Residential/Office provide other variations to Mixed Use with Retail typically on the ground floor and Residential on upper floors. Design standards ensure that development is compatible and contributes to the character of the street and neighborhood.

Pedestrian-oriented development: Development that is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building(s), rather than emphasizing personal-vehicle access and parking. Buildings generally are placed close to the street and the main entrance is oriented to the street's sidewalk. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and are located at the side or rear of the buildings. This type of development also is characterized by the mix of uses within walking distance of one another, allowing people to move easily among many destinations.

Target area: An identified region or list of potential locations to be considered for expanding or relocating the operations of an enterprise or for starting up a venture. Targeting an area in preparation for doing location work generally comes at the second stage of the site selection process as described in the definition of a site search.

Transfer of Development Rights (TDR): A TDR program seeks to preserve landowners' asset value by moving the right to develop from a location where

development is prohibited (e.g., for environmental reasons) to a location where development is encouraged. TDR works as follows: developers in urban “receiving” areas buy development rights to land in rural “sending” areas; the transfer of rights allows the developers to increase the density and intensity of their developments.

Sending zone: The environmental protection zone where development rights are separated. It is called a sending zone because the development rights are “sent” out of it.

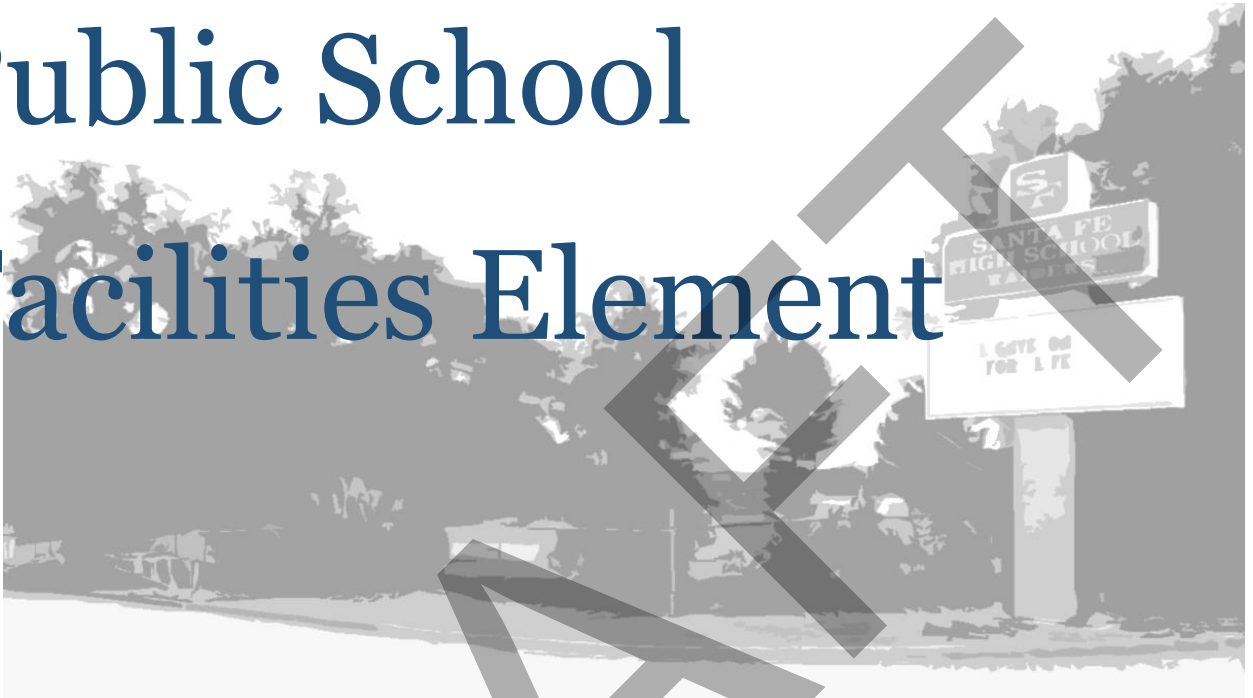
Receiving zone: A zone where a developer buys a right to build more units than currently permitted in the local zoning ordinance. These zones “receive” development rights.

Walkable: Refers to a single route, or a system of routes, between points that is relatively short, barrier-free, interesting, safe, well-lighted and comfortable, inviting pedestrian travel.

Workforce: All workers in a location (workforce) or defined geographic area; a count or projection of the number of people working in an area.

Workforce housing: Housing that is: 1) affordable to households of low and moderate income in a range of 80 -120% of area median income (AMI) and 2) in a location proximate to employment centers.

Public School Facilities Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

PUBLIC SCHOOL FACILITIES

ELEMENT

GOAL 1: School Capacities

The City shall collaborate with the School Board of Alachua County (School Board) to plan for public school capacity to accommodate projected enrollment demand within the five--year, ten--year, and twenty--year planning periods.

Objective 1.1: *Coordinate Land Use and School Capacity*

It is the objective of the City of Alachua to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished ~~through~~by recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny applications for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Alachua County school system.

Policy 1.1.a: *Coordinated Map Series*: The City, in conjunction with the SBAC and ~~the~~ Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

1. Map(s) ~~or maps~~ which identifiesy the existing location of public school facilities by type and existing location of ancillary plants;
2. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the City; and,
3. A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.b: *Coordinating School Capacity with Planning Decisions*: The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and re-zonings that would increase residential density. This

shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

Policy 1.1.c: *Geographic Basis for School Capacity Planning*: For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools, as part of the Interlocal Agreement for Public School Facility Planning, shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact ~~on (1) on (1)~~ the school system as a whole and (2) ~~on~~ the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 1.1.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 and planning policies.

Policy 1.1.e: *School Board Report to City*: The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost. The School Board shall forward said ~~rthe~~ Report to all municipalities within the County.

Policy 1.1.f: *City to Consider School Board Report*: The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy 1.1.g: *Capacity Enhancement Agreements*: Where feasible and agreeable to the City, School Board, affected jurisdictions and the applicant, the Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy 1.1.h: *School Board to Report to the Elected Officials Group*: The School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group, comprised of representatives of the School Board, the County and the municipalities within the County, established by the Interlocal Agreement for Public School Facility Planning.

Goal 2: Enrollment demand

Provide adequate public school capacity to accommodate enrollment demand within a five- year district facilities work plan.

Objective 2.1: Implementation of School Concurrency

~~The Concurrency:~~ The City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 2.1.a: *Interlocal Agreement*: The City shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.

Policy 2.1.b: *Ordinance Implementing School Concurrency*: The City shall implement the provisions for public school concurrency management through its land development regulations.

Objective 2.2: Level of Service Standards

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.a: *Uniform Application of Level of Service (LOS) Standards:* The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: *Level of Service (LOS) Standards:* The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Policy 2.2.c: *Amendment of LOS Standard:* If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans.

The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard ~~can is~~ be achieved and maintained within the period covered by the applicable five years of the School Board Five-Year Work Program.

Objective 2.3: *School Concurrency Service Areas*

The City shall, in coordination with the School Board and municipalities, establish School Concurrency Service Areas (SCSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.a: *School Concurrency Service Areas Maps:*

SCSA's for high, middle and elementary schools shall be as adopted in the Interlocal Agreement.

SCSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy 2.3.b: *Criteria for School Concurrency Service Areas:*

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve ~~including reserve area designations established under the “Alachua County Boundary Adjustment Act” and the effect of changing developments.~~

Policy 2.3c: *Modifying School Concurrency Service Areas:* The City, in coordination with the School Board and the Municipalities, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- a. Potential modifications to the SCSAs may be considered annually.
- b. Supporting data & analysis for modified SCSA's shall be included in the annual update to the School Board's 5 –Year Work Program.
- c. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.b.
- d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- e. At such time as the School Board determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the parties to the Interlocal Agreement.
- g. Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

Objective 2.4: School Concurrency Review Process

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.a: *Development Review*: The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 2.4.b: *Exemptions*: The following residential developments are exempt from the school concurrency requirements:

- a. Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary plat approval and the approval has not expired.
- b. Multi-family residential development that received final site plan approval prior to the effective date of the PSFE.
- c. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
- d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- e. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.4.c: *Student Generation Rates and Costs per Student Station*: Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year Work Program.

Policy 2.4.d: *School Capacity and Enrollment*: The School Board shall determine the level of service or utilization rate of each school using a uniform methodology. The School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy 2.4.e: *Determination of Adequate Capacity*: The School Board shall establish methods and procedures for the concurrency review for all development plan approvals. Within the scope of this responsibility, the School Board may delegate the authority to the City to approve development plans where student generation projections are below established thresholds.

Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

The School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the School Board shall identify mitigation options that may be applied consistent with the policies set forth within Objective 2.5.

The City will issue a concurrency determination based on the School Board's findings and recommendations.

Policy 2.4.f: *Concurrency Availability Standard*: School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or site plan approval. The City shall not deny a final subdivision, final plat or site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval for residential development; or,

2. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

Policy 2.4.g: *Subdivision and Site Plan Standards*: In the event that the School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either

- (1) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective PSFE 2.5; or
- (2) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured.

Policy 2.4.h: *Capacity Availability*: In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years.

Objective 2.5: *Proportionate Share Mitigation*

The City of Alachua, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to achieve and maintain the adopted LOS standard consistent with the adopted School Board's ~~financially feasible-~~ funded 5-Year District Facilities Work Program.

Policy 2.5.a: *Mitigation Options*: Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in the adopted School Board's Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

1. The payment of a proportionate share amount as calculated by the formula prescribed in Section 8.6.3 of the Interlocal Agreement for Public School Facility Planning or the equivalent. Donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF);

Policy 2.5.b: *Mitigation Must Enhance Capacity*: Mitigation must be directed toward a program capacity improvement, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Policy 2.5.c: *Calculating Proportionate Share*: The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

Objective 2.6: Adoption of School Board five –year district work program

The City shall reference the School Board's annually updated Five-Year District Facilities Work Program in its Capital Improvements Element.

Policy 2.6.a: *Development, Adoption and Amendment of the School Board Five-Year Work Program*: The School Board shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The City shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by referencing the School Board's Five-Year District Facilities Work Program in the Capital Improvements Element.

GOAL 3: Safe and Secure Public Schools

Provide safe and secure public schools sited within well designed communities.

Objective 3.1: School Location

The City shall establish standards and criteria to guide the location of future schools.

Policy 3.1.a: *Coordination of Existing School Facilities and Sites*: Standards regarding existing and future public school facilities and sites in the City of Alachua shall be as provided in the Future Land Use Element of the City of Alachua Comprehensive Plan, specifically, Policy 1.5a and related sub-policies. The Future Land Use Element includes the identification of Future Land Use categories where public educational facilities may be allowable uses.

Policy 3.1.b: *Coordination of Future School Facilities and Sites*: All new public schools built within the City of Alachua will be coordinated by the School Board

with the City to verify consistency between the location of public schools with the City's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school. The Future Land Use Element includes criteria related to the location and development of public, private and charter schools including consideration of compatibility, environmental constraints, drainage, parking and circulation and co-location.

Objective 3.2: *Encourage schools as focal points of community planning and design.*

Policy 3.2.a: *Enhance Community/ Neighborhood Design*: The City, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

Policy 3.2.b: Location of Elementary and Middle Schools

Elementary and middle schools are encouraged to locate:

1. within existing or proposed areas designated for moderate or medium density residential development.
2. existing or designated public facilities such as parks, recreational areas, libraries and community centers to facilitate the joint use of these areas.

Objective 3.3: *Standards for School Site Design*

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 3.3.a: *Land Development Regulations to Provide Reasonable Standards*: Land development regulations for public and private educational facilities should include reasonable development standards and conditions, and may provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent properties.

Objective 3.4: *School Siting Standards*

The City will establish siting standards for schools.

Policy 3.4.a: Evaluation of Potential School Sites:

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

1. The location of school proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities.
2. The location of elementary schools proximate to and, within walking distance of the residential development served;
3. Elementary schools should be located on local or collector streets.
4. Middle and high schools shall be located on collector or arterial streets.
5. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students and the effective provision of education;
6. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
7. Site acquisition and development costs;
8. Safe access to and from schools by pedestrians, bicyclists and motor vehicles;
9. Existing or planned availability of adequate public facilities and services to support the School;
10. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
11. Adverse impacts on archaeological or historic sites listed in the national Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

12. The proposed location is consistent with the City's comprehensive plan, stormwater management plans, or watershed plans;
13. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
14. The proposed site can accommodate the required parking, circulation and queueing of vehicles; and
15. The proposed location lies outside the area required by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

Objective 3.5: *Coordinate Supporting Infrastructure*

The City shall coordinate with the School Board plans for supporting infrastructure.

Policy 3.5.a: *Coordination of Planned Improvements*: The City shall adopt by reference within the Capital Improvements Element the School Board's 5-Year District Facilities Work Program to reflect the infrastructure required to support new school facilities.

Policy 3.5b: To address disparities in Public School facilities, the City shall review the School Board's annual Five Year Work Program and Educational Plant Survey to provide input and ensure that adequate school building conditions and design are provided districtwide, recognizing that the conditions of the physical learning environment are related to the equitable treatment of students.

GOAL 4: *Intergovernmental Cooperation*

Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

Objective 4.1: *School Board Representation*

Policy 4.1.a: *Appointed Local Planning Agency (LPA) Members*: As provided in the Interlocal Agreement for Public School Facility Planning, the City shall include a representative appointed by the School Board on the Local Planning Agency (LPA) to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.

Policy 4.1.b: Development Review Representative: As provided in the Interlocal Agreement for Public School Facility Planning, the School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

Objective 4.2: Joint Meetings

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information. The School Board shall provide adequate public notice within the City's jurisdiction.

Policy 4.2.a: *Staff Working Group*: As provided in the Interlocal Agreement for Public School Facility Planning, a staff working group of the County, School Board and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

Policy 4.2.b: *Annual Meeting of Elected Officials*: One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

Objective 4.3: Coordinate Student enrollment and population projections.

The City will coordinate with the School Board, Alachua County and the municipalities to maintain and update student enrollment and population projections.

Policy 4.3.a: *Annual Revision and Distribution*: The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population

and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.b: *Enrollment Projections*: The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy 4.3.c: *Planning Data on Growth and Development*: As provided in the Interlocal Agreement for Public School Facility Planning, the City will provide to the School Board, on an annual basis, a report on growth and development trends for the preceding calendar year. The City will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy 4.3.d: *The School District's Five-Year Facilities Work Program*: No later than August 15th of each year, the School Board shall submit to the City the district's tentative Five Year Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, 20-year time periods, and options to reduce the need for additional permanent student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

Policy 4.3.e: *Educational Plant Survey*: At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy PSFE 4.2.a will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of

existing facilities, and the consistency of such plans with the local government comprehensive plan.

Policy 4.3.f: *Growth and Development Trends*: The City will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for the preceding calendar year within their jurisdiction. These reports will include the following:

- a) The type, number, and location of residential units which have received development plan approval;
- b) Information regarding comprehensive land use amendments which have an impact on school facilities;
- c) Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
- d) The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval.
- e) Other information relevant to monitoring for school concurrency.

Objective 4.4: *School Site Selection, Expansions and Closures*

The City, in conjunction with the School Board, shall implement an effective and equitable process for identification and selection of school sites and for the review of significant expansions and closures

Policy 4.4.a: *Advisory Committee*: The School Board will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.

Policy 4.4.b: *New School Sites*: When the need for a new school site is identified in the Five Year Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy 4.4.: *Expansions and Closures*: For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.d: *Expeditious Consistency Review*: At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice of its intent to the City. The City shall notify the School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.

Objective 4.5: *Maximize Co-location Opportunities*

The City shall maximize co-location opportunities between the City, the School Board, and other jurisdictions.

Policy 4.5.a: *Co-location of Facilities*: The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek opportunities to co-locate and share use of City facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 4.5.b: *Collaboration on Co-location*: Upon notice by the School Board that it is considering acquisition of a school site, the City shall promptly notify the School Board of the City's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 4.5.c: *Joint Use Agreements*: The City and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 4.5.d: *Emergency Preparedness*: To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.72, Florida Statutes. The City will coordinate with the SBAC and adjacent municipalities on requirements for such efforts.

GOAL 5: Monitoring and Evaluation of Public School Facilities Element

Objective 5.1: *Coordinate the Comprehensive Plan ~~w~~With School Facilities Plans*

On an ongoing basis, the City shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency with the comprehensive plan.

Policy 5.1.a: *Coordination of Plan Amendments*: The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur prior to December 1st of each year.

Policy 5.1.b: *Annual Meeting of the School Working Group*: Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy 5.1.c: *Annual Meeting of the City and the School Board*: On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

DEFINITIONS

The terms used in this element shall be defined as follows:

Adequate school capacity: the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

Affected jurisdictions: local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

Capacity: "capacity" as defined in the FISH Manual.

Capacity enhancement agreement: an agreement between the School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

Existing school facilities: school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

Final Subdivision or Plat / Final Site Plan: the stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

FISH Manual: the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

Land Use Decisions: future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

FISH capacity: capacity that is provided by "buildings and facilities," as defined in the FISH Manual.

Program capacity: capacity that is provided by "buildings and facilities" as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes

Planned school facilities: school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

Preliminary Subdivision or Plat / Preliminary Site Plan: any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

State Requirements for Educational Facilities: standards established by the State of Florida for the design and construction of public educational facilities.

Total school facilities: existing school facilities and planned school facilities.

Utilization of capacity: current enrollment at the time of a completed application for residential development.

Work program: the financially feasible School District's Five Year Facilities Work Program adopted pursuant to section 1013.3, F.S.

Measurable programmatic change: means a change to the operation of a school or the use of the school facility that has consistently and measurably

modifies the capacity such as the use of classrooms for special education or other special purposes.

School type: Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

DRAFT

Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan



City of
ALACHUA

THE GOOD LIFE COMMUNITY

DATA AND ANALYSIS FOR EVALUATION & APPRAISAL UPDATE FOR THE COMPREHENSIVE PLAN

I. City Description

Geography

The City of Alachua is located in the northwest quadrant of Alachua County and is part of the Metropolitan Statistical Area of Gainesville. The incorporated jurisdiction of the City of Alachua is approximately 36.3 square miles. The City of Alachua borders the City of High Springs to the northwest and the City of Gainesville to the southeast, and is proximate to the City of Newberry to the southwest and the City of Lacrosse to the northeast.

Overview

Founded in 1905, the City of Alachua's humble beginnings was that of a farming community and railroad town. Area farmers hauled their produce by wagons to packing sheds, and from there to the railroad in Alachua for transport to hungry markets north, east, and west. As the town grew and the economy evolved, almost half of the town's workers were employed by the Copeland Sausage Company. In 1976 when Copeland Sausage closed, hundreds of people were out of work, and the local economy came to a grinding halt. The downtown Main Street area, the previous center of the bustling small town, all but closed its doors and rolled up the street.

Present day Alachua is a thriving community where residents have access to vital community services; modern healthcare facilities; emergency services; water, wastewater, electric, telecommunications services; affordable housing, and education. With its small-town charm and its prime location at the intersection of Interstate 75 and U.S. Highway 441, the City of Alachua has uniqueness like no other. Through economic development and job creation, residents now have a variety of employment choices locally. Investment in local housing rehabilitation has assisted in the availability of affordable housing for residents, in conjunction with rural rental housing for low income residents.

Alachua is the second largest city in Alachua County and has partnered with many agencies such as United State Department of Agriculture Rural Development, Department of Economic Opportunity, Department of Transportation, U.S. Housing & Urban Development, Department of Environmental Protection, Office of Tourism, Trade and Economic Development as well as others to promote economic development and enhance the quality of life for its citizens.

Alachua has a rich past in providing a community where residents can raise a family without the hustle and bustle that comes with living in larger cities. Alachua has a diverse revenue stream with a \$49.5 million budget in Fiscal Year 2019-2020. Alachua is home to several major distribution centers that have broadened the tax base, provided tax revenue, utility revenue, thousands of jobs and furthered economic development in the area. Dollar General, Wal-Mart and Baugh Southeast (Sysco) have distribution centers in the southwest industrial park area of Alachua providing over 2,500 jobs to the area and accounting for an economic impact of over \$3.8 million dollars per year.

Since 2002, the City of Alachua has been aggressive in obtaining state and federal level grants to benefit residents and businesses in the community. Those funds have assisted in everything from the construction of new roads, to housing rehabilitation, to infrastructure expansion. In 2018, the City was awarded a \$6.75 million grant under the Florida Job Growth Grant Fund for the construction of the San Felasco Parkway and nearby utilities. This project was one of nine applications to be awarded a grant under the \$35 million dollar program, and connects Progress Park, which includes the University of Florida Sid Martin Biotechnology Institute, to a shovel-ready site of 280 acres.

Several major companies are based in Alachua including Sandvik and world renowned ship-building giant Marlowe-Hunter Marine. South of the center of town, Progress Park houses 30 companies and 1,500 employees within its 200 acres in addition to being the home of internationally recognized biotechnology firms specializing in world-leading research and discovery.

Main Street Alachua is a winding vision of classic small-town America with businesses ranging from restaurants, salons and specialty retail shops to newspaper offices, real estate firms, and professional services offices. In 1989, thanks to the City of Alachua Community Redevelopment Agency, Main Street was reengineered to promote economic growth and stability. Now, Main Street is the center of events in the City of Alachua and is home to over 25 businesses.

The City of Alachua has also made strides in ensuring educational opportunities for its citizens. Santa Fe College's Alachua campus opened in Summer 2009. The college offers classes specializing in biotechnology. Santa Fe High School, located on the northern side of the City offers a curriculum for students interested in the

biotechnology field, helping to create a pipeline to the college and then the biotechnology firms at Progress Park.

There are four public schools in the City of Alachua, including Irby Elementary School, Alachua Elementary School, Mebane Middle School, and Santa Fe High School, in addition to several other private and charter schools throughout the City. The City continues to partner with the School Board of Alachua County to improve and further enhance the public school facilities located within its jurisdiction.

Shopping in the City of Alachua is convenient, with grocery stores, business plazas, and the assorted offerings of Main Street. In addition, the City of Alachua has been of interest to major retail outlets interested in locating along the U.S. Highway 441 corridor.

Alachua has its own recreation facilities with courts and fields for many sports as well as parks and courts throughout the City. Alachua has its own community center, offering entertainment and resources for all ages. In 2016, the City completed Phase 1 of Legacy Park. Phase 1 of this facility includes a 42,000 square foot multipurpose center which can be used for a variety of recreational and cultural functions. Bicycle and horse trails can be found in Alachua as part of the San Felasco Hammock Preserve State Park within the southern region of the City.

Those who are new and old to Alachua have ample choices in terms of housing within the City. The City of Alachua prides itself on a variety of housing options, from luxury estates on rolling hills to modest income homes just a short distance from downtown. There are several subdivisions within the City of Alachua that provide housing on open acreage while still providing a neighborhood feeling. Many residents enjoy living near downtown shopping and area parks, thus taking advantage of sidewalk neighborhoods and Victorian style homes. Alachua also has several apartment complexes within its limits, offering units to those who may choose to rent.

While much has been accomplished, in order for the City of Alachua to continue to thrive, the City will continue to work towards strengthening the community through job creation and small business development, investments in infrastructure and neighborhood revitalization, affordable housing, preservation of the natural environment and providing for alternative modes of transportation.

II. General Assessment of Plan Data

Population, Demographic, and Economic Conditions

The estimated population for The City of Alachua in 2019 was 10,298. This is an increase of over 1,200 people from the 2010 US Census (9,059). Consistent with Chapter 163.3177(6)(a)4., and Florida Statutes, the City shall continue to designate an amount of land for future planned uses to provide for a balance of uses that fosters vibrant, viable communities and economic development opportunities and addresses outdated development patterns and shall accommodate at least the minimum amount of land necessary to accommodate the medium population projections as published by the Office of Demographic Research for at least a 10-year planning period.

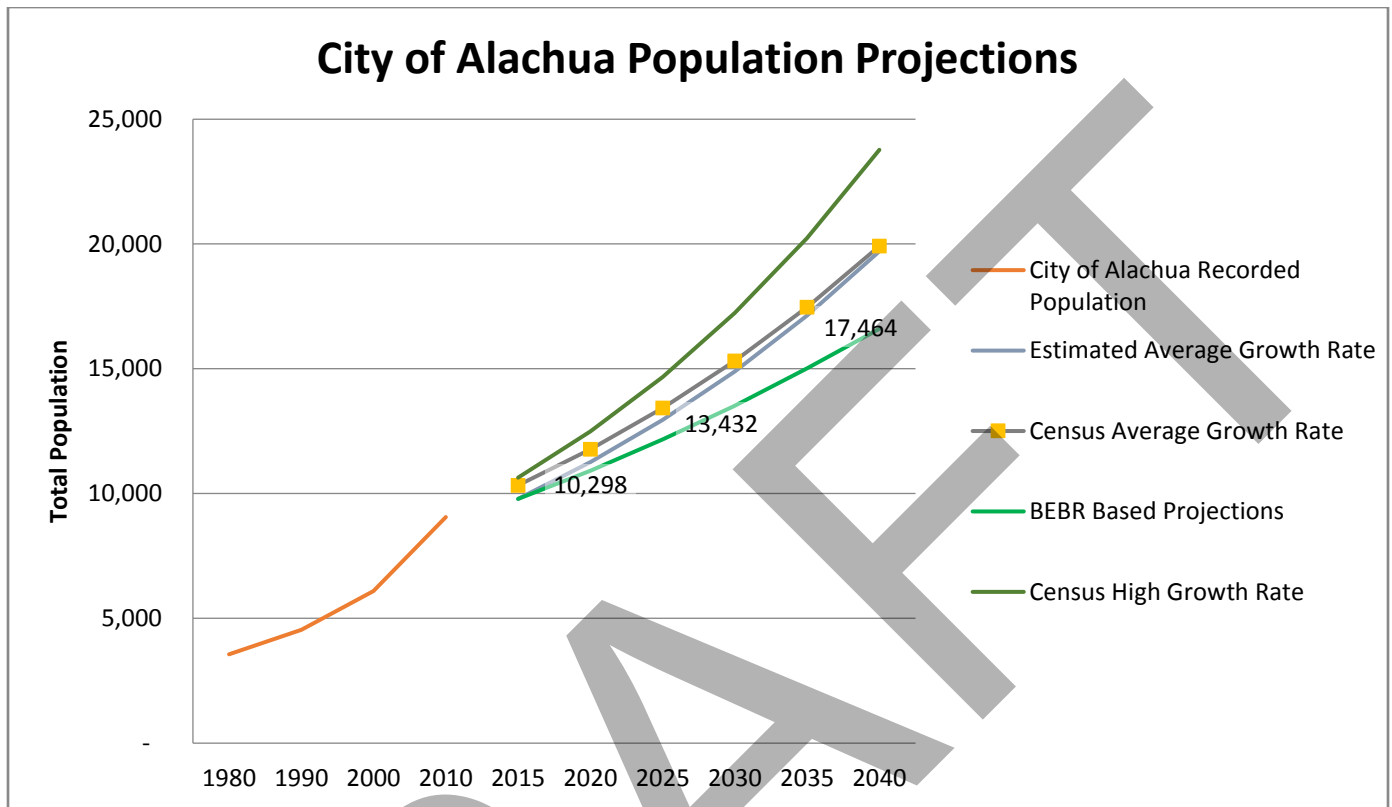
As part of the ongoing efforts associated with the Strategic Initiative to Develop a Long-Range Plan for Alachua's Future, the Planning and Community Development Department has produced projections related to the City's projected population. These projections are based on accepted planning methodologies, but are not intended or guaranteed to represent precise future data. The projections should, however, give the City a general indication of demographic trends the City can expect to experience over the next 25 years. A single, accepted methodology for forecasting the population of a given area does not exist. Instead, multiple models using different methodologies are built that generally provide for a range of potential population totals in the future. Figure 1 below shows the results of the four models used for this analysis. A more detailed explanation of the methodologies is provided below.

Summary of Population Projections Analysis

Based on the projections completed, it is reasonable to assume that the City of Alachua will, by 2035:

- Grow by approximately 7,100 people;
- Become a more diverse city, both racially and ethnically; and,
- Become a city with a significantly larger older population

Data and analysis for each of these claims will be presented and supported below.

Figure 1. Population Projections for the City of Alachua

Generally, there are no long-term population or demographic projections for a jurisdiction the size of the City of Alachua. There are, however, long term demographic projections for Alachua County. Using these projections, and estimating what share of those population projections the City of Alachua will have, a projected population for the City of Alachua can be determined. This is generally referred to as the shift-share method. There are several ways that the share of the total County population can be estimated. One approach is to assume that the City's population will continue to comprise x % of the County's population. Another approach is to assume that the City's share of the County's population will continue to grow at historical average rates or mathematically extrapolated rates. The models used to calculate the City's population projections through 2035 include: estimated average growth rate; census average growth rate; BEBR based projections; and census high growth rate.

Estimated Average Projection

Under this methodology, it is assumed that the County's population would continue to grow at the average rate derived from the County population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.45% annual population growth rate. It is also assumed that the City's share of the

County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. That is the City's share of the County population increases at a rate of 1.35% of the previous population share each year. Under this model, the City of Alachua's population would be approximately 5.02% of the County's projected population in 2035.

Census Average Projection

Under this methodology, it is assumed that both the City and the County's population would continue to grow at the growth rate derived from an average of the last four censuses (1980-2010). The County's census average growth rate is 1.48% annually, and the City's census average growth rate is 2.59% annually. Under this model, the City of Alachua's population would be approximately 4.34% of the County's projected population in 2035.

BEBR Based Projection

Under this methodology, it is assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. Using the projected populations for the County from the University of Florida- Bureau of Economic and Business Research (BEBR), the projected share of the County population is applied to these projections to derive the projected City population. Under this model, the City of Alachua's population would be approximately 4.69% of the County's projected population in 2035.

Census High Projection

Under this methodology, the City's growth rates were based on the annual growth rate derived from the 2000 and 2010 Census populations. This is a 3.17% annual population growth rate. It is assumed that the County population growth rate would be the average from the past four censuses (1980-2010). This is a 1.48% annual population growth rate. Under this model, the City of Alachua's population would be approximately 5.17% of the County's projected population in 2035.

Summary

The City of Alachua can anticipate having a population between 15,316 and 20,243 by the year 2035, based on the models used. Table 1-1 shows the predicated population of the City in five year intervals for each model. In no model is the City's population anticipated to decrease between any five year interval.

Table 1-1
Population Projections for the City of Alachua

Year	City of Alachua Recorded Population	Estimated Average Growth Rate	Census Average Growth Rate	BEBR Based Projection	Census High Growth Rate
1980	3,561				
1990	4,547				
2000	6,098				
2010	9,053				
2019				10,298	
2025		12,950	13,432	12,175	14,675
2030		14,895	15,316	13,523	17,236
2035		17,133	17,464	15,016	20,243

Because of its basis on reliable data (Censuses 1980, 1990, 2000, and 2010), and its relation to a linear trend line of this data, the use of the Census Average Growth Rate projection for planning purposes is recommended. Under this projection, the City's population will grow to 13,432 in 2025, to 15,316 in 2030, and to 17,464 in 2035. This would mean a population increase of 7,166 people over the next 15 years.

Table 1-2 below identifies the projected population of the City of Alachua and Alachua County for years 2025, 2030, and 2035.

Table 1-2
Population Projections, City of Alachua & Alachua County

Year	<u>2010</u>	<u>2019 (Est.)</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
City of Alachua Population	9,059*	10,298**	13,432	15,316	17,464
Alachua County Population	247,336*	267,306**	296,900^	314,500^	330,700^

Sources:

* US Census Bureau, 2010

** University of Florida, Bureau of Economic & Business Research

^ University of Florida, Bureau of Economic & Business Research; Projections of Florida Population by County, 2020 – 2045, with Estimates for 2018

Table 1-3 summarizes demographic, economic, and housing characteristics in City . In the City of Alachua, persons under 18 years of age comprise 28% of the total population, while median age is 39.5 years. A notable characteristic of the City is the higher proportion of single-family dwelling units. More than 75 percent of the housing in the City is comprised of single-family units, as opposed to less than 50 percent for the County.

The City averages 2.65 persons per household as opposed to 2.54 for the County. The median per capita household income for the City is \$59,819 in 2018 dollars. For the County, the median per capita household income is \$49,078 in 2018 dollars.

The City of Alachua's population is comprised almost entirely of year-round residents. A very negligible percentage of the population is represented by seasonal residents who live in the City during winter months but claim another place as their permanent residence.

Table 1-3
Demographic, Economic, and Housing Characteristics

Statistics	City of Alachua	Alachua County
Population	10,298 [†]	267,306 [†]
Male	46.3%*	48.3%*
Female	53.7%*	51.7%*
Aged by Category		
Under 18	%*28.0%^	18.0%^
+ 65	13.3%^	14.0%^
Median Age	39.5*	30.1*
Education		
Bachelor's degree or higher	37.4%*	42.5%*
Number of students enrolled in school (K – 12)	2,332 ^{††}	26,375 ^{††}
Income		
Per Capita Income	\$33,911**	\$27,896**
Median Family Income	\$59,816**	\$49,078**
Percent of population living below the poverty level	18.0%*	19.8%*
Housing Units, total	3,770*	111,002*
Single-family units	3,061*	59,162*
Mobile Homes	231*	9,703*
Multiply-family units, including duplex	478*	42,131*
Persons per household	2.65*	2.54*

Sources:

† University of Florida, Bureau of Economic & Business Research

†† School Board of Alachua County, 2019 Annual Report, School Concurrency

* US Census Bureau, 2010

** US Census Bureau, 2010 in 2018 dollars

^ US Census Bureau, 2014 – 2018 estimates

^^ US Census Bureau, 2018 estimate

Existing Land Use and Development Characteristics

Table 1-4 summarizes the current land use as generalized from GIS data published by the Alachua County Property Appraiser. The land use classifications utilized by the Department of Revenue identify specific uses were used to identify the existing land use.

Agricultural land continues to serve as the dominant feature within the City, accounting for approximately 51 percent of existing land use. There is currently vacant residential, commercial and industrial land within the City, however, based upon historical development trends and as evidenced within the past ten (10) years, additional land may be required through the planning horizon to account for future growth. Vacant residential areas are primarily located in the City's center and the southern part of the City.

**Table 1-4
Existing Land Use**

Land Use	Acreage	Percentage of Land Area
Agriculture	11,262.71	51.15
Commercial	320.45	1.45
Conservation	3,272.54	14.86
Industrial	1,251.04	5.68
Institutional	521.01	2.67
Recreation	299.54	1.36
Residential (Moderate Density)	3,533.55	16.05
Residential (Medium Density)	38.48	0.17
Residential (High Density)	16.21	0.07
Common / Open Areas	130.22	0.59
Vacant	1,367.01	6.21
Total	22,018.10	100.00

Source: Alachua County Property Appraiser, City of Alachua

Map 1-1, Existing Land Use Map

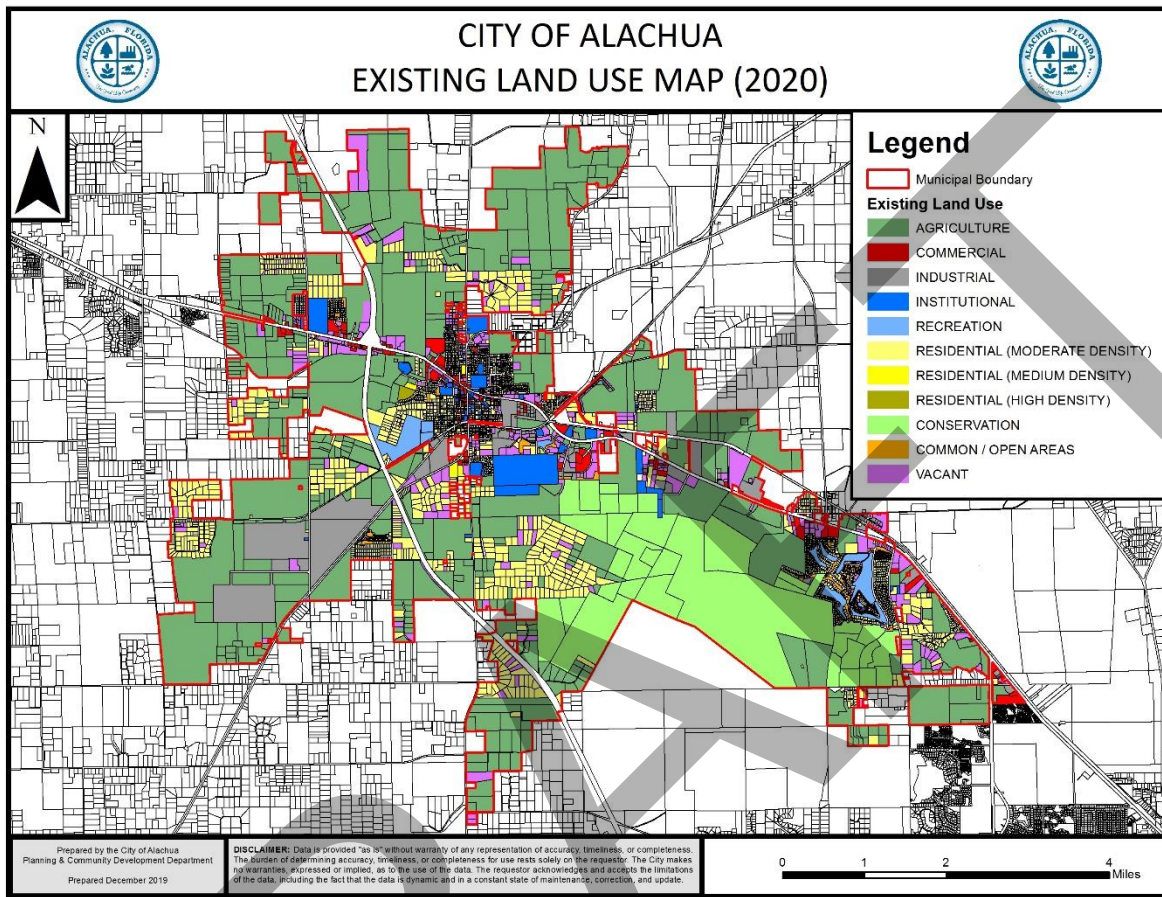


Table 1-5 identifies FLUM Designation amendments in the City of Alachua since the last major update to the Comprehensive Plan in 2013. These land use changes also include amending the Future Land Use Designations from a County designation to a City designation for those properties identified in Table 1-6. The total change in FLUM Designations consisted of 1,871.96 acres.

Table 1-5
Land Use Changes from Large and Small Scale Amendments

From	To	Acreage	Total
Agriculture (A)	Industrial (IND)	45.54	
	Medium Density Residential (MED)	5.0	
	Moderate Density Residential (MOD)	21.64	
	Public (PUBLIC)	187.45	
			259.63
Commercial (COMM)	Corporate Park (CP)	10.0	
	High Density Residential (HIGH)	19.09	
	Public (PUBLIC)	0.32	
			29.41
Industrial (IND)	Commercial (COMM)	11.72	
	Corporate Park (CP)	45.42	
	Public (PUBLIC)	10.93	
			68.07
Medium Density Residential	Corporate Park (CP)	27.88	
	High Density Residential (HIGH)	27.88	
	Moderate Density Residential (MOD)	35.82	
	Public (PUBLIC)	9.67	
			101.25

From	To	Acreage	Total
Moderate Density Residential (MOD)	Conservation (CONS)	376.58	
	Recreation (REC)	106.29	
			482.87
Rural/Agriculture (R/AG)	Agriculture (A)	558.25	
	Community Commercial (CC)	76.44	
	Industrial (IND)	6.94	
	Moderate Density Residential (MOD)	162.46	
			804.09
Rural Employment Center (R-EC)	Community Commercial (CC)	1.0	
	Commercial (COMM)	18.02	
	Corporate Park (CP)	26.98	
	Industrial (IND)	80.65	126.64
Total			1,871.96

Source: City of Alachua

Several annexations have occurred since the plan's amendment in 2013. Table 1-6 identifies annexations of land into the incorporated jurisdiction of the City of Alachua since 2013. The total changes in The City of Alachua's area amounted to 622.5 acres.

Table 1-6
Annexations from 2013-2019

Ordinance Number	Acreage
16-08	10.00
18-04	0.95
18-09	9.28
18-10	182.40
18-11	5.91
18-12	0.36
18-13	1.20
18-14	63.24
18-15	148.24
18-16	11.20
18-17	353.72
Total	622.50

Source: City of Alachua.

Table 1-7 provides a compilation of the FLUM Designations as set forth in the Future Land Use Element, the acreage of each FLUM Designation which exists within the City, and the percentage of total area of the City for each FLUM Designation.

The Agriculture FLUM Designation continues to serve as the dominant designation within the City, accounting for approximately 46 percent of the FLUM Designations. The City is not completely built-out. New and continuous redevelopment of developed land is and will continue to be encouraged by the Comprehensive Plan and Land Development Regulations.

Table 1-7
Future Land Use Map Categories, 2020

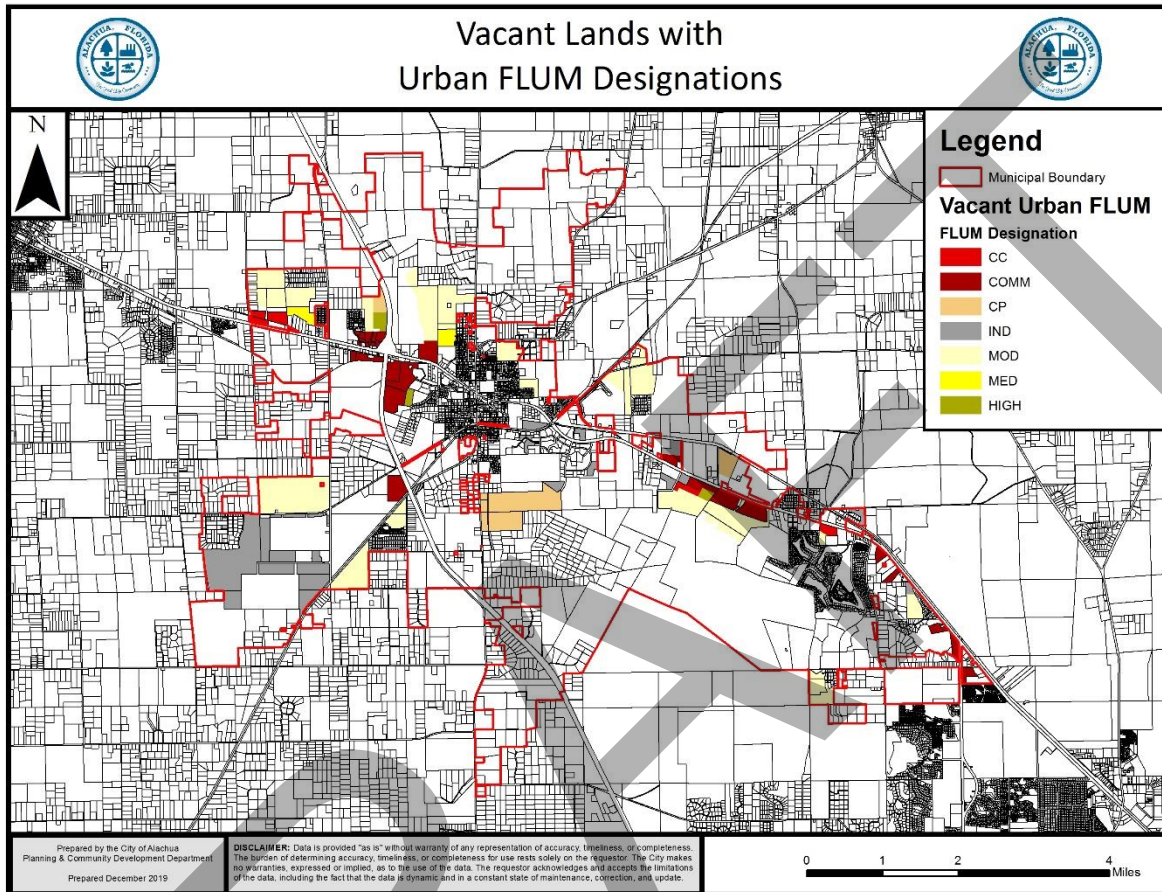
Future Land Use Map (FLUM) Designation	Acreage	Percentage
Agriculture (A)	10,219.8	46.54
Central Business District (CBD)	27.67	0.13
Community Commercial (CC)	168.49	0.77
Commercial (COMM)	1,040.65	4.7
Conservation (CONS)	2,719.59	12.39
Corporate Park (CP)	387.42	1.76
High Density Residential (HIGH)	86.72	0.39
Industrial (IND)	2,450.12	11.16
Medium Density Residential (MED)	789.10	3.59
Moderate Density Residential (MOD)	2,875.25	13.09
Public (PUBLIC)	389.5	1.77
Rural Employment Center (R-EC) (County Designation)	0	0.0
Rural/Agricultural (R/AG) (County Designation)	490.51	2.23
Rural Cluster (RC) (County Designation)	8.99	0.01
Recreation (REC)	391.59	1.78
Total	21,958.68	100.00

Table 1-8 identifies vacant potentially developable land within the City. Data obtained from the Alachua County Property Appraiser was utilized to determine the location of vacant lands based upon standard property use codes contained within the reference data. After vacant land was identified, the City identified the land within this data set with an urban Future Land Use Map Designation (Central Business District, Community Commercial, Commercial, Corporate Park, Industrial, Moderate Density Residential, Medium Density Residential, or High Density Residential) which are greater than or equal to 10 acres in size. Map 1-2 identifies the location of vacant potentially developable land.

Table 1-8
**Identification and Analysis of the Extent of Vacant and Potentially
 Developable Land**

Future Land Use Map Designation	Acreage	Percentage of Overall City Land Area
Community Commercial	81.87	0.37
Commercial	487.64	2.21
Corporate Park	340.64	1.55
Industrial	753.56	3.42
Moderate Density Residential	1,537.65	6.98
Medium Density Residential	71.91	0.33
High Density Residential	56.88	0.26

Map 1-2, Vacant Urban Land with an Urban FLUM Designation



STATE BRIEFS

TALLAHASSEE
Gene Berkowitz,
mayor at end of
civil-rights era, dies

Eugene "Gene" Harold Berkowitz, who was a Tallahassee mayor and city commissioner at the end of the civil-rights era, died early Sunday. He was 93.

Berkowitz, a local business owner, served as mayor twice when the five elected city commissioners rotated through the position. He was mayor in 1968 and again in 1971.

He was the second of two Jewish men to ever serve in the role, according to the Institute of Southern Jewish Life. The first was Sam Wahnish in 1939. Berkowitz was a member of Temple Israel.

Berkowitz's time on the city commission also coincided with integration efforts in the capital.

During the summers of 1964-67, the city

commission closed public swimming pools to avoid integrating them, according to Democrat archives. Berkowitz, who served 1967-73, was among the commissioners who voted to reopen city pools in 1968 after Martin Luther King Jr. was assassinated.

*CD Davidson-Hiers/
Tallahassee Democrat*

BOYNTON BEACH
Teen arrested for
threatening violence
at grocery

Authorities took a 14-year-old boy into custody late Monday after the teen posted threats on social media that he would commit a mass shooting at a supermarket.

The Boynton Beach Police Department said they learned of the threat Monday afternoon after being contacted by an employee of Publix Super

Markets. The post was made on the chain's corporate Instagram page.

In his post, the teen wrote that he was "gonna commit a mass shooting" at the Publix store in Boynton Beach.

Authorities were able to track down the owner of the account that appeared to have originated the post. When they arrived at the boy's home, the teenager admitted to making the post but told investigators that he meant it as a joke.

HOLLYWOOD
Authorities arrest man in
stabbing death of father

Authorities arrested a man on murder charges late Monday after fatally stabbing his father multiple times during a struggle.

Hollywood police were responding to a domestic violence call when they spotted the suspect fleeing the scene in a red Camaro.

A high-speed chase ensued along the Florida Turnpike through Broward and Miami-Dade counties, ending when the suspect's vehicle spun out of control.

The suspect, identified by police as 24-year-old Jamal Hall, was arrested without further incident. He was taken to Broward County's main jail, where he was booked on a charge of first-degree murder.

The suspect's father, Malik Ali Hall, 49, was stabbed multiple times, police said. Emergency crews rendered aid, but he died at the scene.

A motive for the slaying was not immediately known, police said.

White nationalist who ran for Senate arrested in Fla.

MELBOURNE — A white nationalist who ran for the U.S. Senate in Florida and was a featured

speaker during the 2017 "Unite the Right" rally in Charlottesville, Virginia, was arrested on charges of kidnapping, domestic violence and possession of a firearm during a crime of violence.

Augustus Sol Invictus, 36, was arrested Monday at a Florida mall by Brevard County Sheriff's deputies on a warrant issued out of South Carolina, the Miami Herald reported. Jail records described him as an "out of state fugitive."

The Herald noted that news of the arrest was first reported on Twitter by the journalist Nick Martin, who focuses on covering "hate and extremism" in the U.S.

Invictus, an Orlando-area attorney, has called for violent uprisings. During his 2016 Senate bid to unseat U.S. Sen. Marco Rubio, he got widespread attention for

claiming that he killed a goat and drank its blood as part of a pagan ritual. He failed, however, to win the nomination from Florida's Libertarian Party to challenge Rubio.

White nationalist Richard Spencer, who organized the deadly Charlottesville rally that refocused attention on the country's frayed race relations, had credited Invictus with drafting the core tenets behind the rally.

Jail records show that Invictus is being held without bond and is to appear before a judge on Jan. 15.

Invictus was taken into custody Monday afternoon by deputies from the Brevard County Sheriff's fugitive unit, public information officer Tod Goodyear said Wednesday.

The Associated Press

FOOD

From Page B1

Between 1976 and 1984, the Airstream made it to eastern Canada, the Ozarks and all the way down to Panama.

Opus Airstream will feature special drinks related to its past destinations, such as a coffee with huckleberry syrup inspired by its time at Glacier National Park in Montana and a pineapple nitro cold brew coffee with coconut, a nod to its adventures in Panama and Costa Rica.

Opus Airstream's hours are Monday-Saturday from 8 a.m. to 3 p.m.

Humble Wood Fire

If you're in the mood for Neapolitan-style pizza, or maybe a grilled bagel, Humble Wood Fire has an oven set up to deliver food to your taste buds in under five minutes.

Humble Wood Fire's counter service space at 405 SW Fourth Ave. is planning to open by fall 2020, but until then, customers can get a taste of classic and unique pizza and bagel flavors at their mobile location, set up in the food park weekly.

Pizzas range from classic Margherita, which has a tomato sauce base topped with mozzarella and basil, to the exotic Coconut Curry, which has a coconut curry sauce base topped with Yukon potatoes, marinated tempeh or chicken, red onion, mozzarella and cilantro.

Owner Brett Ader's favorite is the Funghi, which has a base of cashew alfredo sauce and is topped with thyme, shiitake mushroom "bacon," crimini mushrooms and mozzarella.

"The shiitake mushrooms are prepared in a way that is similar to bacon, and they get all crispy," said Ader, who is a vegetarian.

Many pies have vegetarian tempeh available as their protein.

On Fridays, the Fourth Avenue location sells organic, homemade, wood-fired bagels. Bagels are sold from 8 a.m. until noon or sellout. A variety of toppings are available.

Humble Wood Fire also has a fixed-trailer location at Depot Park next to the Boxcar. The location is open Thursday-Friday from 5-9 p.m. and Saturday-Sunday from 12-9 p.m.

Ferhenbacher's Artisan Sausage

After attending culinary school and working at restaurants for several years, Adam Fehrenbacher decided to return to his Midwestern



Adam Fehrenbacher holds a tray of his sausages at Fehrenbacher's Artisan Sausages, 411 SW Fourth Ave., on Dec. 18 in Gainesville. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

farming roots.

"I was getting burned out from working all the long hours, every holiday," he said.

Two years ago, he founded Fehrenbacher's Artisan Sausage, 411 SW Fourth Ave., where he pulls from his culinary heritage, hunting and farming with his family and his professional experience to create classic and unique sausage flavors and dishes.

"What makes ours unique is what we don't put in it," he said.

Rather than using preservatives and other additives, the shop uses as few ingredients in its products as possible.

Ferhenbacher's favorite sausage contains just the meat (a pork sausage in this case) and three spices: salt, pepper and paprika.

Some of the shop's more exotic flavors include a Szechuan sausage that contains Szechuan peppercorns and gochujang, a Korean chili paste; and a Kimchi sausage, named for the Korean side dish of fermented salted vegetables.

"We try to keep some eclectic things on the menu," Fehrenbacher said.

All sausage is also hand-cranked through a manual grinder. Last year, Fehrenbacher said his team cranked 12,000 pounds of sausage at the shop.

Fehrenbacher's features about six or seven choices of sausage on the menu at any given time, and has featured more than 70 varieties total. A menu of sandwiches and meat boards rotates with the sausages. Beer and wine are available.

Fehrenbacher's Artisan Sausage is open for lunch and dinner Tuesday-Friday from 10 a.m. to 6 p.m. and Saturday from 11 a.m. to 6 p.m.

Sublime Tacos

Sublime Tacos, formerly Cilantro Tacos, opened at the park 317 SW Fourth Ave. in July

and rebranded in October.

Sublime's menu consists of a variety of tacos, with everything from shrimp, chicken and barbecue to vegetarian and vegan options.

Nachos, burritos and quesadillas also are available.

Fresh chips and salsa or elote, Mexican grilled corn, are some side-dish choices to round out your

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 January 14, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the Comprehensive Plan Goals, Objectives and Policies in the Administration and Implementation, Monitoring and Evaluation, Future Land Use, Transportation, Housing, Community Facilities and Natural Groundwater Aquifer Recharge, Conservation and Open Space, Recreation, Intergovernmental Coordination, Capital Improvements, and Public School Facilities Elements based on the Evaluation and Appraisal of the Comprehensive Plan pursuant to Section 163.3191 of Florida Statutes.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

meal.

Owner Sen Khiez previously told The Sun the restaurant menu did not change after its rebranding, but will likely offer new options in the future.

Sublime Tacos is open Monday-Saturday from 11 a.m. to 9 p.m. The restaurant is closed Sundays.

BakerBaker

Amanda Bowers started baking her way through a cookbook to pass time several years ago, and she hasn't stopped since.

"People told me I have a knack for it," she said. "It's just something I really love."

She folds and kneads and presses dough to create the cookies, breads, muffins, scones

and more she offers to her wholesale partners at BakerBaker, 407 SW Fourth Ave.

Pastry-seeking Gainesville residents can find Bowers' goods at Opus Coffee locations, including new items that will be special to the Airstream.

Bowers bakes 1,000 pastries daily for Opus.

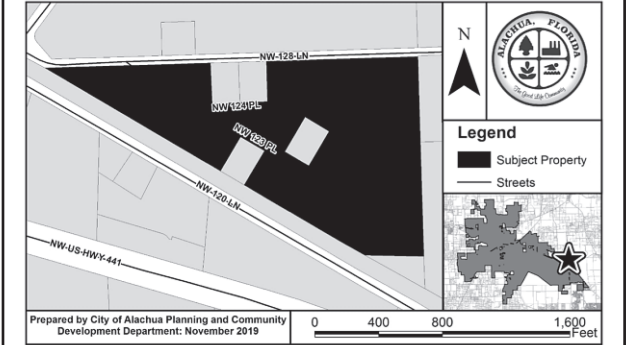
Her favorite good to make is croissants because they require the most skill and finesse. One of the keys to good croissants, Bowers said, is high-quality butter.

Bowers' flaky croissants take a total of four days to make from start to finish, she said, because of the time the dough needs to rest between steps.

"You have to be patient," she said.

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City of ALACHUA

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