

Regular City Commission Meeting Agenda November 27, 2023

Mayor Gib Coerper

Vice Mayor Dayna Miller

Commissioner Jennifer Blalock

Commissioner Shirley Green Brown

Commissioner Edward Potts

City Manager Mike DaRoza

City Attorney Marian Rush

The City Commission will conduct a
**Regular City Commission Meeting
At 6:00 PM**

to address the item(s) below.

Meeting Date: November 27, 2023

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

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

**APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY
TITLE ONLY**

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Senior Resources Advisory Board (SRAB) Appointments

IV. PUBLIC HEARINGS AND ORDINANCES

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

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

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

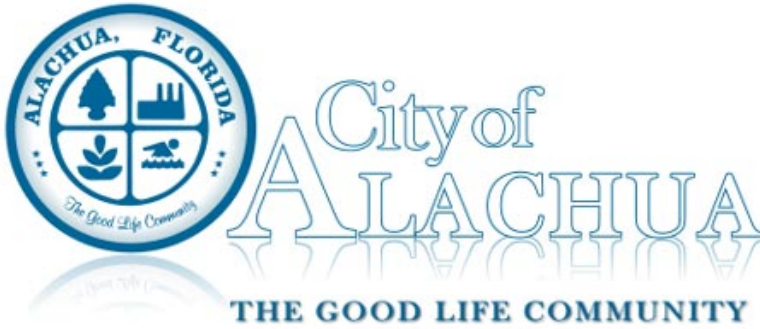
VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

- Reduction of Code Enforcement Lien
- October 23, 2023, City Commission Meeting Minutes
- November 13, 2023, City Commission Meeting Minutes



Commission Agenda Item

MEETING DATE: 11/27/2023

SUBJECT: Senior Resources Advisory Board (SRAB) Appointments

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Appoint applicants to the SRAB, terms ending October 2, 2026.

Summary

The Senior Resources Advisory Board (SRAB) is a five-member board of the City Commission. The purpose of this board is to serve in an advisory role to the City Commission by providing information on all issues of importance to senior citizens in our community. The Board meets quarterly.

The City advertised for applications for the SRAB in Alachua County Today on August 24, 2023, and August 31, 2023. Notices of the vacancies were also posted on community bulletin boards and the City's website. The SRAB has two (2) vacancies. The appointment will be for a three-year term ending October 2, 2026.

The City received two (2) applications:

Tom Hubbard
Allen Jones

The applicants have been advised that the Commission will be considering the item and have been invited to attend the meeting.

FINANCIAL IMPACT: No

ADDITIONAL FINANCIAL INFORMATION:

ATTACHMENTS:

- | | Description |
|--------------------------|---------------------------|
| <input type="checkbox"/> | Ad - Alachua County Today |
| <input type="checkbox"/> | App - Hubbard, Tom |
| <input type="checkbox"/> | App - Jones, Allen |
| <input type="checkbox"/> | Ballot |

Clinton Cathcart
386-249-2766

Lawn Maintenance Pressure Washing
Tree Pruning

Emeraldcutzplus@gmail.com

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Sit on your butt while we get it cut!

The newest catalog for SF Community Education courses is now available.

Seek out fun experiences and opportunities to learn new hobbies or skills with these non-credit courses open to the public. See the full list of classes at sfcollege.edu/communityed or scan the QR code.



City of **ALACHUA**

ADVISORY BOARD VACANCY

SENIOR RESOURCES

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

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

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



City of **ALACHUA**

NOTICE OF VACANCY CITIZEN ADVISORY TASK FORCE (CATF)

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

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

www.cityofalachua.com

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

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

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

Advertisement for Proposal

The Gainesville Housing Authority solicits Requests for Proposal licensed, and responsible firms GHA with Construction Service Center Repairs and Renovations FL 32641.

RFP 2023-28 Training Center R

All bidders are invited to attend a Pre-bid meeting located at 2626 E. University Avenue, Gainesville, Florida, Wednesday, September 27, 2023 at 11:00 AM.

Bids are to be submitted no later than Tuesday, October 17, 2023. All bids or prior will be publicly opened and held at the Gainesville Housing Authority located at 1900 SE 4th Street, Gainesville, Florida 32601.

Bid Guarantee: Bid Bond, Certified Check, or Cash, in the amount of less than 5% of bidder payable to the Gainesville Housing Authority.

How to obtain Bid

Contract documents (plans and specifications) are available on DemandStar at <https://network.demandstar.com> go online to electronically download.

Date and Time for Receipt of Bids:
Tuesday, October 17, 2023

Proposals are to be submitted electronically at gnyha.org or through DemandStar at <https://network.demandstar.com>

By: Ms. Pamela E. Williams
Gainesville Housing Authority



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

Alachua County Today
is your best source for local news
386.462.3355

Alachua County Commission kills
harry meat processing facility

Application



City of ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: Tom Hubbard Date: Nov 8, 2022

Physical Address: 15728 NW 118 pl

Mailing Address: same

Email Address: oh6888635@yahoo.com

Phone (Daytime): 352-222-1363

Alternate Phone: same

Are you a resident of the City of Alachua? Yes No

Briefly state why you want to be a member of the Senior Resources Advisory Board:

I am interested in our local governing process, and like being part of solutions.

Applicant's Signature: Tom Hubbard

Please return this application to the City Clerk's Office located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616





City of ALACHUA

APPLICATION FOR SENIOR RESOURCES ADVISORY BOARD MEMBERSHIP

Name: Allen Jones Date: 11/8/23

Physical Address: 14336 NW 159th Place

Mailing Address: P.O. Box 1785 Alachua Fla. 32616

Email Address: alboojones@aol.com

Phone (Daytime): 352-219-0524

Alternate Phone: _____

Are you a resident of the City of Alachua?

Yes No

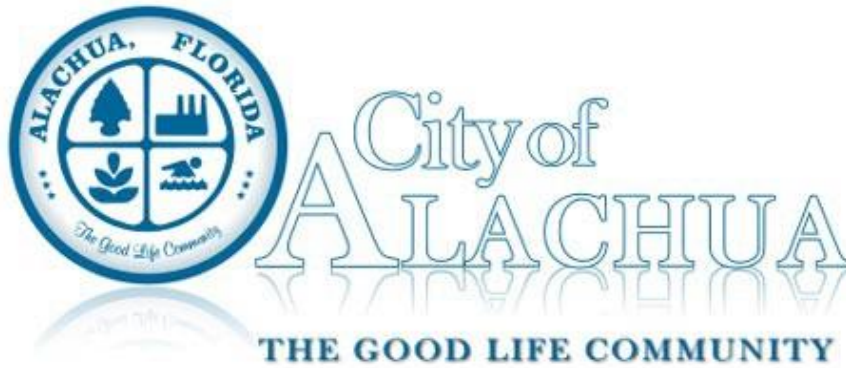
Briefly state why you want to be a member of the Senior Resources Advisory Board: I like doing

for the senior

Applicant's Signature: Allen Jones

Please return this application to the City Clerk's Office located at City Hall, 15100 NW 142nd Terrace, or mail the application to:

City of Alachua
ATTN: City Clerks Office
P.O. Box 9
Alachua, FL 32616



November 27, 2023 – Senior Resource Advisory
Board Term Ballot

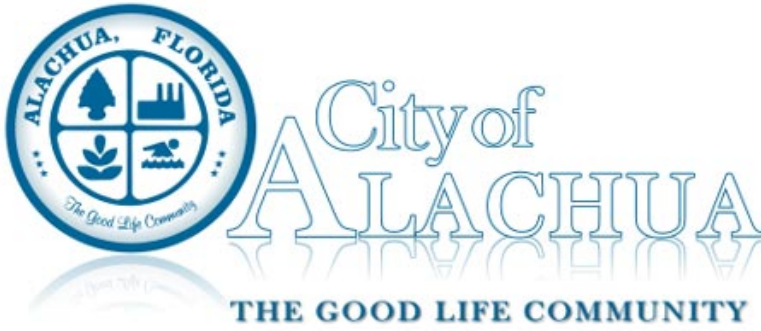
_____ Tom Hubbard

_____ Allen Jones

Please vote for a maximum of two candidates.

_____ November 27, 2023

Signature



Commission Agenda Item

MEETING DATE: 11/27/2023

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

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 24-01 on first reading and schedule second and final reading for December 11, 2023.

Summary

This application is a request submitted by Clay Sweger, AICP, LEED AP of eda consultants, Inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would make changes to the City's LDRs, revising the following sections:

- Article 2, Sections 2.4.9(E)
- Article 2, Section 2.4.10 (G)
- Article 3, Section 3.4.2
- Article 4, Section 4.3.1 (A)
- Article 5, Section 5.1
- Article 6, Section 6.2.1 (A)

- Article 6, Section 6.2.1 (D)
- Article 6, Section 6.5.4 (A)
- Article 7, Section 7.4
- Article 7, Section 7.8

The applicant contends that the proposed amendment will enable the City to foster continued quality urban development by providing additional flexibility for developers and property owners.

At the November 14, 2023 Planning and Zoning Board hearing the Board voted 3-1 in favor of forwarding the amendments to the City Commission with a recommendation to approve and to consider the recommendations of the City Attorney.

After publication of the agenda for the November 14, 2023 Planning and Zoning Board meeting, changes were made to Section 6.2.1 (A) and Section 6.2.1 (D). These changes were presented at the Planning and Zoning Board and made available to the public through a separate print out. These changes have been incorporated into the text of the Ordinance. The handout has also been included as a separate attachment to the agenda item as well. No other changes have been made to the proposed Ordinance.

Draft minutes of the November 14, 2023 Planning & Zoning Board hearing have been provided as an attachment.

ATTACHMENTS:

Description

- ▢ Ordinance 24-01
- ▢ Staff Report and Staff Supporting Materials
- ▢ Application and Supporting Materials
- ▢ Public Notice Materials for 11/14/23 PZB Hearing
- ▢ Handout of Additional Changes Presented at PZB Hearing
- ▢ Draft November 14, 2023 PZB Hearing Minutes
- ▢ Public Notice Materials for the 11/27/23 City Commission Hearing

ORDINANCE 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on November 14, 2023; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on November 14, 2023, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on November 27, 2023 and on _____, 2023; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on November 27, 2023 and _____ and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

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

Passed on First Reading the 27th day of November 2023.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____ 2023.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 2.4.9 (E) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.9 (E) remains in full force and effect:

Sec. 2.4. Specific Requirements for applications for development permits.

2.4.9 *Minor site plans, site plans, and infrastructure plans.*

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

(1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

- (a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
- (b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
- (c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.
- (d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.
- (f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)—(e) are met:

- (a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.
- ~~(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.~~
- ~~(f)~~(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:
 - (i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and
 - ~~(ii) A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of~~

~~infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.~~

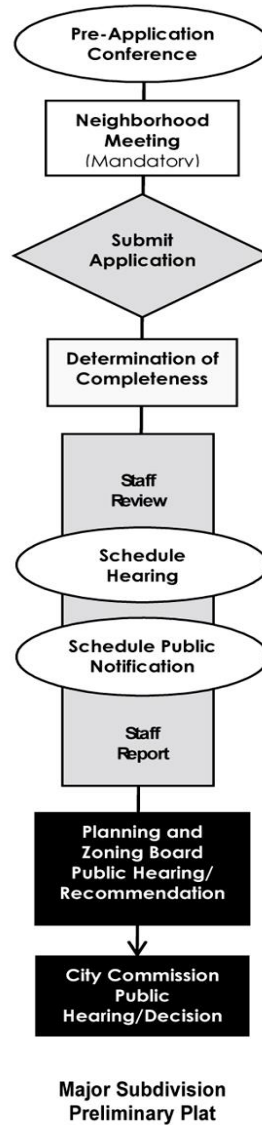
- ~~(g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~
- ~~(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this~~

~~section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

Section 2.4.10(G) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10 (G) remains in full force and effect:

(G) *Major subdivision.*

- (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.
- (2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.
- (3) *Preliminary plat.*
 - (a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.
 - (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



- (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.

- (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.
- (e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
- (g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.
- (h) *Expiration.*
- (i) For subdivisions that are being developed in a single phase, the approval of a preliminary plat shall be valid until the latter of:
 - ~~(a) a.~~ Thirty-six months following original approval of the preliminary plat by the City Commission; or,
 - ~~(b) b.~~ ~~Six~~ Twelve months following the approval of construction plans for all or a portion of the preliminary plat; ~~or,~~
 - ~~(c) Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.~~
 - (ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:

- a. Thirty-six months following original approval of the preliminary plat by the City Commission;
 - b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,
 - c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.
- ~~(ii)~~(iii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat for a subdivision being developed in a single phase shall in no case be valid for a period of more than ~~six~~ five years from the original date of approval by the City Commission and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission.
- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant ~~one-up to two~~ extensions not to exceed 12 months each. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.
- (j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:
- (i) Reduction or increase of total number of lots by not more than ~~three~~ five percent of original approved amount;
 - ~~(ii) Increase in total number of lots by not more than two~~ five percent of ~~the original approved amount;~~
 - ~~(ii)~~~~(iii)~~ Modification to lot dimensions and sizes for no more than ~~ten~~ fifteen percent of the total number of approved lots; and

~~(iii)(iv)~~ Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than ~~25~~ 40 feet from original approved locations.

(4) *Construction plans.*

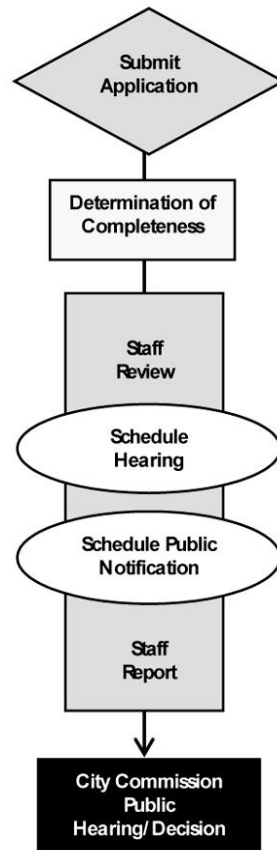
- (a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
- (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
- (d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.
- (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.
- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

- (a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
- (b) The subdivider agreement shall include, but is not limited to, the following:
 - (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements-, if improvements are proposed to be completed after final plat recordation.
 - (v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements-, if improvements are proposed to be completed after final plat recordation.
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
 - (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.

(6) *Final plat.*

- (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.



Major Subdivision
Final Plat

- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.

- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
- (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements; if improvements are proposed to be completed after final plat recordation.
 - (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.

- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.~~ in accordance with the following requirements:
- (i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;
 - (ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.
 - (iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.
- (7) *Inspection of public and private improvements.*
- (a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the

subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

- (b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
 - (c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.
- (8) *Warranty period following passing inspection.*
- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
 - (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.

- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Section 3.4.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 3.4.2 remains in full force and effect:

Sec. 3.4. Residential districts.

3.4.2 *List of residential districts and specific purposes.*

- (A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.
- (B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.
- (C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this

district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The ~~minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.

- (D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.
- (E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.
- (F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.
- (G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks

and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

- (H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Section 4.3.1 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.3.1 (A) remains in full force and effect:

Sec. 4.3. Use specific standards.

4.3.1 *Residential uses.*

(A) *Household living.*

- (1) *Mobile home park.* A mobile home park located in the RMH-P district shall comply with the following standards:
- (a) *Site area.* Be a minimum of ten acres in area.
 - (b) *Minimum park width.* Be a minimum width of 400 feet.
 - (c) *Minimum park area.* Include a minimum of 5,000 square feet for each mobile home unit.
 - (d) *Setback from perimeter of park.* Set back all development a minimum of 35 feet from the perimeter of the park.
 - (e) *Streets and driveways.* Construct all streets and driveways using generally accepted engineering practices to allow proper drainage of the entire park, and safe and adequate access to each mobile home site.

- (i) *Pavement width.* All streets shall have a minimum pavement width of 20 feet.
 - (ii) *Right-of-way width.* In cases where streets in a mobile home park are public, they shall be built to the standards for residential streets. (See Section 7.3.1, Streets.)
- (f) *Setback from streets.* Set back all homes a minimum of 20 feet from all streets or access points, as measured from the right-of-way edge.
- (g) *Streetlighting.* Light all streets or driveways at night with electric lights providing a minimum illumination of 0.2 footcandles.
- (h) *Parking.* Not allow parking on any mobile home park access or circulation drive.
- (i) *Active recreation area.* Provide a minimum of 15 percent of the gross land area for active recreation uses, which will be credited against the open space set-aside standards of Section 6.7, Open space standards.
- (j) *Mobile home stands.* Locate each mobile home within the park on a stand that is:
 - (i) A minimum of 3,500 square feet in area.
 - (ii) A minimum of 40 feet in width, on average.
 - (iii) Clearly defined by permanent markers that physically delineate its location within the park.
 - (iv) Designed so each mobile home will be adequately supported and anchored so as to comply with the State requirements for the anchoring of mobile homes.
- (k) *Spacing between mobile home stands.* Space each mobile home stand a minimum of 20 feet apart.
- (l) *Mobile home skirt.* Surround each mobile home with a skirt or apron that is placed between the bottom of the unit and the ground. (The skirt or apron shall be adequately maintained by the owner of the mobile home.)
- (m) *State regulations.* Meet all applicable State laws and regulations.
- (n) *Public water and wastewater.* Mobile home parks with densities over two dwellings per acre are required to be served by public water and wastewater systems.

- (2) *Manufactured home dwelling.* A manufactured home dwelling shall comply with the following standards:
- (a) *Permanent foundation and anchoring.* Be placed on a permanent foundation and anchoring, consistent with the requirement of State law and the F.A.C., as amended.
 - (b) *Permanently enclose underfloor.* Permanently enclose the underfloor area.
 - (c) *Remove transportation equipment.* Remove all transportation-related equipment.
 - (d) *Minimum width of unit.* Not be less than 20 feet in width.
 - (e) *Minimum roof pitch; minimum distance, eaves to ridge.* Design the pitch of the main roof to be not less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge to be one-half of the minimum horizontal dimension.
 - (f) *Roof materials.* Be constructed with roof material that is similar in texture, color and appearance to that of single-family detached dwellings in the surrounding area.
 - (g) *Roof overhang.* Have a roof overhang on all sides of at least six inches.
 - (h) *Exterior finish; light reflection.* Use materials for the exterior finish that is similar in texture, color and materials to detached single-family dwellings in the surrounding area in which it is located, and are applied in such a manner as to make the dwelling similar in appearance with surrounding single-family detached dwellings. (Reflection shall not be greater than from siding coated with clear, white, gloss exterior enamel.)
 - (i) *Single-family detached dwellings.* Shall comply with the orientation, building massing, building materials and architectural variability standards as per Subsection 4.3.1(A)(4) of this section.
- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
- (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the

- dwelling units are deed-restricted affordable housing for low-income residents.
- (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, or rear of the building or enclosed individual garage units that are integrated into individual residential units.
 - (ii) Where off-street surface parking areas lots are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
 - (f) *Garages with multifamily buildings.* Design garages with multifamily development, ~~including townhouses,~~ as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
 - (g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the

- street per dwelling, with a minimum separation of two feet between the doors-; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.
- (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area- or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.
- (4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:
- (a) *Orientation.* Be oriented so the primary entrances face the street.
 - (b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.
 - (c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.
 - (d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other homes-elevations exterior design features and components in at least ~~four~~ five of the following ~~seven~~ twelve ways: at least a two-foot horizontal and/or vertical variation of the

placement and/or size of all windows and doors on the front facade; the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns; the use of different surface materials; substantial variation in the location, ~~and/or~~ proportion, ~~and/or design~~ of garages and garage doors (which may include variations in paneling, molding, glazing and trim); variation in the width of the front facade by two feet or more; the location, ~~and~~ proportion, and articulation of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~or~~ the use of roof dormers; or functional visible chimneys. Mirror images of the same configuration do not meet the definition of distinctly different.

Section 5.1.2 of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 5.1.2 remains in full force and effect:

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1–2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3

All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	7,500 <u>6,000</u>	50	20	7.5 <u>5</u> for each	15	Sec.	65	45% <u>65%</u>	4
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>	5.2.2(B)		<u>75%</u>	<u>4</u>
Dwelling townhouse, and two- to four-family	7,500 <u>4,000</u> per unit for the first 2 units; 2,000 per unit for each additional	50 <u>40 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			60% <u>75%</u>	<u>4</u>
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	6,000 <u>5,000</u>	50	20	7.5 <u>5</u> for each	15	Sec.	65	50% <u>65%</u>	6
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>	5.2.2(B)		<u>75%</u>	<u>6</u>
Dwelling, single-family attached; townhouse, and two- to four-family	6,000 <u>2,500</u> per unit for first 2 units; 2,000 per unit for each additional	40 <u>25 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			60% <u>75%</u>	<u>6</u>
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park ¹ , dwelling, mobile home	10 acres for park site; 5,445	400 for site; 40 average	35 at site perim.; 20 between	25 at site perim.; 20 between	15	Sec. 5.2.2(B)	65	30%	8

	per DU; 3,500 per park stand	for park stand	homes and from access drives	homes and from access drives					
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single-family detached	6,000 <u>5,000</u>	50	20	7-5 <u>5</u> for each	15	Sec. 5.2.2(B)	65	40% <u>65%</u>	8
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>			<u>75%</u>	<u>8</u>
Dwelling, single-family attached, townhouse, and two- to four-family	10,000 <u>2,500 per unit for first 2 units; 2,000 per unit for each additional</u>	<u>40</u> <u>25 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			<u>75%</u>	<u>8</u>
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between buildings	20 at site perim.			<u>75%</u>	
All other uses	None	None	35	25 for each	35			35%	
RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	7-5 <u>5</u> for each	15	Sec. 5.2.2(B)	65	40% <u>65%</u>	15
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>			<u>75%</u>	<u>15</u>
Dwelling, single-family attached, townhouse, and two- to four-family	5,000 <u>2,500 per unit for first 2 units; 2,000 per unit for each additional</u>	<u>40</u> <u>25 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			<u>75%</u>	<u>15</u>
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between buildings	20 at site perim.			<u>75%</u>	
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									

[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.
[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[5] <u>Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.</u>

¹ Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

² Note. There are also use-specific regulations for such parks found in Article 4.

Section 6.2.1 (D) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.2.1 (D) remains in full force and effect:

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

- (A) Purpose. The purpose of these tree protection standards is to limit the destruction of and ensure the survival , including maintenance, of as many trees and accessory plants as possible , and to allow the removal and replacement of unhealthy trees, plants, and landscaping throughout ~~in~~ the City. The maintenance of existing trees and replanting of new trees is necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.

(D) *Tree planting, relocation, replacement, credit, banking.*

- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term

"healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.

- (2) *During development.* During development or site alteration activities, the following standards shall be met:
- (a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.
 - (b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.
 - (c) No attachments shall be secured to trees designated to remain on site.
 - (d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.

- (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.
- (f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:
 - (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;
 - (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
- (g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.
- (h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.
- (3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.
 - (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

- (b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.
- (4) *Tree replacement.*
- (a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~if~~ if it is feasible, the regulated, heritage, or champion tree may be relocated ~~related~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. Trees proposed to be planted as replacement trees may be installed within the proposed development area, provided, however, there must be prior approval of the City before any trees may be placed within the proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.
- (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).
- (c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.
- (d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).
- (e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.

- (f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
 - (g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
 - (h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.
 - (i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.
 - (j) The owner of the parcel (or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association) shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.
 - (k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:
 - (i) A report from a certified arborist documenting that:
 - a. The tree is dead; or
 - b. The tree is seriously diseased and treatment is not practical; or
 - c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.
- (5) *Tree removal.*
- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
 - (c) A copy of the tree removal permit shall be posted on the site during these activities.
- (6) *Tree credits.*
- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.
 - (b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.
 - (c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-

income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i). In cases where off-site mitigation plantings are installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required. Such surety device may be used by the City as a tree mitigation payment if the developer fails to perform the required off-site landscape mitigation plantings, as prescribed in a Subdivider's Agreement. Trees authorized for off-site mitigation shall be planted in private developments as referred to above or in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be

paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

Section 6.5.4 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.5.4 (A) remains in full force and effect:

Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(A) *In residential and agricultural districts.*

- (1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.
- (2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:
 - (a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;
 - (b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;
 - (c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;
 - (d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;
 - (e) No such sign shall exceed 100 square feet in area;
 - (f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;

- (g) The sign must bear no commercial message;
 - (h) Where the application for the sign relates to a neighborhood that has not been built, the approximate location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;
 - (i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.
 - (j) Timing. The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.
- (3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:
- (a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.
 - (b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.
 - (c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

Section 7.4.1 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 7.4.1 remains in full force and effect:

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 *Posting of surety device for public improvements.*

- (A) ~~An infrastructure plan or a~~ final plat, if improvements are proposed to be proposed to be completed after final plat recordation, shall not be approved by the City

Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.

- (B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved ~~infrastructure plan~~, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Section 7.8.1 (A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 7.8.1 (A) remains in full force and effect:

Sec. 7.8. Maintenance.

7.8.1 *Subdivider responsible for maintenance.*

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion and issuance by the City of a Certification of Completion of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ issuance by the City of a

Certification of Completion of all required improvements shall be remedied and corrected at the subdivider's expense.



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

November 14 ,2023

SUBJECT: A request to amend the City of Alachua Land Development Regulations by amending Article 2, Sections 2.4.9(E) and Section 2.4.10 (G); Article 3, Section 3.4.2; Article 4, Section 4.3.1 (A); Article 5, Section 5.1; Article 6, Section 6.2.1 (D), Section 6.5.4 (A); and Article 7, Section 7.4, and 7.8

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP
eda consultants, inc.

PROJECT PLANNERS: Kathy Winburn, Planning and Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by Clay Sweger, AICP, LEED AP of eda consultants, inc., to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would make numerous amendments to the City's LDRs, revising the following sections:

- ❖ Article 2, Sections 2.4.9(E)
- ❖ Article 2, Section 2.4.10 (G)
- ❖ Article 3, Section 3.4.2
- ❖ Article 4, Section 4.3.1 (A)
- ❖ Article 5, Section 5.1
- ❖ Article 6, Section 6.2.1 (D)
- ❖ Article 6, Section 6.5.4 (A)
- ❖ Article 7, Section 7.4
- ❖ Article 7, Section 7.8

The applicant contends that the proposed amendment will enable the City to foster continued quality urban development by providing additional flexibility for developers and property owners.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.

Sec. 2.4. Specific requirements for applications for development permits.

2.4.9 Minor site plans, site plans, and infrastructure plans

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

- (1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:
 - (a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
 - (b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
 - (c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.
 - (d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
 - (e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.
 - (f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.
- (2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)–(e) are met:

- (a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.
- ~~(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.~~
- ~~(f)(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:~~
 - (i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and
 - (ii) ~~A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.~~
- ~~(g) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right of way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right of way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~

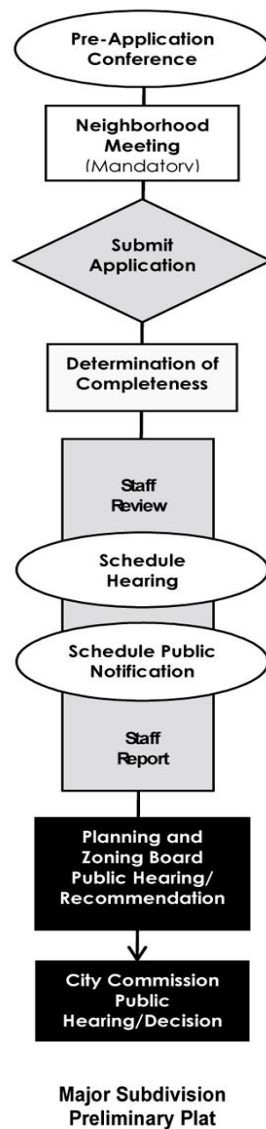
~~(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

Staff Commentary: The proposed amendment would remove the surety requirements for improvements completed as part of the infrastructure plan review process.

2.4.10 *Subdivision.*

(G) *Major subdivision.*

- (1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.
- (2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.
- (3) *Preliminary plat.*
 - (a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.
 - (b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



- (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.
- (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or

approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.

- (e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
- (g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.
- (h) *Expiration.*
 - (i) For subdivisions that are being developed in a single phase, the approval of a preliminary plat shall be valid until the latter of:
 - ~~(a) a.~~ Thirty-six months following original approval of the preliminary plat by the City Commission; or,
 - ~~(b) b.~~ Six Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,
 - ~~(c) c.~~ Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.
 - (ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:
 - a. Thirty-six months following original approval of the preliminary plat by the City Commission;
 - b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,
 - c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.
 - ~~(iii)~~ (iii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat for a subdivision being developed in a single phase shall in no case be valid for a period of more than six five years from the original date of approval by the City Commission and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission.
- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant ~~one up to two~~ extensions not to exceed 12 months ~~each~~. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.
- (j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval

other than those minor amendments listed below, which may be approved by the Land Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:

- (i) Reduction or increase of total number of lots by not more than ~~three~~ five percent of original approved amount;
- ~~(ii)~~ Increase in total number of lots by not more than ~~two~~ five percent of the original approved amount;
- ~~(ii)~~~~(iii)~~ Modification to lot dimensions and sizes for no more than ~~ten~~ fifteen percent of the total number of approved lots; and
- ~~(iii)~~~~(iv)~~ Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than ~~25~~ 40 feet from original approved locations.

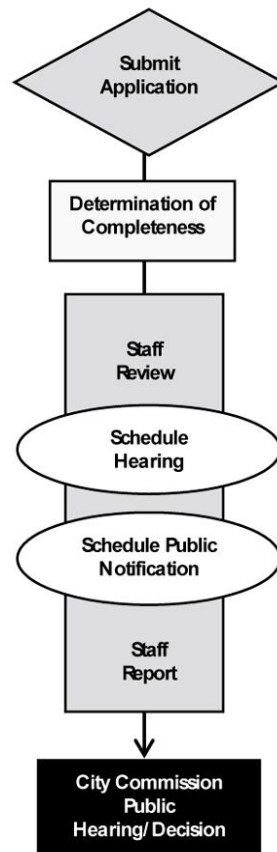
(4) *Construction plans.*

- (a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
- (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
- (d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.
- (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.
- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

- (a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.
- (b) The subdivider agreement shall include, but is not limited to, the following:

- (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation.
 - (v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation.
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
 - (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.
- (6) *Final plat.*
- (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.



**Major Subdivision
Final Plat**

- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in

accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:

- a. Certificate of subdivider's surveyor;
- b. Certificate of City's review surveyor;
- c. Certificate of approval by County Health Department, if applicable;
- d. Certificate of approval by the Attorney for the City;
- e. Certificate of approval by the City Commission; and
- f. Certificate of filing with the Alachua County Clerk of Court.

(e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.~~ in accordance with the following requirements:

- (i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;
- (ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.
- (iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.

(f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.

(g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

(7) *Inspection of public and private improvements.*

(a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement. Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

- (b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
 - (c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.
- (8) *Warranty period following passing inspection.*
- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
 - (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
 - (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Staff Commentary: The proposed amendments would provide flexibility and clarity in allowing minor modifications to approved preliminary plats. The amendment would also allow for longer validity periods for multiphase subdivisions.

This amendment would also provide for an alternative process for recording plats and posting of surety devices.

Sec. 3.4. Residential districts.

3.4.2 List of residential districts and specific purposes.

- (A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.
- (B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. ~~The minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.
- (C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. ~~The minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.
- (D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. ~~The minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.
- (E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.
- (F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and

playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.

- (G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.
- (H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Staff Commentary: The proposed change to this section is related to modifications proposed under Article 5, Section 5.1.

Sec. 4.3. Use specific standards.

4.3.1 Residential uses.

- (A) *Household living.*
- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
 - (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
 - (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for multifamily uses, including townhouses.*
 - (i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, or rear of the building, or enclosed individual garage units that are integrated into individual residential units.

- (ii) Where off-street surface parking areas ~~lots~~ are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
- (f) *Garages with multifamily buildings.* Design garages with multifamily development, ~~including townhouses,~~ as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
 - (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area; or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.
- (4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:
 - (a) *Orientation.* Be oriented so the primary entrances face the street.
 - (b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.
 - (c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.
 - (d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other ~~homes elevations~~ exterior design features and components in at least ~~four~~ five of the following ~~seven~~ twelve ways: at least a two-foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade; the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns; the use of different surface materials; substantial variation in the location, and/or proportion, and/or design of garages and garage doors (which may include variations in paneling, molding, glazing and trim); variation in the width of the front facade by two feet or more; the location, ~~and~~ proportion, and articulation of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~or~~ the use of roof dormers; or functional visible chimneys. Mirror images of the same configuration do not meet the definition of distinctly different.

Staff Commentary: The proposed amendment would provide greater flexibility for architectural designs of single family attached and detached houses. This amendment would also provide for greater flexibility in provision of off-street parking for multi-family and townhouse uses.

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	7,500 <u>6,000</u>	50	20	7-5 5 for each	15	Sec. 5.2.2(B)	65	45% <u>65%</u>	4
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	4
Dwelling townhouse, and two- to four-family	7,500 <u>4,000</u> per unit for the first 2 units; 2,000	50 <u>40 per unit for the first 2 units; 20 per unit</u>	15	5 for each building side	10			60% <u>75%</u>	4

	per unit for each additional	for each additional							
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	6,000 5,000	50	20	7.5 5 for each	15	Sec. 5.2.2(B)	65	50% 65%	6
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	6
Dwelling, single-family attached, townhouse, and two- to four-family	6,000 2,500 per unit for first 2 units; 2,000 per unit for each additional	40 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			60% 75%	6
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park, dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single-	6,000 5,000	50	20	7.5 5 for each	15		65	40% 65%	8

family detached						Sec. 5.2.2(B)		75%	
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	8
Dwelling, single-family attached, townhouse, and two- to four- family	40,000 2,500 per unit for first 2 units; 2,000 per unit for each additional	40 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75%	8
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between buildings	20 at site perim.				
All other uses	None	None	35	25 for each	35			35%	
RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	7-5 5 for each	15	Sec. 5.2.2(B)	65	40% 65%	15
Dwelling, single-family attached	2,000	20	20	5 for each building side	15			75%	15
Dwelling, single-family attached, townhouse, and two- to four- family	5,000 2,500 per unit for first 2 units; 2,000 per unit for each additional	40 25 per unit for the first 2 units; 20 per unit for each additional	15	5 for each building side	10			75%	15
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between buildings	20 at site perim.				
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									

[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[5] Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.

Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

Note. There are also use-specific regulations for such parks found in Article 4.

Staff Commentary: The proposed amendments would reduce minimum lot sizes within the RSF-4 and RSF-6 zone districts as well as provide for smaller setbacks. These setbacks are in line with those that are commonly approved through PD zoning ordinances. Note [5] of this table provides for a minimum lot size, lot width, and landscape buffer for proposed lots that are adjacent to existing platted subdivisions within the A and RSF-1 zone districts.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

(D) *Tree planting, relocation, replacement, credit, banking.*

- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.
- (2) *During development.* During development or site alteration activities, the following standards shall be met:
 - (a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet

- in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.
- (b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.
 - (c) No attachments shall be secured to trees designated to remain on site.
 - (d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.
 - (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.
 - (f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:
 - (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;
 - (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
 - (g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.
 - (h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.
- (3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.
- (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)
 - (b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.
- (4) *Tree replacement.*
- (a) When the applicant is required to replace a regulated or heritage, tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees—~~if it is feasible, the regulated, heritage, or champion tree may be relocated~~ related on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be

replaced with a tree from the canopy or large tree list. Trees proposed to be planted as replacement trees may be installed within the proposed development area, including proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.

- (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).
 - (c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.
 - (d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).
 - (e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.
 - (f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
 - (g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
 - (h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.
 - (i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.
 - (j) The owner of the parcel (or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association) shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.
 - (k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:
 - (i) A report from a certified arborist documenting that:
 - a. The tree is dead; or
 - b. The tree is seriously diseased and treatment is not practical; or
 - c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.
- (5) *Tree removal.*
- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.

- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
 - (c) A copy of the tree removal permit shall be posted on the site during these activities.
- (6) *Tree credits.*
- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.
 - (b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.
 - (c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.
- (7) *Tree banking.*
- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction, where included in a Subdivider's Agreement and deemed acceptable by the City and consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i). Trees authorized for off-site mitigation shall be planted in private developments as referred to above or in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.
 - (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.

- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

Staff Commentary: The proposed amendments would provide flexibility in providing additional locations for trees required for tree mitigation. The language also clarifies that any trees provided for mitigation within proposed City right-of-ways will be maintained by the developer or successor home owner's association.

Sec. 6.5. Signage.

6.5.4 Permanent signs allowed. The following permanent signs are allowed:

- (A) *In residential and agricultural districts.*
 - (1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.
 - (2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:
 - (a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;
 - (b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;
 - (c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;
 - (d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;
 - (e) No such sign shall exceed 100 square feet in area;
 - (f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;
 - (g) The sign must bear no commercial message;
 - (h) Where the application for the sign relates to a neighborhood that has not been built, the approximate location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;
 - (i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.

- (j) *Timing.* The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.
- (3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:
 - (a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.
 - (b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.
 - (c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.

Staff Commentary: The proposed amendments would provide clarity and flexibility in location and timing of neighborhood identification signs.

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 Posting of surety device for public improvements.

- (A) ~~An infrastructure plan or a~~ final plat, if improvements are proposed to be proposed to be completed after final plat recordation, shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.
- (B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved ~~infrastructure plan,~~ preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Sec. 7.8. Maintenance.

7.8.1 Subdivider responsible for maintenance.

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion and issuance by the City of a Certification of Completion of the

improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall post a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ issuance by the City of a Certification of Completion of all required improvements shall be remedied and corrected at the subdivider's expense.

- (B) *No City maintenance of improvements unless expressly accepted by City Commission.* Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utilities, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this article, these LDRs, and other City laws and ordinances, that are expressly accepted for maintenance by specific action of the City Commission.
- (C) *Landscaping maintenance.* The homeowners' association or entity responsible for common areas shall be responsible for the maintenance of all landscape areas to present a healthy, neat and orderly appearance at all times and to replace dead plant materials according to the standards set forth in Section 6.2.2, Landscaping standards.
- (D) *Signs.* The homeowners' association or entity responsible for nonpublic (i.e., subdivision) signs shall be responsible for the maintenance of all signs approved in accordance with these LDRs.
- (E) *Fences.* The homeowners' association or entity responsible for fencing shall be responsible for the maintenance of all fencing in common areas approved in accordance with these LDRs.

Staff Commentary: This amendment is related to the proposed changes within Section 2.4.10 and would provide for an alternative process for recording plats and posting of surety devices.

This section clarifies that after issuance of Certificate of Completion by the City, the developer must post a surety device in the amount of 10% of the cost of improvements to cover any defects that occur within 1 year of the certificate of completion.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

The applicant provides the following analysis of consistency with the Vision Element of the City's Comprehensive Plan:

- Vision Element, Vision Statement states, "The City will be a business friendly community, encouraging economic development...Alachua will be a leader in fostering quality well-planned growth and redevelopment." The proposed amendment encourages economic

development by reducing costs to developers and allowing greater flexibility in obtaining maximum density afford under a property's future land use designation.

- Vision Element, Goal 4: Economic Development states: "The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all demographics". The proposed amendment encourages the provision of additional housing and creates standards by which any negative impacts that arise from additional development will be mitigated.

Evaluation & Findings: The applicant contends that the proposed amendment will result in additional economic development opportunities and flexibility for residential development.

ECONOMIC ELEMENT

The applicant provides the following analysis of consistency with the Economic Element of the City's Comprehensive Plan:

- Economic Element, Objective 1.6 states, "The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua."

Evaluation & Findings: The applicant contends that the proposed amendment promotes the provision of additional housing and reductions in regulatory costs through more efficient process alternatives.

FUTURE LAND USE ELEMENT

The applicant provides the following analysis of consistency with the Future Land Use Element of the City's Comprehensive Plan:

- Future Land Use Element, Objective 1.2: Residential states, "The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development". The proposed amendment encourages the development of a variety of housing options, while also creating standards that will ensure orderly growth.
- Future Land Use Element, Policy 2.4.e, Tree Protection: Residential states "Removal and Mitigation - Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through

the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate”.

Evaluation & Findings: The applicant contends that the proposed amendment will provide greater flexibility to allow for additional tools and flexibility in the development process which will facilitate residential growth. The amendment will also not conflict with the Policy establishing tree banking and tree mitigation requirements.

HOUSING ELEMENT

The applicant provides the following analysis of consistency with the Housing Element of the City’s Comprehensive Plan:

- Housing Element, Objective 1.1 states, “Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.” The proposed amendment promotes the provision of affordable housing and mixed-income neighborhoods.
- Housing Element, Policy 1.1.a states, “The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.” The proposed amendment will allow for greater variety of housing types within the City of Alachua.

Evaluation & Findings: The applicant contends that by creating additional flexibility for residential development further residential growth will be facilitated and encouraged, which will meet the Goals, Objectives, and Policies of the Housing Element.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards.” These standards are listed below, followed by Staff’s evaluation.

- (a) *Consistent with Comprehensive Plan - Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: An evaluation of the application’s consistency with the City’s Comprehensive Plan has been provided within this report.

- (b) *Consistent with Ordinances - Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

- (c) ***Changed Conditions*** - *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The applicant contends that the housing stock shortage is a changed condition warranting an amendment to the City's Land Development Regulations.

- (d) ***Community Need*** - *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends many workers in the community are not able to find suitable housing opportunities within the City of Alachua and must travel from areas outside the City. At the state and national level, there is an existing shortage of housing being constructed. This amendment seeks to reduce regulatory barriers in providing the needed housing stock.

- (e) ***Compatible with Surrounding Uses*** - *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed amendments will create greater compatibility between uses by requiring similar size lots and landscape buffers between residential lots that are different in size and in different zone districts.

- (f) ***Development Patterns*** - *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The proposed amendment will allow for greater flexibility in provision of housing to meet the maximum densities allowed under each future land use map designation. At time of future land use map amendment and/or zoning map amendment adoption, considerations of compatibility, logical and orderly development patterns were considered. The applicant contends that while the City has had success in attracting numerous non-residential developments, additional residential development is needed to not only provide housing for the current workforce, but also to attract additional non-residential development.

- (g) ***Effect on Natural Environment*** - *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendment does not impact or change any regulations related to the protection of the natural environment.

- (h) ***Public Facilities*** - *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed amendment will likely lead to greater opportunities for residential development within the City. Other requirements such as potable water and wastewater service areas, as well as concurrency requirements will ensure provision of adequate public facilities.



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

City of Alachua Land Development Regulations Text Amendment Application

For proposed amendments to the text of the City Land Development Regulations

A. APPLICANT

Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, South Tower, Ste. 300

City: Gainesville State: Florida ZIP: 32601

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

B. LDR Section(s) Proposed for Amendment (Section # and heading or title):

Amendments to LDR Sec. 2.4.9, Sec. 2.4.10, Sec. 3.4.2, Sec. 4.3.1, Sec. 5.1, Sec. 6.2, Sec. 6.5 & Sec. 7.4 – 7.8.

C. Brief description of request:

Please see attached Justification Report.

D. ATTACHMENTS

1. Proposed text changes shown in strikethrough/underline format
2. Explanation of need and justification for change
3. Demonstration of consistency with the Comprehensive Plan

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


 Signature of Applicant

 Signature of Co-applicant

Clay Sweger, Dir. of Planning
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15th day of December, 2022 by Clay Sweger

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

NOTARY SEAL

Heather A. Hartman
 Comm.: # HH 320137
 Expires: October 10, 2026



Signature of Notary Public, State of Florida



Notary Public - State of Florida

LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT BACKGROUND

The City of Alachua Land Development Regulations (LDR's) were adopted in 2006. Since the time of the LDR adoption approximately 16 years ago, the City has adopted a host of LDR amendments to address changes in law, advances in technology and industries, improvements in regulatory frameworks, and improved flexibility in development standards and processes, among other solutions. These adoptions have demonstrated the City's approach to ensure the LDRs are a living document that evolves in a careful and measured fashion. These amendments, some of which were privately initiated and others publicly initiated by City planning staff, have always resulted in improved regulations that were found to provide an overall benefit to the City.

This is typical for a set of local government regulations. As mentioned earlier, these regulations can be considered to be a living document, that should be reviewed and amended from time to time, when issues are identified that can be addressed to result in improved requirements for development. These amendments should be considered when they benefit the City, the citizens who live there and the applicants who wish to invest in the City by bringing forward development that will add to the tax base, provide additional housing stock and build in the areas in which the City's Comprehensive Plan promotes quality development.

The amendments proposed in this privately initiated LDR text amendment are drafted to provide improvements to the Code in the same spirit as described above and as previously approved by the City Commission from time to time. These amendments, as described in more detail below in this report, will provide more flexibility and tools for developers to successfully bring projects to the City that are in line with the overall vision of the Comprehensive Plan, make the City more economically competitive with peer communities in Alachua County and all the while not reducing the quality of required development within the City, which is an important consideration.

PROPOSED LDR TEXT AMENDMENT SUMMARY

The following is a summary of the proposed text amendments included in this application:

- **Amend Article 2, Sec. 2.4.9 & 2.4.10 (Infrastructure Plans & Subdivision Regulations) & Article 7, Sec. 7.4 & 7.8 (Subdivision Standards)**

Proposed amendments related to the process for subdivision review and approval by the City to allow additional options and flexibility as it relates to the process to simulate regulations in some peer communities. Specific changes include the length of time that development permits are valid, modifications to administrative changes to approved plans, modifications to Infrastructure Plan requirements and provision of options related to when construction occurs related to the recordation of a final plat.

- **Amend Article 4, Sec. 4.3.1(A)(3)&(4)(d) (Residential Use Specific Standards)**

Proposed amendments related to design standards for certain residential unit types.

- **Amend Article 3, Sec. 3.4.2 (Residential Districts) & Article 5, Sec. 5.1 (Dimensional Standards)**

Proposed amendments related to dimensional standards (lot sizes, setbacks, FAR, etc.) for multiple residential zoning districts to allow additional design options and flexibility related to the provision of new residential units within the City.

- **Amend Article 6, Sec. 6.2 (Tree Protection & Landscape Standards)**

Proposed amendments to allow flexibility (additional options) related to the requirements of tree replacement and tree banking.

- **Amend Article 6, Sec. 6.5 (Signage)**

Proposed amendments related to the timing of when freestanding signs must be shown on applications for approval (construction plans, not preliminary plat) and also modifying the timing of when a freestanding sign can be constructed in relation to project development/construction.

PROPOSED TEXT AMENDMENTS TO LAND DEVELOPMENT REGULATIONS

Attached are underline and strikethrough versions of the proposed amendments, including the entire code section in which the amendments are included.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

LDR Section 2.4.1(E)(1) Analysis

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:”

The eight factors are listed below, followed by related evaluation and findings.

(a) Consistent with Comprehensive Plan – Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: Please refer to ‘Consistency with Comprehensive Plan’ section of this report.

(b) Consistent with Ordinances – Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: If approved, the proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

(c) Changed Conditions – Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: There are changed conditions that warrant the proposed amendments to the Land Development Regulations. There is a housing shortage locally, regionally, statewide and, nationally that is impacting the ability of communities to provide housing. Florida continues to attract nearly 1,000 new residents daily, exacerbating this issue. This is not unique to the City of Alachua. The City has robust and diverse commercial enterprises that depend upon a workforce to sustain these industries. The proposed amendments build upon the development processes the City has in place to provide flexibility and respond to the housing needs of the community and supporting the workforce needs of commercial industries.

(d) Community Need – Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The City of Alachua has openly shared its focus on increasing residential opportunities. The City’s residential inventory in both for sale and for rent products is limited and in high demand, as a result of the housing climate regionally, statewide and nationally (see ‘Changed Conditions’ section). This dynamic increases the cost for housing in the community, which runs counter to the City’s housing goals. The Comprehensive Plan (see ‘Consistency with Comprehensive Plan’ section) outlines housing goals for affordable and workforce housing. The proposed amendments improves the regulatory environment to facilitate residential growth. Additionally, the City serves as a net exporter of jobs, with a host of employment centers and opportunities. Many workers in the community are not able to find housing opportunities in Alachua, which leads to increased commuter traffic through the City and missed opportunities to invest those payroll dollars in the community. The proposed amendment addresses this need through an improved regulatory environment that provides additional tools and flexibility that facilitates residential growth, which helps bring additional community amenities and increases housing availability.

(e) Compatible with Surrounding Uses – Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed LDR text amendments are consistent with the purpose and intent of the zone district as currently adopted in the LDR's. There is no proposed text language that will affect the permitted uses in various zoning districts, nor do the amendments lessen the regulations or overall quality of development allowed within the City. Rather, the amendments, if approved, will provide for more streamlined and efficient approaches to implementing development standards while not sacrificing standards or development pattern of the community

(f) Development Patterns – Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed amendments focus on residential development, which would be required to occur on properties with residential underlying future land use designations. Therefore, any residential development would only occur on properly entitled properties, which the City has established via its Future Land Use Map, ensuring a logical and orderly development pattern.

In order to cultivate a logical and orderly development pattern, a community needs private sector investment to occur. The City's regulatory structure serves a critical role in how it attracts private investment, implementing the City's vision, as outlined in its Comprehensive Plan, and as decided by the City's elected leaders. In order to have a logical and orderly development pattern, a community needs a variety of industries and uses – especially a balance in commercial and residential uses. The City has worked diligently to promote a logical and orderly development pattern through its Future Land Use Map and zoning designations, which has resulted in both commercial and residential development occurring and being appropriately located. To help carry out the City's planned development pattern, the proposed amendments provide additional tools and flexibility in the development process.

(g) Effect on Natural Environment – Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendments do not impact the natural environment as the existing City regulations provide protection of significant natural resources and the amendments will not impact or change any LDR related to the protection of the natural environment.

(h) Public Facilities – Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).

Evaluation & Findings: The proposed text amendments will not change impact on public facilities.

CONSISTENCY WITH COMPREHENSIVE PLAN

VISION ELEMENT

III. GOALS TO IMPLEMENT THE VISION

GOAL 4: *The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City’s physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all demographics.*

Evaluation & Findings: Goal 4 of the City’s Vision Element focuses specifically on the necessity of residential development and a variety of housing types to serve the community population. In order to implement this Comprehensive Plan goal, the City’s regulatory structure, including Land Development Regulations, must facilitate residential development. The proposed amendments are consistent with the Vision Element by improving the regulatory structure with additional tools and flexibility in development processes, which help encourage residential development. Importantly, the proposed amendments accomplish this facilitation of residential development while not sacrificing the quality of the City’s development standards. Furthermore, the Vision Element recognizes the symbiotic relationship between residential growth and employment opportunities. The proposed amendments help to locally mitigate the housing shortage being experienced locally, regionally, statewide and nationally, which will help support the workforce needs of the community’s commercial industries.

ECONOMIC ELEMENT

Objective 1.6: Mixed Use, Workforce Housing

The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Evaluation & Findings: Objective 1.6 of the Economic Element relates to workforce housing. Importantly, the objective recognizes quality workforce housing at affordable prices. A community's regulatory environment directly contributes to the affordability of housing. The proposed amendments are consistent with the Economic Element by enhancing the City's regulatory structure for residential development, improving the land development regulations while not sacrificing the quality of development standards, because the proposed amendments are largely process focused and not changes to standards. The proposed amendments will result in reductions in the regulatory costs of land owners to develop residential properties in the community, because the proposed amendments add alternatives and flexibility for development that lead to efficiencies.

FUTURE LAND USE ELEMENT

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

Evaluation & Findings: Objective 1.2 of the Future Land Use Element provides for residential land use categories. The objective explicitly acknowledges that the residential land use categories are to be established to "ensure an orderly urban growth pattern..." The proposed amendments are consistent with this objective, because the proposed amendments provide additional tools and flexibility in development processes to facilitate residential growth. The proposed amendments improve the City's ability to meet this objective, because by facilitating residential development, the City will be able to ensure an orderly urban growth pattern.

Policy 2.4.e Tree Protection: Removal and Mitigation – *Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.*

Evaluation & Findings: Policy 2.4.e of the Future Land Use Element relates to tree protection. The proposed amendments are consistent with this policy by providing enhanced options for the City to approve tree protection for residential developments. This policy states that the City may plant landscaping through mitigation efforts that provide "flexibility for re-planting

trees.” The proposed amendment provides flexibility for the City to consider mitigation for residential development, thereby meeting this policy.

HOUSING ELEMENT

Goal 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community’s physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

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

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

Evaluation & Findings: The Housing Element provides overarching guidance to the City in its approach to facilitate housing in the community. Language consistently found within Goal 1, Objective 1.1 and Policy 1.1.a, includes the words “facilitate” and “encourage” as it relates to housing. The proposed amendments are consistent with the Housing Element, because the proposed amendments improve the City’s regulatory structure for residential development. In fact, the proposed amendments do exactly what the Housing Element desires to achieve – facilitate and encourage residential growth. This is accomplished while preserving the quality of development standards in the community as the proposed amendments are largely focused on processes.

Sec. 2.4. Specific requirements for applications for development permits.

2.4.9 Minor site plans, site plans, and infrastructure plans.

- (A) *Purpose.* Minor site plan, site plan, or infrastructure plan review is required to ensure that the layout and general design of proposed development is compatible and harmonious with surrounding uses and complies with the applicable standards of Article 6, Development Standards, Article 7, Subdivision Standards, and all other applicable provisions of these LDRs.
- (B) *Applicability.* All development, unless exempted in accordance with Section 2.4.9(C), Exemptions, or subject to review in accordance with Section 2.4.10, Subdivision, shall be required to have a minor site plan, site plan, or infrastructure plan approved in accordance with this section prior to issuance of a building permit or prior to the commencement of construction of any infrastructure approved in accordance with this section.
 - (1) *Minor site plans.* The following development and activities shall be reviewed in accordance with Section 2.4.9(D)(2)(a), Review and action by LDR Administrator, on application for minor site plan. One or more of the following actions may be proposed as a part of an application for a minor site plan:
 - (a) The addition of 1,000 square feet or less of total gross floor area to existing nonresidential buildings or mixed-use development.
 - (b) The addition of 2,500 square feet or less of unenclosed building area.
 - (c) The addition of impervious area to an existing nonresidential or mixed-use development which consists of ten percent or less of existing impervious area and does not exceed 5,000 square feet of new impervious area.
 - (d) The reconfiguration of existing parking and loading areas, such as re-striping an existing parking lot area to reconfigure the on-site vehicular circulation pattern or designated parking and loading areas, which does not propose any new impervious surface area.
 - (e) Change-outs of exterior light fixtures.
 - (f) The addition of an accessory use or structure which affects the layout and configuration of a site.
 - (2) *Site plan consisting of building less than 80,000 square feet in area.* Applications for a site plan consisting of a building less than 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(b), Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.
 - (3) *Site plan consisting of building greater than or equal to 80,000 square feet in area.* Applications for a site plan consisting of a building greater than or equal to 80,000 square feet in area shall be reviewed in accordance with the Section 2.4.9(D)(2)(c), Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.
 - (4) *Infrastructure plan.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, shall be reviewed in accordance with Section 2.4.9(D)(2)(d), Review and action by City Commission on application for infrastructure plan.

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- (C) *Exemptions.* The following development shall be exempted from the requirements of this section (but is not exempted from Section 2.4.15, Certificate of LDR compliance, or the need to obtain a building permit):
- (1) *Single-family development.* Single-family development on a single lot.
 - (2) *Two-family to four-family development.* Two-family to four-family dwelling development on a single lot.
 - (3) *Residential subdivisions.* Minor and major subdivision (Section 2.4.10) for single-family residential subdivisions and two-family to four-family dwelling subdivisions.
 - (4) *Wireless antennas.* Collocation of wireless antennas on an existing tower per F.S. § 365.172(12)(a)(1) and as further set forth in Section 4.3.2(l)(1)(f).
 - (5) *Minor utilities.* Minor utilities as described in Section 10.2 of these LDRs.
 - (6) *Accessory uses added to existing development.* Accessory uses as permitted in Section 4.4 which do not affect the layout or configuration of the site shall be subject to this exemption and shall be reviewed and approved in accordance with Section 2.4.15, Certificate of LDR Compliance. The application for a Certificate of LDR Compliance shall include a sketch plan as a supplement and must provide sufficient information to demonstrate that the accessory use complies with the provisions of Section 4.4, Accessory uses and structures, and any other applicable provisions of these LDRs.
- (D) *Procedures.*
- (1) *Submission and review of application.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (2) *Review, recommendation, and action on application for minor site plan, site plan, or infrastructure plan.*
 - (a) *Action by LDR Administrator on application for minor site plan.* The LDR Administrator shall review the application in accordance with Section 2.2.13, Review by LDR Administrator.
 - (b) *Review and action by PZB on application for site plan consisting of building less than 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building less than 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.
 - (c) *Review and recommendation by PZB and review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.*
 - (i) *Review and recommendation by PZB on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public

hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards. The PZB shall then forward the report to the City Commission.

(ii) *Review and action by City Commission on application for site plan consisting of building greater than or equal to 80,000 square feet in area.* After receipt of the report from the PZB, public notification, and the scheduling of a public hearing on an application for a site plan consisting of a building greater than or equal to 80,000 square feet in area, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1, Quasi-judicial public hearings. At the public hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(1), Minor site plan and site plan standards.

(d) *Review and action by City Commission on application for infrastructure plan.* After preparation of a staff report, public notification, and the scheduling of a public hearing on an application for an infrastructure plan, the City Commission shall consider the application during a public hearing in accordance with Section 2.4.1 of this section, Quasi-judicial public hearings. At the public hearing, the City Commission shall consider the application, the relevant support materials, the staff report, and the testimony and evidence given at the public hearing. After the close of the public hearing, the City Commission shall either approve, approve with conditions, or deny the application based on the standards in Section 2.4.9(E)(2)(a)—(e), Infrastructure plan standards.

(E) *Minor site plan, site plan, and infrastructure plan standards.* Minor site plans, site plans, and infrastructure plans shall comply with the standards below.

(1) *Minor site plan and site plan standards.* A minor site plan or site plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

- (a) *Consistency with Comprehensive Plan.* The development and uses proposed by the minor site plan or site plan comply with the goals, objectives and policies of the Comprehensive Plan.
- (b) *Use allowed in zone district.* The use is allowed in the zone district in accordance with Article 4, Use Regulations.
- (c) *Zone district use specific standards.* The development and uses proposed by the minor site plan or site plan comply with Section 4.3, Use specific standards.
- (d) *Development and design standards.* The development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (e) *Subdivision standards.* In cases where a subdivision has been approved or is pending, the development proposed by the minor site plan or site plan and its general layout and design comply with all applicable standards in Article 7, Subdivision Standards.
- (f) *Complies with all other relevant City laws, ordinances, regulations, requirements, and State and Federal laws and regulations.* The proposed development and use complies with all other relevant City laws, ordinances, regulations, requirements, and with all State and Federal laws and regulations.

(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)—(e) are met:

- (a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.
- (b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.
- (c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.
- (d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

~~(e) *Improvement guarantee. Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.*~~

~~(f)~~(e) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

- (i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and

~~(ii) *A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.*~~

~~(g) *Warranty period following completion of infrastructure. Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right of way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right of way, a one year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been*~~

~~constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.~~

~~(h) **Acceptance of public infrastructure improvements.** Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.~~

- (F) *Conditions of approval.* In approving a minor site plan, site plan, or infrastructure plan, the LDR Administrator, PZB, and City Commission, as applicable, may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
- (G) *Expiration.*
- (1) *Generally.* The LDR Administrator, PZB, and City Commission, as applicable, may prescribe a time limit within which development shall begin or be completed, or both. Failure to begin and/or complete such development within the time specified shall void the minor site plan, site plan, or infrastructure plan. A change in ownership of the land does not affect the timeframes related to minor site plan, site plan, or infrastructure plan expiration. Unless specified by the LDR Administrator, PZB, or City Commission, as applicable, a minor site plan, site plan, or infrastructure plan approval shall automatically expire:
 - (a) At the end of 12 months after the date of its approval if a building permit for at least one building in the development proposed in the minor site plan or site plan is not approved; or
 - (b) If a building permit for any other building associated with the minor site plan or site plan is not obtained within three years after the date of its approval; or
 - (c) At the end of 12 months after the date of infrastructure plan approval if the construction of infrastructure associated with the infrastructure plan has not commenced.
 - (2) *Extension.* Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.
- (H) *Amendments.* A minor site plan, site plan, or infrastructure plan may be amended or extended only in accordance with the procedures and standards established for its original approval. Minor structural, material, or dimensional modifications, including but not limited to the relocation or substitution of landscaping materials, limited architectural modifications, minor deviations in the size of a structure, or minor deviations of the dimensions of improvements (i.e., parking, drive aisle width, etc.) may be administratively granted by the LDR Administrator or designee. Such modifications shall meet the requirements of these LDRs, in the sole discretion of the LDR Administrator or designee, and shall not affect any condition of the minor site plan, site plan, or infrastructure plan approval. Any proposed modifications to a minor site plan, site plan, or infrastructure plan deemed by the LDR Administrator, in

his or her sole discretion, to be inconsistent with the procedures for administrative modification shall be amended in accordance with the procedures and standards established for its original approval.

- (I) *Appeal of decision on application for minor site plan or for site plan consisting of building less than 80,000 square feet in area.*
 - (1) *Appeal of LDR Administrator decision on application for minor site plan.* Any person aggrieved or affected by a decision of the LDR Administrator regarding an application for a minor site plan may appeal such decision to the Board of Adjustment in accordance with Section 2.4.20, Appeal of interpretations or decisions by LDR Administrator.
 - (2) *Appeal of PZB decision on application for site plan consisting of building less than 80,000 square feet in area.* Any person aggrieved or affected by a decision of the PZB regarding an application for a site plan consisting of a building less than 80,000 square feet in area may appeal such decision to the City Commission in accordance with Section 2.4.21, Appeal of decisions of the Planning and Zoning Board.
- (J) *Limitation on frequency of minor site plan approval.* Following the approval of a minor site plan, no additional minor site plans shall be approved for any other development on the subject property for a period of 12 months from the date of the approval of the minor site plan.

2.4.10 *Subdivision.*

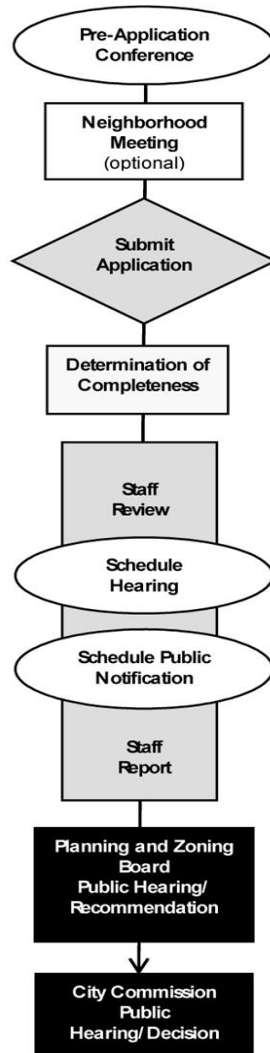
- (A) *Purpose.* The purpose of this section and Article 7, Subdivision Standards, are to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:
 - (1) *Orderly growth and development.* Providing for the orderly growth and development of the City, and discourage haphazard, premature, or scattered development.
 - (2) *Coordinating streets and roads with City's planned street system and other public facilities.* Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities.
 - (3) *Right-of-way for streets and utilities.* Providing adequate right-of-way easements for streets and utilities.
 - (4) *Safe and convenient transportation.* Encouraging the proper arrangement of streets in relation to existing or planned streets to provide safe and convenient movement for all modes of transportation.
 - (5) *Open space and recreation facilities.* Ensuring there is adequate open space and recreation facilities to serve development.
 - (6) *Proper land records.* Ensuring there is proper recordation of landownership records.
 - (7) *Prevent flooding.* Preventing periodic and seasonal flooding by providing adequate flood control and drainage facilities while minimizing development in floodprone areas.
 - (8) *Protect health, safety, and welfare.* Ensuring the provision of such other matters as the City Commission may deem necessary in order to protect the general health, safety and welfare of the City.
- (B) *Applicability.*
 - (1) *Generally.* The following development, unless exempted in accordance with Section 2.4.10(B)(3), Exemptions, is required to have land subdivided in accordance with the procedures and standards of this section prior to the transfer of title or sale of any lots, or the issuance of a building permit for development.

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- (a) The division of land into three or more lots, building sites, or other divisions for the purpose of immediate or future sale, lease, or building development;
 - (b) All divisions of land involving a new street or change in existing streets;
 - (c) Resubdivision involving the further division or relocation of lot lines of any lot or lots within an already approved subdivision; and
 - (d) The combination or consolidation of lots of record.
- (2) *Overview of development permits required.*
- (a) Every subdivision of land is classified as either:
 - (1) A minor subdivision; or
 - (2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

- (b) For nonresidential subdivisions, an application for a site plan (Section 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required public and private infrastructure improvements.
- (3) *Exemptions.* The following development shall be exempt from the requirements of this section:
- (a) *Lot split.* A lot split, consisting of a division of a lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.
 - (b) Land for widening or opening streets. The public acquisition by purchase of strips of land for the widening or opening of new streets.
 - (c) *Partition of land by court.* The partition of land by court decree.
 - (d) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.
 - (e) *Nonresidential and/or multifamily development.* A development consisting of multifamily uses, nonresidential uses, or mixed-use which requires site plan review pursuant to Section 2.4.9 of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a nonresidential, mixed-use, or multifamily development pursuant to this Section 2.4.10.
 - (f) *Development of public or private infrastructure only.* Development which is comprised of public or private infrastructure, including but not limited to streets, sidewalks, multiuse trails or paths, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems, as set forth in Section 2.4.9(B)(4). Such development shall not propose the creation of any lots, shall not conflict with the requirements of Chapter 177, Part 1, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d).

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- (g) *Existing nonresidential and/or multifamily development.* Existing nonresidential, mixed-use, or multifamily development when the development:
- (1) Has received approval of a site plan or infrastructure plan pursuant to Section 2.4.9 of these LDRs;
 - (2) All public and private utility infrastructure approved by the site plan or infrastructure plan has been constructed; and
 - (3) All public utility infrastructure has been approved and accepted by the applicable entity.
- (h) *Roadway improvement projects identified in long range transportation plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4. Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City.
- (i) *Residential development in the CP zoning district.* Residential development in the Corporate Park (CP) zoning district which shall remain in common ownership shall be reviewed pursuant to Section 2.4.9, Minor site plans, site plans, and infrastructure plans, of these LDRs. Such development shall not conflict with the requirements of Chapter 177, Part I, Florida Statutes, and shall not constitute a division, resubdivision, or combination/consolidation as defined in Section 2.4.10(B)(1)(a)—(d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development.
- (C) *Subdivision name.* Every subdivision shall be given a name by which it shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is subdivided as an additional unit or section by the same subdivider or the subdivider's successors in title. The name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name. The City Commission shall have final authority to approve the names of subdivisions.
- (D) *Vacation or annulment.*
- (1) *Generally.* The vacation and annulment of plats shall be in accordance with the requirements of Chapter 177, Part 1, Florida Statutes. If a replat has been filed, a plat vacation under this section is not required.



Minor Subdivision

- (2) *Required findings.* Vacation of a subdivision shall be based on a finding by the City Commission that the proposed vacation and reversion to acreage of subdivided land is consistent with the Comprehensive Plan and furthers the interest of the public.
- (3) *Retention of access.* No owner of land in a subdivision shall be deprived by the vacation of reasonable access to existing development in the subdivision. Plat vacation shall not result in the landlocking of any developed properties.
- (E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by an engineer registered in the State of Florida. The subdivider shall present documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.
- (F) *Minor subdivision.*
 - (1) *Generally.* Excluding subdivisions exempted by Subsection 2.4.10(B)(3) of this section, Exemptions, minor subdivisions constitute:

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- (a) The subdivision of land into six or fewer lots, provided that:
 - (i) No new streets, alleys, or other public ways are created;
 - (ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;
 - (iii) No new utilities are required to serve the subdivided land;
 - (iv) The division of land complies with the standards of Article 7, Subdivision Standards;
 - (v) No flag lot is created; and
 - (vi) The lots have direct access onto an improved street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.
 - (b) Revisions of single lots within an existing platted subdivision.
 - (c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.
- (2) *Procedure.* Minor subdivisions shall be exempted from the requirements for a preliminary plat (Section 2.4.10(G)(3)), and construction plans (Section 2.4.10(G)(4)) but shall be required to obtain final plat approval in accordance with the procedure below:
- (a) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
 - (b) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(F)(3), Minor subdivision standards. The PZB shall then forward the report to the City Commission.
 - (c) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a minor subdivision, modify or approve the application with conditions, or deny the application, based on the standards of Section 2.4.10(F)(3), Minor subdivision standards.
- (3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (4) *Recordation.*
- (a) The subdivider shall file an approved minor subdivision with the Alachua County Clerk of Court for recording within 45 days after the date of approval and prior to the recording of

any individual deeds for the subdivided lots, or the minor subdivision approval shall be null and void.

(b) If the subdivider places restrictions on land in the subdivision greater than those required by these LDRs, such restriction shall be indicated in the documents recorded with the minor subdivision recorded with the Alachua County Clerk of Court.

(5) *Amendments.* A minor subdivision may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(G) *Major subdivision.*

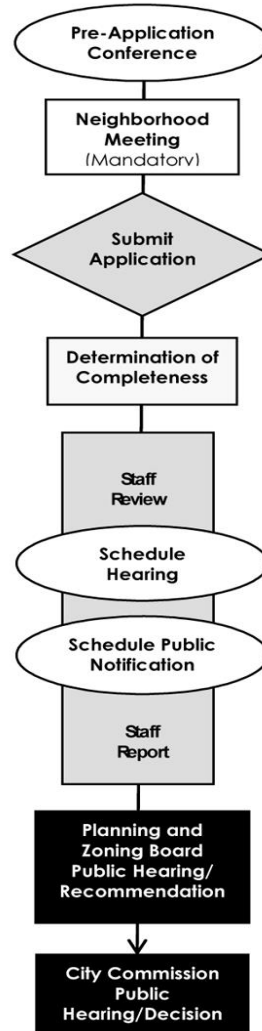
(1) *Applicability.* The standards and procedures of this subsection shall apply to all subdivision of land not exempted in accordance with Section 2.4.10(B)(3), Exemptions, or considered a minor subdivision in accordance with Section 2.4.10(F), Minor subdivision. It requires approval of a preliminary plat, construction plan and final plat.

(2) *Process.* A major subdivision shall be reviewed in three consecutive steps. The first step is review and approval of the preliminary plat (Section 2.4.10 (G)(2)). The second step is review and approval of the Construction Plans (Section 2.4.10(G)(4)). The third step is preparation of the subdivider's agreement and review and approval of the final plat (Sections 2.4.10(G)(4) and (5)). A final plat may be submitted and reviewed concurrently with the submittal and review of construction plans, but shall not be considered by the City Commission before the approval of construction plans.

(3) *Preliminary plat.*

(a) *Generally.* A preliminary plat establishes the general layout and design for the subdivision. Upon the approval of a preliminary plat, detailed plans for street construction, utility line installations, and similar approvals shall be prepared and approved for construction plans. Building permits may not be issued before approval of a final plat.

(b) *Preapplication conference, application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.



**Major Subdivision
Preliminary Plat**

- (c) *Review and recommendation by PZB.* After preparation of a staff report, public notification, and the scheduling of the public hearing, the application shall be referred to the PZB by the LDR Administrator. The PZB shall conduct a public hearing on the application in accordance with Section 2.3.1, Quasi-judicial public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, the testimony given at the public hearing, and following the close of the public hearing, make a report to the City Commission recommending either to approve, approve with conditions, or deny the application based on the standards in Section 2.4.10(G)(3)(e), Preliminary plat standards. The PZB shall then forward the report to City Commission.
- (d) *Review and action by City Commission.* After receipt of the report from the PZB, public notification, and the scheduling of the public hearing, the City Commission shall consider the application during a public hearing conducted in accordance with Section 2.3.1, Quasi-judicial public hearings. At the hearing, the City Commission shall review the application, the relevant support materials, the staff report, the report of the PZB, and the testimony given at the hearing. After the close of the hearing, the City Commission shall either approve the application for a preliminary plat, modify or approve the application with

conditions, or deny the application, based on the standards of Section 2.4.10(G)(3)(e), Preliminary plat standards.

- (e) *Preliminary plat standards.* A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
- (f) *Conditions.* In approving a preliminary plat, the City Commission may impose appropriate conditions on the permit approval in accordance with Section 2.2.14, Conditions of approval.
- (g) *Effect of approval.* Approval of a preliminary plat shall constitute approval of the development with the general lot shapes and alignments of streets identified on the preliminary plat. Approval of a preliminary plat allows the subdivider to submit construction plans for review (Section 2.4.10(G)(4)). Approval of a preliminary plat does not constitute approval of a final plat. The preliminary plat shall run with the land.
- (h) *Expiration.*
 - (i) **For subdivisions that are being developed in a single phase, the approval of a preliminary plat shall be valid until the latter of:**
 - ~~(a) a.~~ **Thirty-six months following original approval of the preliminary plat by the City Commission; or,**
 - ~~(b) b.~~ **Six Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,**
 - ~~(c) c.~~ **Twelve months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.**
 - (ii) For subdivisions that are being developed in more than one phase, the approval of a preliminary plat shall be valid until the latter of:**
 - a. Thirty-six months following original approval of the preliminary plat by the City Commission;**
 - b. Twelve months following the approval of construction plans for all or a portion of the preliminary plat; or,**
 - c. Twenty-four months following approval of a final plat that includes at least 20 percent of the number of lots approved by the preliminary plat.**
 - ~~(iii)~~ **(iii) Notwithstanding the provisions of Section 2.4.10(G)(2)(i), a preliminary plat for a subdivision being developed in a single phase shall in no case be valid for a period of more than six five years from the original date of approval by the City Commission and a preliminary plat for a subdivisions being developed in more than one phase shall in no case be valid for a period of more than eight years from the original date of approval by the City Commission.**
- (i) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the City Commission may grant **one-up to two** extensions not to exceed 12 months **each**. The approval shall be deemed extended until the City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the preliminary plat void.
- (j) *Amendment.* A preliminary plat may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval other than those minor amendments listed below, which may be approved by the Land

Development Regulations Administrator. Such amendments must meet all other requirements of the City's Land Development Regulations and Comprehensive Plan. Minor amendments to the preliminary plat include:

- (i) Reduction **or increase** of total number of lots by not more than **three five** percent of original approved amount;
- ~~(ii) Increase in total number of lots by not more than two five percent of the original approved amount;~~
- ~~(ii)(iii)~~ Modification to lot dimensions and sizes for no more than **ten fifteen** percent of the total number of approved lots; and
- ~~(iii)(iv)~~ Shifts of right-of-way, streets, stormwater basins or other infrastructure not more than **25 40** feet from original approved locations.

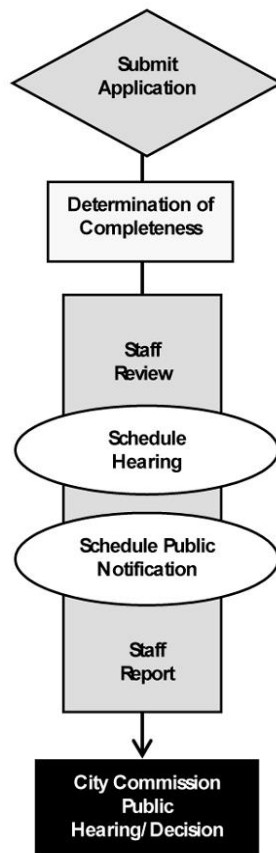
(4) *Construction plans.*

- (a) *Generally.* Construction plans shall be submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities. Construction plans shall be submitted 60 days prior to expiration of the preliminary plat.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for construction plans are established in Section 2.2, Common development review procedures.
- (c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator.
- (d) *Construction plan standards.* Construction plans shall be in substantial conformance with the approved valid preliminary plat (Section 2.4.10(G)(3)), the standards in Article 7, Subdivision Standards, and City construction standards.
- (e) *Effect of approval.* Approval of construction plans allows a subdivider to proceed with submittal of the final plat. If a final plat has been submitted and reviewed concurrently with the construction plans as provided for in Section 2.4.10(G)(2), Process, approval of the construction plans allows the final plat to proceed to consideration by the City Commission.
- (f) *Amendment.* Construction plans may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.
- (g) *Appeal to Board of Adjustment.* A decision on construction plans may be appealed to the Board of Adjustment in accordance with the procedures of Section 2.4.20, Appeal of interpretation or decision by LDR Administrator.

(5) *Subdivider's agreement.*

- (a) Concurrent with the approval of a final plat, the City shall enter into an agreement with the subdivider. This subdivider agreement shall include, but not be limited to, provisions for installing the required construction and public and private infrastructure improvements to completion; the developing of the subdivision in phases, if applicable; and proportionate share costs of potable water facilities, wastewater facilities, transportation facilities, and stormwater management facilities which may be required to be installed at a larger size or capacity to serve the subdivision as well as a larger geographic area or population.

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- (b) The subdivider agreement shall include, but is not limited to, the following:
- (i) The public and private infrastructure improvements to be done and the time specified for the installation of public and private infrastructure improvements, by the subdivider.
 - (ii) The variances, if any, approved by the City Commission to the subdivision regulations contained in Article 7.
 - (iii) The participation in the installation of infrastructure beyond the capacities needed by the subdivision, if any, by the City Commission and the time for completion of such work.
 - (iv) The agreement of the subdivider to post a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, **if improvements are proposed to be completed after final plat recordation.**
 - (v) The agreement of the subdivider to post a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, **if improvements are proposed to be completed after final plat recordation.**
 - (vi) The agreement of the subdivider to maintain and repair all improvements which these LDRs require the subdivider to install in the subdivision for a period of one year after the completion of the same, in accordance with Section 6.10.4, Maintenance guarantees, and Section 7.8, Maintenance.
 - (vii) Anything else the City deems necessary to ensure compliance with the Comprehensive Plan, LDRs and other applicable rules and regulations.
- (6) *Final plat.*
- (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements **if improvements are proposed to be completed after final plat recordation** and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, **if improvements are proposed to be completed after final plat recordation,** the subdivider shall submit a final plat for review in accordance with this section.



**Major Subdivision
Final Plat**

- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;

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- b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation.
- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
- a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation*. The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts ~~for recording within 180 days after the date of approval of the final plat or the final plat shall be null and void.~~ in accordance with the following requirements:
- (i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file within five days of approval of the final plat or the final plat shall be null and void;
 - (ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the subdivider shall file within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.
 - (iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy*. Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat*. The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.
- (7) *Inspection of public and private improvements*.
- (a) Following the execution of a subdivider agreement (Section 2.4.10(G)(5)), the subdivider may construct and install all required public and private improvements in accordance with the construction plans and the terms and conditions of the subdivider agreement.

Following construction, the subdivider shall submit a request for inspection of public and private improvements to the Public Services Director.

- (b) The Public Services Director shall have 60 days after the request for inspection to cause the inspections to be performed and receive certification that the public and private improvements are constructed in accordance with the requirements of these LDRs or to provide the subdivider with a list specifying all defects, deficiencies, and required repairs.
- (c) The subdivision's engineer of record shall submit a certified cost of construction for public and private improvements subject to inspection. This certified cost of construction shall be the basis for the amount of the surety device for the warranty period.

(8) *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.
- (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Sec. 3.4. Residential districts.

3.4.2 List of residential districts and specific purposes.

- (A) *RSF-1, Residential Single-Family-1.* The RSF-1 district is established as a district in which the principal use of land is single-family residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed. The minimum lot area is 40,000 square feet and the maximum density allowed is one dwelling unit an acre.
- (B) *RSF-3, Residential Single-Family-3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 10,000 square feet and the~~ maximum density allowed is three dwelling units an acre.
- (C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The ~~minimum lot area for single-family detached is 7,500 square feet and the~~ maximum density allowed is four dwelling units an acre.
- (D) *RSF-6, Residential Single-Family-6.* The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The ~~minimum lot area is 6,000 square feet and the~~ maximum residential density allowed is six dwelling units an acre.
- (E) *RMH-5, Residential Mobile Home-5.* The RMH-5 district is established and intended to allow mobile homes and group living. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is five units an acre with public utilities, and two units an acre without public utilities.
- (F) *RMH-P, Residential Mobile Home Park.* The RMH-P district is established and intended to provide for mobile homes in a mobile home park setting designed to create an environment of residential character. The minimum size for a mobile home park development in the RMH-P district is ten acres. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum residential density allowed is eight dwelling units an acre with public utilities, and two units an acre without public utilities.
- (G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses,

two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

- (H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Sec. 4.3. Use specific standards.

4.3.1 Residential uses.

(A) Household living.

- (1) *Mobile home park.* A mobile home park located in the RMH-P district shall comply with the following standards:
 - (a) *Site area.* Be a minimum of ten acres in area.
 - (b) *Minimum park width.* Be a minimum width of 400 feet.
 - (c) *Minimum park area.* Include a minimum of 5,000 square feet for each mobile home unit.
 - (d) *Setback from perimeter of park.* Set back all development a minimum of 35 feet from the perimeter of the park.
 - (e) *Streets and driveways.* Construct all streets and driveways using generally accepted engineering practices to allow proper drainage of the entire park, and safe and adequate access to each mobile home site.
 - (i) *Pavement width.* All streets shall have a minimum pavement width of 20 feet.
 - (ii) *Right-of-way width.* In cases where streets in a mobile home park are public, they shall be built to the standards for residential streets. (See Section 7.3.1, Streets.)
 - (f) *Setback from streets.* Set back all homes a minimum of 20 feet from all streets or access points, as measured from the right-of-way edge.
 - (g) *Streetlighting.* Light all streets or driveways at night with electric lights providing a minimum illumination of 0.2 footcandles.
 - (h) *Parking.* Not allow parking on any mobile home park access or circulation drive.
 - (i) *Active recreation area.* Provide a minimum of 15 percent of the gross land area for active recreation uses, which will be credited against the open space set-aside standards of Section 6.7, Open space standards.
 - (j) *Mobile home stands.* Locate each mobile home within the park on a stand that is:
 - (i) A minimum of 3,500 square feet in area.
 - (ii) A minimum of 40 feet in width, on average.
 - (iii) Clearly defined by permanent markers that physically delineate its location within the park.
 - (iv) Designed so each mobile home will be adequately supported and anchored so as to comply with the State requirements for the anchoring of mobile homes.
 - (k) *Spacing between mobile home stands.* Space each mobile home stand a minimum of 20 feet apart.
 - (l) *Mobile home skirt.* Surround each mobile home with a skirt or apron that is placed between the bottom of the unit and the ground. (The skirt or apron shall be adequately maintained by the owner of the mobile home.)
 - (m) *State regulations.* Meet all applicable State laws and regulations.
 - (n) *Public water and wastewater.* Mobile home parks with densities over two dwellings per acre are required to be served by public water and wastewater systems.

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- (2) *Manufactured home dwelling.* A manufactured home dwelling shall comply with the following standards:
- (a) *Permanent foundation and anchoring.* Be placed on a permanent foundation and anchoring, consistent with the requirement of State law and the F.A.C., as amended.
 - (b) *Permanently enclose underfloor.* Permanently enclose the underfloor area.
 - (c) *Remove transportation equipment.* Remove all transportation-related equipment.
 - (d) *Minimum width of unit.* Not be less than 20 feet in width.
 - (e) *Minimum roof pitch; minimum distance, eaves to ridge.* Design the pitch of the main roof to be not less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge to be one-half of the minimum horizontal dimension.
 - (f) *Roof materials.* Be constructed with roof material that is similar in texture, color and appearance to that of single-family detached dwellings in the surrounding area.
 - (g) *Roof overhang.* Have a roof overhang on all sides of at least six inches.
 - (h) *Exterior finish; light reflection.* Use materials for the exterior finish that is similar in texture, color and materials to detached single-family dwellings in the surrounding area in which it is located, and are applied in such a manner as to make the dwelling similar in appearance with surrounding single-family detached dwellings. (Reflection shall not be greater than from siding coated with clear, white, gloss exterior enamel.)
 - (i) *Single-family detached dwellings.* Shall comply with the orientation, building massing, building materials and architectural variability standards as per Subsection 4.3.1(A)(4) of this section.
- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
- (a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.
 - (b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (c) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.
 - (d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.
 - (e) *Off-street parking for multifamily uses, including townhouses.*
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- (i) Provide a minimum of 50 percent of off-street **surface** parking on the side **of the building, or** rear of the building **or enclosed individual garage units that are integrated into individual residential units.**
 - (ii) Where off-street **surface** parking **areas lots** are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.
- (f) *Garages with multifamily buildings.* Design garages with multifamily development, **including townhouses,** as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- (g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
- (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors; **or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.**
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area **or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage.** For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.
- (h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.
- (4) *Single-family detached dwellings.* Single-family detached dwellings shall comply with the following standards:
- (a) *Orientation.* Be oriented so the primary entrances face the street.
 - (b) *Building massing.* If 30 feet or more in width, incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.
 - (c) *Building materials.* Not use metal siding and exposed smooth-finished concrete block for any building elevations.
 - (d) *Architectural variability in developments with eight or more units.* If part of a subdivision built after February 27, 2006, includes a minimum of four distinctly different house designs within any one phase and not develop the same house design more than once every four building lots on the same side of the street. For the purposes of this section, the term "distinctly different" means a home's elevation must differ in other **homes elevations exterior design features and components** in at least **four five** of the following **seven twelve** ways: at least a two-foot horizontal and/or vertical variation of the placement and/or size of all windows and doors on the front facade; **the use of bay or box windows; the use of shutters or awnings; the use of balconies, verandas, or railings; the use of different styles of porch entryway pillars, posts, or columns;** the use of different surface
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materials; substantial variation in the location, ~~and/or~~ proportion, ~~and/or design~~ of garages and garage doors (which may include variations in paneling, molding, glazing and trim); variation in the width of the front facade by two feet or more; the location, ~~and~~ proportion, and articulation of front porches; substantial variations in rooflines, pitches, and/or the angle of roof runs; ~~or~~ the use of roof dormers, or functional visible chimneys. Mirror images of the same configuration do not meet the definition of distinctly different.

Sec. 5.1. Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (including accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family, detached	7,500 <u>6,000</u>	50	20	7.5 <u>5</u> for each	15	Sec. 5.2.2(B)	65	45% <u>65%</u>	4
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>			<u>75%</u>	<u>4</u>
Dwelling townhouse, and two- to four-family	7,500 <u>4,000</u> per unit for the first 2 units; 2,000 per unit for each additional	50 <u>40 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			60% <u>75%</u>	<u>4</u>
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems) [5]									
Dwelling, single-family detached	6,000 <u>5,000</u>	50	20	7.5 <u>5</u> for each	15	Sec. 5.2.2(B)	65	50% <u>65%</u>	6
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>			<u>75%</u>	<u>6</u>
Dwelling, single-family	6,000 <u>2,500</u>	40	15	5 for each	10			60% <u>75%</u>	<u>6</u>

attached, townhouse, and two- to four- family	per unit for first 2 units; 2,000 per unit for each additional	<u>25 per unit for the first 2 units; 20 per unit for each additional</u>		building side					
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufactured homes	
RMH-P									
Mobile home park ¹ , dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8 [5]									
Dwelling, single- family detached	6,000 <u>5,000</u>	50	20	7.5 <u>5</u> for each	15	Sec. 5.2.2(B)	65	40% <u>65%</u>	8
Dwelling, single- family attached	2,000	20	20	5 for each building side	15			75%	8
Dwelling, single- family attached, townhouse, and two- to four- family	10,000 <u>2,500</u> per unit for first 2 units; <u>2,000 per unit for each additional</u>	40 <u>25 per unit for the first 2 units; 20 per unit for each additional</u>	15	5 for each building side	10			75%	8
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between build- ings	20 at site perim.			75%	
All other uses	None	None	35	25 for each	35			35%	

RMF-15 [5]									
Dwelling, single-family detached	5,000	50	20	7.5 5 for each	15	Sec. 5.2.2(B)	65	40% 65%	15
<u>Dwelling, single-family attached</u>	<u>2,000</u>	<u>20</u>	<u>20</u>	<u>5 for each building side</u>	<u>15</u>			75%	<u>15</u>
Dwelling, single-family attached, townhouse, and two- to four-family	<u>5,000</u> <u>2,500 per unit for first 2 units;</u> <u>2,000 per unit for each additional</u>	<u>40</u> <u>25 per unit for the first 2 units;</u> <u>20 per unit for each additional</u>	15	5 for each building side	10			75%	<u>15</u>
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between buildings	20 at site perim.			75%	
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.									
[4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).									
<u>[5] Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.</u>									

¹ Note. Where the use of transitional swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75 feet.

² Note. There are also use-specific regulations for such parks found in Article 4.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 Tree protection standards.

- (A) *Purpose.* The purpose of these tree protection standards is to limit the destruction of and ensure the survival of as many trees as possible in the City. The maintenance of existing trees and replanting of new trees in necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.
- (B) *Findings.* The City Commission finds that:
- (1) The protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to present and future health, safety, and welfare of its citizens;
 - (2) Trees absorb carbon dioxide and return oxygen, a vital ingredient to life, to the environment;
 - (3) Trees are a valuable property asset that can affect an area economically; and
 - (4) A tree protection ordinance is necessary in order to promote community welfare through regulating the removal and destruction of trees prior to and during construction and occupancy.
- (C) *Scope.* The terms and provisions of this section shall apply to all real property lying within the incorporated limits of the City, including publicly owned lands, rights-of-way and easements, subject to certain exemptions specifically provided for in this section.
- (D) *Tree planting, relocation, replacement, credit, banking.*
- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.
 - (2) *During development.* During development or site alteration activities, the following standards shall be met:
 - (a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction
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activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

- (b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.
 - (c) No attachments shall be secured to trees designated to remain on site.
 - (d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.
 - (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.
 - (f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:
 - (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;
 - (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
 - (g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.
 - (h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.
- (3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.
- (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development site, and that property has a zoning density of three units per acre, then the developer

would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

- (b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

- (a) When the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~If~~ if it is feasible, the regulated, heritage, or champion tree may be **relocated related** on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. **Trees proposed to be planted as replacement trees may be installed within the proposed development area, including proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.**
- (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).
- (c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.
- (d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).
- (e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.
- (f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
- (g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
- (h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.
- (i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.
- (j) The owner of the parcel **(or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association)** shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy

condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

- a. The tree is dead; or
- b. The tree is seriously diseased and treatment is not practical; or
- c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.
- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
- (c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.
- (b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.
- (c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families

will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. **This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(i). In cases where off-site mitigation plantings are installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required. Such surety device may be used by the City as a tree mitigation payment if the developer fails to perform the required off-site landscape mitigation plantings, as prescribed in a Subdivider's Agreement.** Trees authorized for off-site mitigation shall be planted **in private developments as referred to above or** in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(E) *Maintenance.*

- (1) *Trees overhanging street right-of-way.* Every owner of any tree overhanging any street right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the sidewalk. The City shall have the right, but not the obligation, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with the visibility of any traffic control device or signs at intersections of streets.
- (2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development

Regulations Administrator to remove such trees and the removal shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

- (3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the International Society of Arboriculture standards for pruning shade trees when pruning any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.
 - (4) *Property owner's responsibility.* It shall be the property owner's responsibility to adequately maintain the trees shown on an approved site plan or preliminary plan, to ensure healthy survival. Neglecting or abusing trees is a violation of this section.
 - (5) *Rights of the City.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all public streets, alleys, avenues, lanes and squares, parks, and any other public grounds, as may be necessary to ensure public safety or to preserve or enhance symmetry and beauty of such public grounds. The City may remove or cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewer, water and gas lines, or other public improvements, or is affected with any injurious fungus, insect or pest.
- (F) *Tree removal application and permit.*
- (1) *Exemptions.*
 - (a) Regulated trees, except for heritage or champion trees, on all lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section. No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.
 - (b) During any period of emergency, such as hurricanes, windstorms, floods, freezes, or other natural disasters, the requirements of this section may be waived for a definite period of time by the City Manager with respect to cutting and removing damaged trees in all areas affected by such disaster.
 - (c) Any tree determined to be in a hazardous condition by the Land Development Regulations Administrator, so as to endanger the health, safety, and welfare of persons and property, and require immediate removal shall be exempt from the requirement of this section. Such tree may be cut and removed upon verbal authorization by the City Manager, or in his or her absence, the Land Development Regulations Administrator. The International Association of Arboriculture publication, A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, shall be used as a guide and reference for determining the condition of a tree.
 - (d) Agricultural lands. Lands that qualify for agricultural tax exemption by the Alachua County Property Appraiser and have an agriculture future land use designation on the City of Alachua Comprehensive Plan Future Land Use Map are exempt from the requirements of this section, except for the following:
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- (i) A tree removal permit shall be required for the removal of champion and heritage trees located within 50 feet of the property boundary line or within 400 feet of a public park; and
 - (ii) A notice of activity must be submitted to the Land Development Regulations Administrator no less than seven days prior to any cutting and removal of trees or the clearing of the land.
- (e) Forestry. All bona fide commercial forestry operations are exempt from the requirements of this section where trees are grown for silviculture purposes or for intended sale in the course of business. However, owners of commercial forestry operations shall submit a notice of activity to the Land Development Regulations Administrator prior to the commencement of any timber harvesting, mechanical site preparation, or land clearing.
 - (f) The removal, trimming, pruning, or alteration of nonregulated trees or vegetation growing within the area of any public or private utility easement or drainage easement or right-of-way is exempt from the provisions of this section, provided such work is done by or under the control of the operating utility company, governmental agency, or entity responsible for the maintenance of said facility.
 - (g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, is exempt from the terms and provisions of this section.

(G) *Site plan and subdivision plat requirements.*

- (1) Site plans and construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.
 - (a) Applicants for site plans and construction plans shall provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or construction plan drawing, all champion, heritage, and other regulated trees to be retained, relocated or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:
 - (i) Trees are to be identified by both common and scientific names.
 - (ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.
 - (iii) The tree location drawing is to be at the same scale as the site plan or construction plan.
 - (iv) The tree location drawing may be presented as a separate sheet within the site plan or construction plan; however, the trees must be included on one sheet of the site plan or construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.
 - (b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or construction plan and a tree location drawing shall not be required.

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- (c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.
- (H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:
- (1) Except as specifically exempted in this section, it shall be unlawful for any person to cut or remove any regulated, heritage or champion tree from any lands within the City without first obtaining a tree removal permit from the LDR Administrator.
 - (2) No lands in the City, upon which are located regulated, heritage or champion trees, may be cleared, graded or developed, and no building permit shall be granted for such land without the owner or developer first applying for and receiving from the LDR Administrator a tree removal permit, except as exempted within this section.
 - (3) Removal of any regulated tree or any site work that is not done according to an approved tree removal permit is a violation of this section. When such violations occur prior to the final inspection of the project, the LDR Administrator will immediately issue a stop work order. Upon the issuance of such stop work order, all site work shall cease until a restoration plan is submitted by the applicant and approved by the LDR Administrator. The site stop work order shall remain in effect until the approved restoration plan has been implemented and completed. The owner, developer, subcontractor, or agent shall have 30 days to present a restoration plan to the LDR Administrator. If no restoration plan is presented within 30 days, the owner, developer, subcontractor, and agent shall be subject to all of the penalties, including fines, provided for violation of this section. No certificate of occupancy shall be issued until all trees and other vegetation shown on the approved restoration plan have been planted and grades restored.
 - (4) A list of fines for damaging trees by conduct in violation of this section will be adopted by the City Commission in a manner consistent with the adoption of other fees. Fines for such violations may be issued by Special Magistrate.
 - (5) Appeals to the issuance of a tree removal permit shall be as authorized by these LDRs.
 - (6) Violations of this section shall be heard by the Special Magistrate.
 - (7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:
 - (a) The Florida Division of Forestry's Tree Protection Manual for Builders and Developers shall serve as the primary reference, whenever there is a question regarding tree protection standards, unless another publication is specifically referenced.
 - (b) The most current International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.
 - (c) The Florida Division of Forestry's Silviculture Best Management Practices Manual shall be the reference used for the conducting of all commercial forestry operations.
 - (8) The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.
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Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(A) *In residential and agricultural districts.*

- (1) For a residential use, not more than two freestanding permanent signs per lot, each of which shall be limited in size of no more than two square feet each and a height of no more than four feet. Messages, other than commercial messages, including but not limited to names of occupants, address, and expressions of opinions shall be allowed on such signs.
- (2) *Residential neighborhood identification signs.* Residential neighborhood identification signs shall be permitted, subject to the following standards and conditions:
 - (a) Each neighborhood shall be allowed up to two signs, to be located within 200 feet of the primary entrance to such neighborhood from a collector or arterial street;
 - (b) Each such sign must identify a distinct subarea of the City and be located at the entrance to such neighborhood from a collector or arterial street;
 - (c) Each such sign must be located on private property in a common area of the neighborhood, controlled by the owner or manager of the area, where applicable, or by a property owners' association representing property owners within the neighborhood;
 - (d) Such sign may be located on a wall or other entrance feature or may be freestanding. If freestanding, such sign shall not exceed six feet in height and shall have continuous foundation or other support under it in the style of what is commonly called a monument sign;
 - (e) No such sign shall exceed 100 square feet in area;
 - (f) Lighting for such sign shall be limited to external, direct white light; indirect and internal lighting and changeable copy are expressly prohibited;
 - (g) The sign must bear no commercial message;
 - (h) Where the application for the sign relates to a neighborhood that has not been built, the **approximate** location and type of sign shall be shown on the preliminary plat for the neighborhood. Where the application for the sign relates to an existing neighborhood, the applicant shall submit an application for a sign permit. Said sign permit application will include information to demonstrate compliance with this section;
 - (i) The applicant for the sign must own or have the authority to represent the owners of at least 50 percent of the land area to be identified.
 - (j) *Timing.* The sign may be constructed at the entrance along public right-of-way that serves the residential development at the initiation of construction activity, provided that the phase connecting to an external road where the sign is to be located has received Final Plat approval, in order to allow for project visibility, provided that all applicable standards for location and size are met.**
- (3) *Institutional uses permitted in residential districts.* The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in a residential district:
 - (a) One freestanding sign, provided that such sign and its structure shall not exceed 50 square feet.

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- (b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.
 - (c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.
- (B) *In agricultural districts only.*
- (1) Because agricultural districts in a growing community represent a blending of the business of agriculture and residential uses, it is necessary to provide for some types of signs that are not allowed in purely residential districts, but that serve the business of agriculture.
 - (2) For that reason, any agricultural or other business conducted lawfully in an agricultural district shall be allowed one freestanding sign not to exceed 100 square feet in size and not to exceed 16 feet in height.
 - (3) Institutional uses permitted in agricultural districts. The following signs shall be allowed for an institutional use, such as a school or religious institution, lawfully located in an agricultural district:
 - (a) One freestanding sign, provided that such sign and its structure shall not exceed 100 square feet.
 - (b) One wall sign located on the front elevation of the building, provided that no such sign shall exceed 16 square feet.
 - (c) A changeable copy sign may occupy up to 25 square feet of the allowed freestanding sign.
- (C) *In business districts.*
- (1) *Freestanding signs for single-tenant buildings or developments.* Except as otherwise provided in these LDRs, freestanding signs are permitted for single-tenant buildings or developments, subject to the following standards:
 - (a) Only one freestanding sign is allowed per lot, tract, or parcel, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage.
 - (b) The maximum sign area for a freestanding sign and its structure shall not exceed 100 square feet. The maximum area of an individual sign face shall not exceed 50 square feet.
 - (2) *Freestanding signs for multi-tenant buildings or developments.* Except as otherwise provided within these LDRs, freestanding signs are permitted for multi-tenant buildings or developments, subject to the following standards:
 - (a) A multi-tenant building or development may have one freestanding sign per building/development, except when a building/development has more than 400 feet of frontage on a road, the building/development may have up to two freestanding signs along a road frontage, which must be separated from each other by at least 150 feet of road frontage. In the case of a multi-tenant buildings/development with frontage along more than one road, the building/development may have one additional freestanding sign along the secondary frontage, which must be separated from other freestanding signs by at least 150 feet of road frontage.
 - (b) Freestanding signs which are part of a multi-tenant development may be located on any lot or outparcel which is part of the development. For purposes of this section, a lot or outparcel shall be considered part of a multi-tenant development when:

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- (i) The lot/outparcel upon which a freestanding sign is located is in common ownership with other lots/outparcels which are part of the same multi-tenant development;
 - (ii) The lot/outparcel upon which a freestanding sign is located is subject to a master association with one or more lots/outparcels which are part of the same multi-tenant development;
 - (iii) The lot/outparcel upon which a freestanding sign is located is afforded ingress and egress from a shared access drive connecting between a road, the lot/outparcel upon which the freestanding sign is located, and one or more lots/outparcels which are part of the same multi-tenant development;
 - (iv) The freestanding sign is located on a lot or outparcel which is part of the development and is included within a master sign plan for a Planned Development that has been approved pursuant to Section 3.6.3(A)(5), Section 3.6.3(B)(5)(c), Section 3.6.3(C)(5), or Section 3.6.3(D)(5) of these LDRs; or
 - (v) The freestanding sign is located on a lot or outparcel which is part of the development as shown on a Site Plan (Section 2.4.9) and is included within a sign plan approved as part of a Site Plan. A freestanding sign approved in accordance with this section shall have continuous foundation or other support under it in the style of what is commonly called a monument sign.
- (c) Signage permitted in accordance with Section 6.5.4(C)(2)(b) shall not be considered off-site signage.
 - (d) For freestanding signs which are part of a multi-tenant building or development, the maximum sign area of a freestanding sign and its structure shall not exceed 150 square feet. The maximum area of an individual sign face shall not exceed 100 square feet.
 - (e) When a freestanding sign which is part of a multi-tenant building or development includes sign area for individual tenants within the building/development, the total sign area dedicated to individual tenants of the building/development shall not exceed 66 percent of the area of the sign and its structure.
 - (f) In addition to the freestanding signage permitted pursuant Sections 6.5.4(C)(2)(a)—(e), one freestanding sign may be permitted on a developed outparcel, subject to the following:
 - (i) The outparcel shall have a minimum lot area of 40,000 square feet;
 - (ii) The maximum area of the freestanding sign and its structure shall not exceed 50 square feet;
 - (iii) The maximum height of the freestanding sign shall not exceed ten (10) feet;
 - (iv) Such signs shall be not be located within 100 feet of other freestanding signage.
- (3) *Wall signs.* Wall signs are permitted, subject to the following standards:
- (a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
 - (b) The sign area shall not be greater than ten percent of the square footage of the front elevation of the building on which they are located, with a maximum of 350 square feet in sign area. In the case of corner lots, wall signs shall be permitted along both road frontages. The sign area along each frontage shall not be greater than ten percent of the

square footage of the front elevation upon which the signage is located, with a total maximum sign area on all building elevations of 350 square feet in sign area.

- (c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).
 - (d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.
- (4) *Canopy and awning signs.* In any business district, a canopy or awning sign may be permitted in addition to or in lieu of a wall sign. If the canopy or awning is permitted in addition to a wall sign, the canopy or awning sign area shall be incorporated into the overall sign area total, provided however that the canopy or awning sign area shall not exceed 32 square feet. If the canopy or awning sign is permitted in lieu of a wall sign, the canopy or awning sign area shall not exceed 32 square feet.
- (5) *Changeable copy.* A changeable copy sign, including a sign on which the copy can be changed electronically, may be used for up to one half of the allowed square footage for any freestanding sign, subject to the limitations of Subsection 6.5.4(E) of this section.
- (6) *Interstate-75 corridor signage.* In addition to the freestanding signage permitted by Subsection 6.5.4(C)(1)—(2), one additional freestanding sign shall be permitted for a development which abuts Interstate-75, subject to the following standards:
- (a) The maximum height of the sign shall not exceed 24 feet;
 - (b) The maximum area of the sign and its structure shall not exceed 150 square feet and the maximum sign area of such signage shall not exceed 100 square feet;
 - (c) Such signage shall be located and oriented to achieve a view-shed from Interstate-75;
 - (d) Such signage shall be located within 100 feet of the Interstate-75 right-of-way; and,
 - (e) The total sign area of all freestanding signs which are part of the development shall not exceed 300 square feet.
- (D) *General standards for permanent freestanding signs in residential, agricultural and business districts.*
- (1) *Sign height, width and depth.*
- (a) Except as otherwise provided in these LDRs, the maximum height of a freestanding sign and its structure accessory to a residential use in a residential or agricultural district is four feet.
 - (b) Except as otherwise provided in these LDRs, the maximum height of a freestanding sign and its structure in a business district is 16 feet.
 - (c) The maximum width of a freestanding sign in any district shall not exceed the maximum height allowed for such sign.
 - (d) The maximum depth (thickness) of a sign and its structure shall not exceed 48 inches.
- (2) *Design limitations along the U.S. 441 Corridor.*
- (a) *Applicability.* The provisions of this subsection 6.5.4(D)(2) shall apply to the following signs located within 200 feet of the right-of-way of U.S. 441, except that those properties with road frontage on U.S. 441 within a distance of 1,000 feet on either side of the I-75 overpass

as measured from the outer edge of the I-75 overpass shall follow the standards for signage in business districts.

- (i) Any freestanding sign located in a business district;
 - (ii) Any freestanding sign located in an agriculture district;
 - (iii) Any freestanding sign accessory to an institutional use in a residential district.
- (b) *Design and support.* Any such sign that has a height of more than six feet or that is more than six square feet in area shall be designed as a monument or ground sign meeting the following standards:
 - (i) There shall be a continuous support between the ground and the bottom of the sign; and
 - (ii) The support system shall be composed of materials identical to or similar in appearance, color and texture to the materials used in the building to which the sign is accessory.
- (3) *Setbacks and obstruction of vision.*
 - (a) A sign or advertising structure shall be set back at least five feet from the nearest lot line; any freestanding sign or advertising exceeding six feet in height or 32 square feet in area shall be set back from any lot line abutting property zoned for residential use by at least ten feet.
 - (b) No sign shall be located within public rights-of-way. No portion of any sign shall overhang a public right-of-way, except for wall signage located within the CBD zoning district, which shall project no greater than two feet into the public right-of-way and shall comply with Section 6.5.7(H).
 - (c) Signs shall not be located within the vision triangle of an intersection as required under Section 7.2.6, Visibility clearance. Signs shall not be located in such a way as to obstruct the vision of vehicular, bicycle, or pedestrian traffic.
 - (d) No sign shall be located within ten feet of any water or electric system infrastructure or within 15 feet of any stormwater or wastewater infrastructure. No portion of any sign shall overhang within ten feet of any public infrastructure.
- (4) *Address.* The E-911 address of an agricultural use, institutional use, or business use may be included on the sign face or on the sign structure. Inclusion of the E-911 address will not be included in the calculation of the maximum area of the sign face, nor will it cause the sign structure to be included in the calculation of the maximum area of the sign face.
- (E) *Changeable copy signs.* Where changeable copy signs are permitted, an electronic message board or other sign on which the message can be changed electronically may be used as the changeable copy sign, provided that such sign shall be programmed so that it will not change the message more often than one time per minute. Changeable copy signs shall be prohibited from scrolling, rolling, fading, flashing, or otherwise transitioning text and graphics displayed upon the changeable copy sign area.
- (F) *Signs in the public rights-of-way.* The following permanent signs are allowed in the public rights-of-way:
 - (1) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 - (2) Bus stop signs erected by a public transit company authorized to operate in the City.
 - (3) Informational signs of a public utility regarding its poles, lines, pipes or other facilities.

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- (4) Other signs appurtenant to a use of public property permitted under a franchise or lease agreement with the City.
 - (5) Within the boundaries of an approved Planned Development zoning district (PD-R, PD-TND, PD-EC, PD-COMM, or PUD), one (1) directional sign shall be permitted at each ingress/egress to the Planned Development zoning district. Such signs shall be subject to all other applicable regulations for freestanding signs, as provided in Section 6.5.4, unless otherwise regulated by a Planned Development Agreement or a master sign plan approved pursuant to Section 3.6.3(A)(5), Section 3.6.3(B)(5)(c), Section 3.6.3(C)(5), or Section 3.6.3(D)(5) of these LDRs. Signs permitted in accordance with this section shall not be considered off-site signs.
- (G) *Welcome signs.* Signs identifying entry into the corporate limits of the City which are located on public property, in easements granted to the City, or in the public rights-of-way shall not exceed 150 square feet and shall be subject to the provisions of Section 6.5.4(D).

Article 7 SUBDIVISION STANDARDS¹

Sec. 7.4. Improvement guarantees for public improvements.

7.4.1 Posting of surety device for public improvements.

- (A) ~~An infrastructure plan or a~~ final plat, **if improvements are proposed to be proposed to be completed after final plat recordation**, shall not be approved by the City Commission until a surety device in accordance with the forms as provided in in Section 6.10.2, Form of performance guarantees, has been posted.
- (B) The surety device for public infrastructure improvements shall cover at least 120 percent of the estimated cost of all required improvements including but not limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, stormwater management facilities, potable and reclaimed water facilities, wastewater facilities, electric facilities, natural gas lines, recreation, and other public improvements. The estimated cost for the installation of all public infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation, plus a minimum contingency of ten percent.
- (C) The surety device shall be conditioned upon the faithful performance by the subdivider of all work required to complete all improvements and installations for the subdivision or phases thereof, in compliance with these LDRs, and the approved **infrastructure plan**, preliminary plat, construction plans, and final plat, as applicable. For subdivisions, all improvements shall be completed within a specified time as provided in the subdivider's agreement.
- (D) The surety device shall be payable to, and for the indemnification of, the City Commission.

Sec. 7.8. Maintenance.

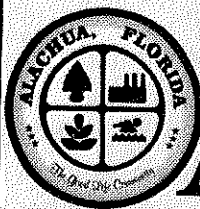
7.8.1 Subdivider responsible for maintenance.

- (A) *Generally.* The subdivider shall maintain and repair all improvements which this article and these LDRs require the subdivider to construct in the subdivision for a period of one year after the completion **and issuance by the City of a Certification of Completion** of the improvements, in accordance with the provisions of Section 2.4.10(G)(7), Inspection of public improvements, and Section 2.4.10(G)(8), Warranty period following passing inspection. Prior to the initiation of the warranty period, the subdivider shall posts a maintenance bond to cover at least ten percent of the estimated costs of all required improvements for a period of one year. All defects which occur within one year after completion and ~~acceptance~~ **issuance by the City of a Certification of Completion** of all required improvements shall be remedied and corrected at the subdivider's expense.
- (B) *No City maintenance of improvements unless expressly accepted by City Commission.* Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utilities, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this article, these

¹State law reference(s)—Provisions to regulate the subdivision of land required, F.S. § 163.3202(2)(a).

LDRs, and other City laws and ordinances, that are expressly accepted for maintenance by specific action of the City Commission.

- (C) *Landscaping maintenance.* The homeowners' association or entity responsible for common areas shall be responsible for the maintenance of all landscape areas to present a healthy, neat and orderly appearance at all times and to replace dead plant materials according to the standards set forth in Section 6.2.2, Landscaping standards.
- (D) *Signs.* The homeowners' association or entity responsible for nonpublic (i.e., subdivision) signs shall be responsible for the maintenance of all signs approved in accordance with these LDRs.
- (E) *Fences.* The homeowners' association or entity responsible for fencing shall be responsible for the maintenance of all fencing in common areas approved in accordance with these LDRs.



City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 14, 2023, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Clay Sweger, AICP, LEED AP, of eda, inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanent freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements.

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

(Published: Alachua County Today - November 2, 2023)

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 Tree protection standards.

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- (A) *Purpose.* The purpose of these tree protection standards is to limit the destruction of and ensure the survival, including maintenance, of as many trees and accessory plants as possible, and to allow the removal and replacement of unhealthy trees, plants, and landscaping throughout ~~in~~ the City. The maintenance of existing trees and replanting of new trees is necessary to promote the value of property and the quality of life of its citizens; to ensure the stabilization of soil by prevention of erosion; to reduce stormwater runoff and the costs associated with it; to replenish groundwater supply; to cleanse the air of harmful pollutants; and to provide greenbelts and buffers to screen against noise pollution, artificial light, and glare. It is the intent of this section to prohibit the unnecessary clearing of land so as to achieve no net loss of trees and to preserve, as much as possible, the existing tree canopy.
- (B) *Findings.* The City Commission finds that:
- (1) The protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to present and future health, safety, and welfare of its citizens;
 - (2) Trees absorb carbon dioxide and return oxygen, a vital ingredient to life, to the environment;
 - (3) Trees are a valuable property asset that can affect an area economically; and
 - (4) A tree protection ordinance is necessary in order to promote community welfare through regulating the removal and destruction of trees prior to and during construction and occupancy.
- (C) *Scope.* The terms and provisions of this section shall apply to all real property lying within the incorporated limits of the City, including publicly owned lands, rights-of-way and easements, subject to certain exemptions specifically provided for in this section.
- (D) *Tree planting, relocation, replacement, credit, banking.*
- (1) *New trees.* New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis. Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis. Replacement trees shall be graded Florida No. 1 or better, as outlined in the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Grades and Standards for Nursery Plants, Part II, Palms and Trees. The term "healthy," as stated herein, means "good" or better per the standard definition from the International Society of Arboriculture (ISA) stating the tree has no major structural problems, no significant damage due to disease or pests, no significant mechanical damage, a full balance crown, and normal twig condition and vigor for its species. Palm trees may be utilized as replacement trees but at an increased ratio of 3:1 replacement and shall be a minimum of eight feet tall at the time of planting.
 - (2) *During development.* During development or site alteration activities, the following standards shall be met:
 - (a) Protective barricades shall be placed to define a protective area around existing trees to remain. Barriers shall be placed around all regulated trees at a minimum of two-thirds of the area of the dripline of the tree or stand of trees or at six feet from the trunk of the tree, whichever is greater. Protective barricades shall be placed at the dripline of all heritage trees, champion trees, and regulated palm trees. Protective barricades shall be placed

around all trees to be retained on the site and shall remain in place until site clearing and construction activities are complete, except where land alteration and construction activities are approved within the protected area. If land alteration and construction activities are approved within the protected area, then the protective barricades shall only be removed when activities are occurring. Protective barricades shall be replaced upon completion of the activities within the protected area. Protective barricades shall be at least four feet high and constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.

- (b) A minimum distance of ten feet shall be maintained from all retained regulated, heritage, and champion trees when installing underground utilities. If this results in unreasonable hardship, a soil auger shall be used to tunnel under the root systems.
 - (c) No attachments shall be secured to trees designated to remain on site.
 - (d) A three-inch layer of mulch shall be applied over the surface of any exposed roots of retained regulated, heritage, and champion trees and kept wet during the site clearing and construction phases.
 - (e) Raising or lowering of grade within the dripline of existing trees to remain shall not be permitted unless otherwise approved by the Land Development Regulations Administrator or appointee.
 - (f) During the site clearing or construction phases, the following activities shall be prohibited within the protective area unless approved with the appropriate protective strategies by the City during site plan or construction plan approval:
 - (1) The clearing of vegetation except by hand;
 - (2) The compaction, filling, or removal of soil deposits;
 - (3) The placement of debris;
 - (4) The placement or dumping of solvents or other chemicals;
 - (5) The placement or storage of construction materials, machinery or other equipment of any kind; and
 - (6) The use of concrete, asphalt, or other paving materials.
 - (g) Any retained or relocated tree shall be replaced in accordance with the requirements of Subsection 6.2.1 (D) (1), if the tree dies within one year after site clearing and construction.
 - (h) Any root pruning and/or pruning of retained regulated, heritage, and champion trees during the site clearing or construction phases shall be done in accordance with arboricultural standards and directly overseen by an ISA-certified Arborist.
- (3) *Incentives for preservation.* The City may approve a transfer of development rights on lands preserved for tree preservation beyond the requirements in this section during the site plan or preliminary plat process.
- (a) Developers preserving portions of tree protection areas within a development site will be authorized during the site plan or subdivision plat process for an on-site transfer of development rights at a density or intensity bonus rate of 3:1. For example, if a developer retains a contiguous five acre tract of quality tree protection area within their development

site, and that property has a zoning density of three units per acre, then the developer would be authorized to transfer 45 dwelling units to the developable portion of their site. (Five acres times three dwelling units per acre times three equals 45 dwelling units.)

- (b) Any acreage used to calculate a credit for preservation shall be recorded as a permanent preservation area on the subdivision plat and in any covenants and deed restrictions and shall not be eligible for any future development rights.

(4) *Tree replacement.*

- (a) When the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, the applicant shall select site appropriate trees. ~~If~~ if it is feasible, the regulated, heritage, or champion tree may be ~~relocated~~ ~~related~~ on the same parcel of land. When selecting replacement trees from the recommended tree list, the applicant shall choose from a similar species or category as the tree that is being removed. For example, a canopy tree should be replaced with a tree from the canopy or large tree list. Trees proposed to be planted as replacement trees may be installed within the proposed development area, provided, however, there must be prior approval of the City before any trees may be placed within the including proposed right-of-way areas within the development or existing right-of-way adjacent to the development consistent with Subsection 6.2.1(D)(4)(h) and Subsection 6.2.1(D)(4)(i). When trees are to be installed in the proposed right-of-way areas, the developer and successor homeowners' association shall be responsible for maintenance of the trees.
- (b) If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).
- (c) At least 50 percent of the total required replacement trees shall be shade trees and at least 75 percent of the total required trees shall be site-specific trees appropriate for the site.
- (d) Trees must meet the minimum requirements found in Subsection 6.2.2(D)(9)(b)(ii).
- (e) Trees from the recommended tree list used to meet the requirements of this section shall be graded Florida No. 1 or better, as outlined by the most recent publication of the State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants.
- (f) Trees shall be planted in accordance with xeriscaping principles and accepted arboricultural standards and practices.
- (g) The pervious area or tree lawn provided around trees shall be sufficient to permit root growth and provide for longevity of the tree species planted. The height of the tree at maturity and root size shall be considered in the selection of the trees.
- (h) Trees shall be planted in accordance with the City of Alachua Department of Public Services Requirements for Design and Construction, as amended.
- (i) No tree shall be planted within ten feet of a fire hydrant or utility pole, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility.
- (j) The owner of the parcel (or if plantings are installed in the right-of-way or city property, the developer who installed the plantings and successor homeowners' association) shall be responsible for the maintenance of all preserved, relocated, or replacement trees. All

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trees will be inspected by an arborist, forester, or registered landscape architect, hired by the owner, within six months after planting to ensure the trees are surviving in a healthy condition. A certified report shall be provided to the land development regulations administrator describing the condition of trees. Trees found to be in declining condition shall be replaced by the owner of the parcel within 30 days of submittal of the report. If replacement is necessary, there shall be a reinspection report submitted within six months after the replacement replanting.

(k) Champion trees may not be removed except by resolution of the City Commission finding that the following conditions have been met:

(i) A report from a certified arborist documenting that:

- a. The tree is dead; or
- b. The tree is seriously diseased and treatment is not practical; or
- c. The tree is significantly damaged and remedial pruning would not be effective in rehabilitating the tree.

(5) *Tree removal.*

- (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.
- (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
- (c) A copy of the tree removal permit shall be posted on the site during these activities.

(6) *Tree credits.*

- (a) Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of "good" or better existing native trees, as defined in Subsection 6.2.2(D)(4). No credit will be given for the preservation of trees on the nuisance tree list. A table displaying a list of all trees claimed for credits under this subsection shall be included in the landscape plan; this table shall include common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.
 - (b) In addition to the tree credit in Subsection 6.2.1(D)6(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.
 - (c) When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwellings qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of
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50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

(7) *Tree banking.*

- (a) The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. This may come in the form of a payment made to the City by a developer as a fee in lieu of installation or the developer installing trees off-site within adjacent residential developments under common control at the time of construction consistent with Subsection 6.2.1(D)(4)(H) and Subsection 6.2.1(D)(4)(I). In cases where off-site mitigation plantings are installed, a surety device shall be provided to the City in the amount of the mitigation payment that would otherwise be required. Such surety device may be used by the City as a tree mitigation payment if the developer fails to perform the required off-site landscape mitigation plantings, as prescribed in a Subdivider's Agreement. Trees authorized for off-site mitigation shall be planted in private developments as referred to above or in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of state and county roads where an interlocal agreement authorizes such plantings.
- (b) The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.
- (c) The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of replacement trees required to fulfill mitigation requirements. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.
- (d) Fees for off-site mitigation shall be determined and approved in accordance with the above Subsection (7)(c) by the City prior to any public hearing related to the proposed site plan or plat. Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit. Receipts for payment will be specifically marked for the off-site mitigation account.

(E) *Maintenance.*

- (1) *Trees overhanging street right-of-way.* Every owner of any tree overhanging any street right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the sidewalk. The City shall have the right, but not the obligation, to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with the visibility of any traffic control device or signs at intersections of streets.
- (2) *Dead or diseased trees on private property.* The City shall have the right, but not the obligation, to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitutes

a potential threat to other trees within the City. The owner of the land upon which such dead or diseased trees are standing or located shall be notified in writing by the Land Development Regulations Administrator to remove such trees and the removal shall be done by said owner at the owner's expense within 30 days after the date of mailing of such notice. In the event of failure of the owner to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owners of the property through the action of the Special Magistrate.

- (3) *Compliance by public agencies and utilities.* All public agencies and utilities shall comply with the permitting requirements of this section prior to commencing any pruning or removal of any regulated, heritage and champion trees. All public utilities, governmental agencies, and their subcontractors shall comply with the International Society of Arboriculture standards for pruning shade trees when pruning any trees on public property. Emergency removal requiring immediate action to protect the health and safety of the public are not subject to this section.
 - (4) *Property owner's responsibility.* It shall be the property owner's responsibility to adequately maintain the trees shown on an approved site plan or preliminary plan, to ensure healthy survival. Neglecting or abusing trees is a violation of this section.
 - (5) *Rights of the City.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the rights-of-way of all public streets, alleys, avenues, lanes and squares, parks, and any other public grounds, as may be necessary to ensure public safety or to preserve or enhance symmetry and beauty of such public grounds. The City may remove or cause to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewer, water and gas lines, or other public improvements, or is affected with any injurious fungus, insect or pest.
- (F) *Tree removal application and permit.*
- (1) *Exemptions.*
 - (a) Regulated trees, except for heritage or champion trees, on all lots and parcels of land with a single-family residential dwelling unit, not to include mixed-use portions of developments, are exempt from the requirements of this section. No person shall cut or remove any heritage or champion tree from any such lot or parcel of land without first obtaining a tree removal permit from the City.
 - (b) During any period of emergency, such as hurricanes, windstorms, floods, freezes, or other natural disasters, the requirements of this section may be waived for a definite period of time by the City Manager with respect to cutting and removing damaged trees in all areas affected by such disaster.
 - (c) Any tree determined to be in a hazardous condition by the Land Development Regulations Administrator, so as to endanger the health, safety, and welfare of persons and property, and require immediate removal shall be exempt from the requirement of this section. Such tree may be cut and removed upon verbal authorization by the City Manager, or in his or her absence, the Land Development Regulations Administrator. The International Association of Arboriculture publication, *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas*, shall be used as a guide and reference for determining the condition of a tree.
 - (d) Agricultural lands. Lands that qualify for agricultural tax exemption by the Alachua County Property Appraiser and have an agriculture future land use designation on the City of Alachua Comprehensive Plan Future Land Use Map are exempt from the requirements of this section, except for the following:
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- (i) A tree removal permit shall be required for the removal of champion and heritage trees located within 50 feet of the property boundary line or within 400 feet of a public park; and
 - (ii) A notice of activity must be submitted to the Land Development Regulations Administrator no less than seven days prior to any cutting and removal of trees or the clearing of the land.
 - (e) Forestry. All bona fide commercial forestry operations are exempt from the requirements of this section where trees are grown for silviculture purposes or for intended sale in the course of business. However, owners of commercial forestry operations shall submit a notice of activity to the Land Development Regulations Administrator prior to the commencement of any timber harvesting, mechanical site preparation, or land clearing.
 - (f) The removal, trimming, pruning, or alteration of nonregulated trees or vegetation growing within the area of any public or private utility easement or drainage easement or right-of-way is exempt from the provisions of this section, provided such work is done by or under the control of the operating utility company, governmental agency, or entity responsible for the maintenance of said facility.
 - (g) Removal of nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, is exempt from the terms and provisions of this section.
 - (G) *Site plan and subdivision plat requirements.*
 - (1) Site plans and construction plan shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan.
 - (a) Applicants for site plans and construction plans shall provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. The applicant shall mark and reasonably locate upon the site plan or construction plan drawing, all champion, heritage, and other regulated trees to be retained, relocated or removed. The applicant shall mark and reasonably locate upon the site plan or construction plan all nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended. The tree location drawing shall conform to the following:
 - (i) Trees are to be identified by both common and scientific names.
 - (ii) Trees shown on the tree location drawing will be identified as to which trees will be saved, relocated or removed.
 - (iii) The tree location drawing is to be at the same scale as the site plan or construction plan.
 - (iv) The tree location drawing may be presented as a separate sheet within the site plan or construction plan; however, the trees must be included on one sheet of the site plan or construction plan that shows the location of the proposed buildings, driveways, off-street parking and loading facilities, stormwater management facilities, existing contours and finished elevations, overhead electric lines, underground utilities and any other proposed improvements that could potentially have a negative impact on existing trees.
 - (b) In the event that no champion, heritage or regulated trees are found, it shall be so noted on the site plan or construction plan and a tree location drawing shall not be required.

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- (c) A note shall be included that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Plant Species, as amended, shall be removed at time of development.
- (H) *Administration, enforcement and appeal.* In addition to the general provisions of Article 9, the following provisions shall apply to this section:
- (1) Except as specifically exempted in this section, it shall be unlawful for any person to cut or remove any regulated, heritage or champion tree from any lands within the City without first obtaining a tree removal permit from the LDR Administrator.
 - (2) No lands in the City, upon which are located regulated, heritage or champion trees, may be cleared, graded or developed, and no building permit shall be granted for such land without the owner or developer first applying for and receiving from the LDR Administrator a tree removal permit, except as exempted within this section.
 - (3) Removal of any regulated tree or any site work that is not done according to an approved tree removal permit is a violation of this section. When such violations occur prior to the final inspection of the project, the LDR Administrator will immediately issue a stop work order. Upon the issuance of such stop work order, all site work shall cease until a restoration plan is submitted by the applicant and approved by the LDR Administrator. The site stop work order shall remain in effect until the approved restoration plan has been implemented and completed. The owner, developer, subcontractor, or agent shall have 30 days to present a restoration plan to the LDR Administrator. If no restoration plan is presented within 30 days, the owner, developer, subcontractor, and agent shall be subject to all of the penalties, including fines, provided for violation of this section. No certificate of occupancy shall be issued until all trees and other vegetation shown on the approved restoration plan have been planted and grades restored.
 - (4) A list of fines for damaging trees by conduct in violation of this section will be adopted by the City Commission in a manner consistent with the adoption of other fees. Fines for such violations may be issued by Special Magistrate.
 - (5) Appeals to the issuance of a tree removal permit shall be as authorized by these LDRs.
 - (6) Violations of this section shall be heard by the Special Magistrate.
 - (7) For the purposes of this section, the following are provided as a list of references, in addition to those publications previously referenced:
 - (a) The Florida Division of Forestry's Tree Protection Manual for Builders and Developers shall serve as the primary reference, whenever there is a question regarding tree protection standards, unless another publication is specifically referenced.
 - (b) The most current International Society of Arboriculture (ISA) standards shall be referenced for all public utilities, government agencies, and their subcontractors when pruning trees on public or private property and National Arborist Association Standards for Pruning Shade Trees when pruning regulated, heritage or champion trees.
 - (c) The Florida Division of Forestry's Silviculture Best Management Practices Manual shall be the reference used for the conducting of all commercial forestry operations.
 - (8) The Land Development Regulations Administrator may establish technical standards setting forth administrative guidelines governing the enforcement of this section, requirements not specifically addressed in this section, and any other information needed for the uniform and orderly administration of this section. Such standards may be published in a technical manual which shall be on file in the office of the City Clerk.
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City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board Minutes November 14, 2023

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: November 14, 2023

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Joe Hancock, Vice Chair 6:00 p.m.
Sandy Burgess, Chair – Absent
Tina Certain, School Board Member - Absent

INVOCATION

Led by Virginia Johns, Member

PLEDGE TO THE FLAG

Led by Johns, Member

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- October 10,2023

Member Bill Menadier moved to approve the minutes from the October 10, 2023 meeting; seconded by Member Johns.

Motion passed by 4-0 vote.

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

Adam Hall, Principal Planner – presentation provided.

Clay Sweger, EDA Consultants – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit “A” and located on page 23 of the Staff Report; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

- C. Site Plan – Tomoka Hills Fire Station: A request by Randy Olney, P.E., of CHW, Inc., applicant and agent for Alachua County, property owner, for consideration of a Site Plan to construct a ±11,500 square foot fire station with associated site improvements on a ±2.00 acre subject property; Tax Parcel Number 03055-001-000 (Quasi-Judicial Hearing).

Carson Crockett, Planner – presentation provided.

Randy Olney, CHW – presentation provided.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Alachua County, subject to the three (3) conditions provided in Exhibit “A” and located on page 19 of the November 14, 2023 Staff Report to the Planning & Zoning

Board; seconded by Member Keith Vermillion.

Motion passed 4-0 by a roll call vote.

- D. Site Plan – 441 Road Rangers: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for First Coast Road Rangers, LLC, property owner, for consideration of a Site Plan to construct a ±3,500 square foot building with associated site improvements on a ±0.97 acre portion of a ±8.00 acre subject property; Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Justin Tabor, Principal Planner – presentation provided.

Chris Gmuer, Gmuer Engineering – presentation provided.

Member Menadier moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for First Coast Road Rangers, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the November 14, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion passed 4-0 by a roll call vote.

- E. LDR Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 6.5.4 (D) regarding general standards for permanent freestanding signs in residential, agricultural and business districts; Section 6.5.4 (F) regarding signs in the public right-of-way; Section 6.5.7 regarding prohibited signs; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Member Johns moved that this Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve; Seconded by Member Menadier.

Citizens comments: Tamra Robbins
Busy Shires
Rudy Rothseiden
Sayed Mouhktara

Member Johns amended her motion to include the recommendation for the Commission to consider the recommendations of the City Attorney; seconded by Member Vermillion.

Motion passed 3-1 by a roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Hancock adjourned the meeting. 8:29 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison

DRAFT

Israel finds 'concrete evidence'

IDF has yet to release details of hospital fortress findings

John Bacon
USA TODAY

Israeli special forces sweeping through the Gaza Strip's largest hospital Wednesday found "concrete evidence" Hamas was using the hospital as a military compound, multiple media outlets reported, citing Israeli military sources.

A senior military official, speaking on condition of anonymity, told the Times of Israel that Hamas weapons and other evidence were found at the sprawling Al-Shifa campus where the U.N. estimates at least 2,300 staff, patients and displaced Gaza civilians have taken refuge.

The Israel Defense Force would soon publicly reveal some details of the discoveries, Lt. Col. Richard Hecht told CNN. He added that no exchange of gunfire had taken place on hospital grounds.

Israeli officials said in a statement the military brought medical teams, incubators, baby food and medical supplies to ensure that "no harm is caused to the civilians being used by Hamas as human shields."

But Munir al-Boursh, a senior official with Gaza's Health Ministry, said Israeli forces had ransacked the basement and other buildings at Al-Shifa.

Israeli forces have been rolling through Gaza since Hamas militants stormed into Israeli border communities Oct. 7 on a violent rampage that left more than 1,200 people dead, most of them civilians, and more than 240 people taken hostage. The Gaza Health Ministry says more than 11,000 Palestinians have died in the ensuing Israeli offensive aimed at freeing the hostages and crushing Hamas.

Israel has claimed for weeks that Hamas was hiding militants and assets in Al-Shifa and other Gaza hospitals. The White House said this week it had intelligence confirming the claim, which Hamas leaders have repeatedly denied.

White House national security spokesman John Kirby said Wednesday that Israeli military operations in Gaza, including at Al-Shifa hospital, are planned and executed without prior approvals from the Biden administration. But he said the U.S. does believe hospitals should be protected. That means no attacks from the air and redoubled efforts to keep civilians, patients and medical staff from becoming victims of crossfire between Hamas and Israeli forces.

Additionally, Kirby said he understands Israel's urgent need to push forward.

"We know that Hamas uses hospitals like Al-Shifa for command and control for storage facilities, even sometimes, as a barracks of sort for their fighters," Kirby said.



Smoke rises during an Israeli military bombardment of the northern Gaza Strip on Wednesday. Thousands of civilians, both Palestinians and Israelis, have died since Oct. 7, after Palestinian Hamas militants based in the Gaza Strip entered southern Israel in an unprecedented attack triggering a war declared by Israel on Hamas.

FADEL SENNA/AFP VIA GETTY IMAGES

Palestinian authorities are calling for a cease-fire to evacuate three dozen newborns and other patients from Al-Shifa. On Tuesday, a U.N. agency said only one hospital, the Al-Ahli, remains operational in the battered north Gaza.

United Nations humanitarian chief Martin Griffiths has also called for an immediate cease-fire, and that combatants in the war respect international law. Israeli officials have repeatedly said they won't stop fighting until all 240 hostages have been released.

"As the carnage in Gaza reaches new levels of horror every day, the world continues to watch in shock as hospitals come under fire, premature babies die, and an entire population is deprived of the basic means of survival," Griffiths said. "This cannot be allowed to continue."

Humanitarian aid staffers imperiled in Gaza

The global humanitarian aid organization Mercy Corps says it is concerned for the safety of 70 staff members and their families in Gaza, spokesperson Milena Murr says. In an email to USA TODAY, Murr said staffers report an "increasingly desperate situation" that includes empty grocery stores, five-hour lines for bread that costs \$30 for five pieces, and cooking on wood or coal because there is no fuel. Internet and communication services could come to a halt as soon as tomorrow, Murr said.

"Our colleagues are making great effort to share their stories and the humanitarian catastrophe they are witnessing and experiencing," Murr said.

Bird flu outbreak isn't over, but less severe

Josh Funk
ASSOCIATED PRESS

OMAHA, Neb. — Nearly 5 million chickens, turkeys and other birds have been slaughtered this year because of a persistent bird flu outbreak that began in 2022, but as big as that number may sound, it's far less than the number of birds killed last year, which means consumers aren't seeing as much impact on poultry and egg prices.

The 4.6 million birds killed this year compares to the nearly 58 million birds the U.S. Department of Agriculture said were slaughtered last year in the first year of the outbreak. While that decline is welcome news, the fact that infections continue is a worrisome indication that unlike earlier outbreaks, the current virus has found a way to survive through the summers, and poultry will likely always be at risk of the disease.

The key problem with bird flu is that the highly contagious virus is spread easily by wild birds through droppings and nasal discharges, and it mutates over time. Despite the best efforts of farmers, it is hard to keep the virus out.

"The industry is definitely on really high alert," said veterinarian Denise Heard with the U.S. Poultry & Egg Association trade group.

As geese and ducks have started to head south for the winter, cases of bird flu have predictably begun popping up primarily at farms in Minnesota, Iowa and South Dakota along one of the major flyways for migrating birds. Most of those cases involve only tens of thousands of birds, but 1.2 million birds at one Iowa egg farm and 940,000 chickens at one Minnesota egg farm had to be slaughtered last week after the disease was found.

Still, only a small portion of the total flock nationwide has been affected this year, allowing prices to fall closer to where they were before the outbreak began.

Egg prices peaked at a nationwide average of \$4.82 per dozen in January — more than double the \$1.93 per dozen charged a year earlier before the first bird flu case was confirmed in Indiana in February 2022. They remained at \$2.07 per dozen last month, according to new numbers released Tuesday.

Turkey and chicken prices also spiked over the past two years, but bird flu wasn't the only factor as feed, fuel and labor costs also soared as part of the widespread inflation that weighed on the entire economy.

The average price per pound of a whole chicken has climbed pretty steadily since it was at \$1.62 in January 2022, according to the U.S. Bureau of Labor Statistics' latest consumer price data. But it was only at \$1.93 per pound in October, up from \$1.86 a year ago. Chickens raised for meat haven't been hit as hard by bird flu because that industry is focused in the Southeast, where there haven't been as many cases, and because those chickens don't live as long before they're killed for meat so there's less chance of infection.

Retail turkey prices aren't tracked the same way, but USDA reports show that wholesale frozen turkey prices averaged \$1.15 per pound in October, down from



The fact that bird flu infections continue is a worrisome indication that unlike earlier outbreaks, the current virus has found a way to survive through the summers. CHARLIE NEIBERGALL/AP FILE

last year's \$1.79 per pound and the previous year's \$1.35 per pound. And many of this year's turkeys are already in cold storage, so even if more turkey farms get hit by the virus the current holiday supply won't be affected.

Plus, as the National Turkey Federation trade group points out, many retailers like to discount turkey prices heavily in the hopes that consumers will buy the rest of their Thanksgiving fixings at their stores, so consumers might find even lower prices.

"We're in a really good spot for Thanksgiving turkeys," said Jada Thompson, an agricultural economist at the University of Arkansas. "I think there should be a lot of relief coming in the holiday season."

A combination of factors contributed to the sharp drop in bird flu cases this year. Perhaps the most important is that the number of virus cases the USDA has been finding among wild birds has dropped precipitously, suggesting that some ducks and geese may be developing immunity. But farmers also redoubled efforts to keep the virus from infecting their flocks by tightening up biosecurity practices.

Farmers have gone to great lengths by requiring workers to shower and change clothes before entering barns, sanitizing trucks that enter a farm and investing in separate sets of tools for every barn. Some farms have even upgraded barn ventilation and installed laser systems to discourage wild birds from congregating.

"The biggest thing, of course, that we would stress from here is biosecurity, biosecurity, biosecurity," Heard said.

The USDA says the response to the outbreak has cost the government \$757 million so far, with most of that going to compensate farmers who have to destroy their flocks. Agriculture economists estimate that the industry has also suffered at least another \$1 billion in damage from lost sales and other costs, though the total cost to the industry hasn't been tallied up.

The head of UNRWA, the U.N. relief agency for Palestinian refugees, confirmed Wednesday that it has received 6,000 gallons of fuel that crossed into Gaza via the Rafah crossing but said much more is needed. The agency has been trying to provide basic services to more than 600,000 people sheltering in south Gaza amid Israeli military operations and a ban on fuel imports.

UNRWA says about 200,000 people have fled south over the past 10 days due to fighting between Israeli troops and Palestinian militants in northern Gaza. More than two-thirds of Gaza's population of 2.3 million have left their homes since the war began.

The Israeli military said it had gained control of the Hamas legislative and government building, the Hamas police headquarters and an engineering facility used for weapons production and development.

Israel's Knesset approved legislation granting honorary Israeli citizenship to non-citizens killed in the fighting, the Times of Israel reported, while several hundred demonstrators protested outside the Israeli parliament Tuesday night and demanded the resignation of Prime Minister Benjamin Netanyahu, saying he is unfit for office. The protesters carried signs blaming Netanyahu for the Oct. 7 attack.

Reuters, citing three unnamed sources, reported that Iranian supreme leader Ayatollah Ali Khamenei recently told Hamas chief Ismail Haniyeh that Iran will not enter the war in support of the militant group. That is encouraging news for the U.S. and Israel, which have worked to keep the war from spreading.

FBI warns of attacks on U.S. soil, Jewish students sue NYU

Less encouraging for the U.S. was congressional testimony Wednesday from FBI Director Christopher Wray, who said Hamas or another foreign terrorist organization may exploit the current conflict in Gaza to conduct attacks on U.S. soil.

Wray, testifying before the House Committee on Homeland Security, cited a "rogue's gallery" of foreign terrorist organizations including Hamas calling for attacks against Americans and U.S. allies since Oct. 7. Immediate concerns include "lone wolf" individuals or small groups inspired by events in the Middle East, he said.

"While this is certainly a time for heightened vigilance, it is by no means a time to panic," Wray said. "Americans should continue to be alert and careful, but they shouldn't stop going about their daily lives."

In New York, three Jewish students filed an anti-semitism lawsuit against New York University accusing the school of civil rights violations that created a hostile educational environment in which Jewish students are subjected to "pervasive acts of hatred, discrimination, harassment and intimidation."

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on November 27, 2023 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; ARTICLE 2, SECTIONS 2.4.9(E) AND SECTION 2.4.10 (G), REGARDING INFRASTRUCTURE PLAN AND SUBDIVISION STANDARDS; ARTICLE 3, SECTION 3.4.2, REGARDING SPECIFIC PURPOSES OF RESIDENTIAL DISTRICTS; ARTICLE 4, SECTION 4.3.1 (A), REGARDING USE-SPECIFIC STANDARDS FOR RESIDENTIAL USES; ARTICLE 5, SECTION 5.1, AMENDING TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS; ARTICLE 6, SECTION 6.2.1 (A), REGARDING PURPOSE OF TREE MITIGATION STANDARDS, SECTION 6.2.1 (D) REGARDING TREE PLANTING, RELOCATION, REPLACEMENT, CREDIT, AND BANKING STANDARDS, SECTION 6.5.4 (A) REGARDING PERMANENT SIGNAGE WITHIN RESIDENTIAL AND AGRICULTURAL DISTRICTS; AND ARTICLE 7, SECTION 7.4 REGARDING POSTING OF SURETY DEVICES FOR PUBLIC IMPROVEMENTS, AND 7.8 REGARDING SUBDIVIDER RESPONSIBILITY FOR MAINTENANCE OF IMPROVEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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


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 32-317-3482
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decorations, wreaths and
 more plus slightly used
 items, 9 a.m. - 2 p.m.
 behind High Springs City
 Hall. Vendors can go to
 HighSprings.com/News
 and Events for applications.
 Coffee, hot chocolate and
 Danish will be served to
 vendors at 8 a.m.
 ■ Nov. 18: 2023
 Newberry Main Street Fall
 Festival - sponsored by
 the Newberry Main Street
 Organization. Place in the
 Newberry Historic District,
 9 a.m. - 4 p.m. This event
 will offer a wide variety
 of arts and crafts vendors.
 Also included will be
 children's activities, live
 entertainment and a great
 selection of food trucks and
 concessions.
 ■ Nov. 19: Thanksgiving
 in the Park at Lois Forte
 Park, 120 N.W. 260 Street,
 Newberry, is sponsored
 by CLF Church, 19817 W.
 Newberry Road, Newberry.
 All are invited to this
 free event to celebrate
 Thanksgiving in Newberry,
 at 11 a.m. with worship, free
 meal, grocery giveaway
 and free turkey vouchers
 to families in need of a
 turkey for Thanksgiving.
 Expect to hear an inspiring
 message, live music and
 enjoy a bounce house. For
 questions call CLF Church
 at 352-472-5433.
 ■ Nov. 24-25: A. L.
 Mebane High School
 Alumni Association, Inc.
 Homecoming Celebration,
 Friday, Nov. 24 at 6 p.m.,
 Ms. Alumni Pageant, Live
 Auction and Green and
 Gold Social at the High
 Springs Civic Center.
 Donation \$15. Saturday,
 Nov. 25, Vendor Setup
 10 a.m. at A.L. Mebane
 Middle School; Parade
 Registration & Lineup 11
 a.m. at Lees' Preschool, SR
 241N. Parade at 12 noon,
 starting from North Main
 Street through downtown
 Alachua and returning
 to A.L. Mebane Middle
 School after parade. 1:30
 P.M. A. L. Mebane Middle
 School Campus Opening
 Ceremony Presentation
 of Ms. Alumni and Court
 Special Class Recognition
 1957, 1958, 1963, 1968
 & 1973. Vendors 3 p.m.
 Tour of A. L. Mebane High
 School Museum.

popcorn, pizza, and more.
 ■ Dec. 2: Christmas
 Tree Lighting in High
 Springs - Sponsored by the
 High Springs Chamber of
 Commerce, this event starts
 at 5 p.m. at the location is
 the corner of High Springs
 Main Street and Railroad
 Avenue. If you come,
 in addition to the tree
 lighting you will experience
 carolers, Christmas story
 time, Christmas crafts, and
 a live nativity scene. Come
 and warm up with hot
 chocolate, apple cider and
 coffee, along with roasted
 chestnuts.
 ■ Dec. 2-3: Christmas
 in High Springs Light
 Display - This is a free
 event provided as a gift to
 the citizens of High Springs
 and surrounding areas by
 Friends of High Springs.
 After the tree lighting on
 Ater, the tree lighting on
 Dec. 2, head over to the
 High Springs Civic Center,
 19107 N.W. 240th Street,
 High Springs, for a visit
 with the Grinch at Whoville.
 There will be loads of
 lights, and other winter
 wonderland characters.
 Christmas music and
 more will be available. A
 professional photographer
 will be on hand to capture
 the Oos and Ahs of the
 children experiencing this
 event. Event times are 6-9
 p.m. nightly. For questions
 call 352-262-5068 or email
 rrbob40@gmail.com.
 ■ Dec. 2: Newberry 5th
 Annual Christmas Tree
 Lighting - Sponsored by
 the City of Newberry, this
 takes place at 25440 W.
 Newberry Road, Newberry,
 from 6-8 p.m. In addition
 to the Tree Lighting,
 visitors can expect to find
 streets lined with Christmas
 lights, a Vintage Christmas
 Market, which is being
 sponsored by the Main
 Street Organization, hot
 cocoa, Christmas Carolers
 and a visit from Santa Claus.
 This event is being held to
 help kick off the Christmas
 season in Newberry. For
 more information and
 other Christmas-related
 events in Newberry,
 go to ChristmasCapital
 ofAlachuaCounty.com.
 ■ Dec. 9: Alachua
 Christmas Parade
 sponsored by the Alachua
 Chamber of Commerce.
 This year's theme is

DEC. 10 FROM 1 - 7 P.M.
 Free admission.



City of ALACHUA

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

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The ordinance title is as follows:

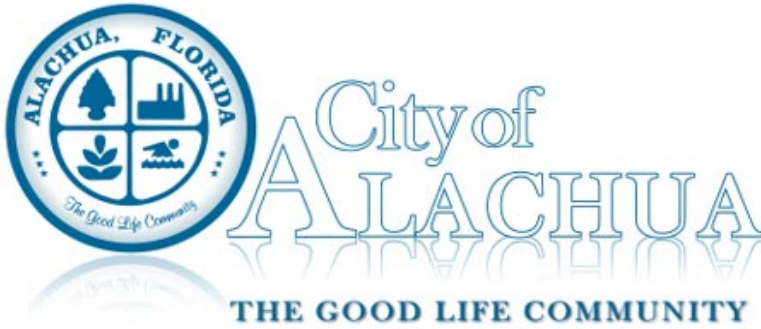
ORDINANCE 24-01

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(Published: Alachua County Today - November 16, 2023)

rthland Places of Worship



Commission Agenda Item

MEETING DATE: 11/27/2023

SUBJECT: Reduction of Code Enforcement Lien

PREPARED BY: Linnelle Stewart

RECOMMENDED ACTION:

Approve the settlement of the recorded City Code Enforcement Lien imposed by the Special Magistrate in Case number 20-0040 after this finding by the Commission that the owner of the subject Property at 13917 NW 146 Ave. (Tax parcel number 03387-000-000) brought the Property in compliance with the Code as of October 31, 2023. Further, this settlement is contingent upon payment of \$1,500.00 by the owner to the City of Alachua, and, after compliance with all staff recommended contingencies set forth in this Agenda Item which are specifically incorporated. The Mayor is authorized and directed, upon the Property owner meeting all requirements set forth, to execute a Satisfaction of Code Enforcement Lien or other document approved by the City Attorney and to record the document in the Public Record of Alachua County.

Further, the Commission reminds the Property owner the here described settlement applies to and through the date the City release document is dated, but, thereafter all Code provisions and actions apply as provided for in the Code.

Summary

The City of Alachua "City" Code of Ordinances ("Code") requires real property located within the City to be properly maintained in accordance with the Code. The intent of the Code is to serve public purposes Life, Health, Safety, Protecting Property Values in the neighborhood and citywide. The City code enforcement policy is based in working with violators, many of whom are not able to maintain their property due to financial or health challenges. City staff works to find support for such persons through contact with appropriate NFPs, other government agencies and other persons or groups.

Sometimes it is necessary, when an owner is unwilling but apparently able to cooperate with staff and make an effort to bring property in compliance, to issue a citation for violation of the Code. A Code Enforcement Hearing may be scheduled,

assessment of fines and liens being filed by the City may follow. The violator may avoid all or part by bringing the property in compliance throughout the process.

Property described in tax parcel number 03387-000-000, also known as 13917 NW 146 Ave., Alachua, FL ("Property"), was the subject of Code Enforcement Case number 20-0040, an Order Imposing Fine/Lien being entered resulting in the accrual of fines. A copy of the Order is attached.

Staff has worked with the owner of the Property since this matter came to the attention of the City. The goal has always been bringing the Property in compliance and meeting the public purposes set out above. A staff recommendation to reduce any fines or liens if the Property is brought in compliance is always considered by staff.

An inspection of the Property was conducted by Code Enforcement on October 31, 2023 and an Affidavit of Compliance was issued, copy attached. Fines accrued against the Property to the date of compliance were in excess of \$28,000.

The recommendation of staff, in order to protect the health, safety and welfare and to ensure payment of the here recommended lien settlement amount of \$1,500.00, is contingent on the Property being in compliance with the Code on the date of City receipt of the settlement payment, and, that payment be made by cashier check in US dollars on or before January 4, 2024 by 1PM. The Property will, of course, remain subject to the Code after this settlement of Case number 20-0040.

FINANCIAL IMPACT: Yes

BUDGETED:No

COMMISSION GOALS:
Community Enhancement

ATTACHMENTS:

Description

- Special Magistrate Order
- Order Imposing Fine/Lien
- Affidavit of Compliance

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ALACHUA, FLORIDA**

CITY OF ALACHUA,
Petitioner,

Case No.: E20-0040

vs

ERIC BURGER
Respondent.

_____ /

**ORDER FINDING CODE VIOLATIONS
AND
SETTING TIME FOR COMPLIANCE**

This case was heard by the City of Alachua Code Enforcement Special Magistrate, at a quasi-judicial hearing held on August 27, 2020. The Special Magistrate, having heard testimony given under oath and receiving other evidence presented by the Code Enforcement Officer of the City of Alachua ("City"), the Respondent and other witnesses enters the following Order:

FINDINGS:

1. The legal description of the subject property (Property) is CLARKS 1ST ADD PB A-108 LOTS 3 4 5 BK 31 OR 1740/1051. The tax parcel ID listed in the Alachua County Property Appraiser records is 03387-000-000, and the 911 address is 13917 NW 146 Ave., Alachua, FL, 32615.
2. Respondent/Owner, Eric Burger was properly served with Notice of these proceedings by serving a Notice of Hearing and Affidavit of Violation via certified mail return receipt requested to Eric Burger at 13917 NW 146 Ave., Alachua, FL, 32615.
3. The City provided testimony of Code Enforcement Officer Linnelle Stewart (Code Officer) and offered other evidence.
4. Respondent Eric Burger was present at the hearing and testified under oath and otherwise took part in the Hearing.
5. A Notice of Violation was mailed to the Owner: Eric Burger at 13917 NW 146 Ave., Alachua, FL, 32615 via certified mail on July 16, 2020 with a compliance deadline of July 30, 2020 notifying the owner that the property was in violation of:
 - a. City of Alachua Code of Ordinances 8-30 International Property Maintenance Code Section 302.1, Failure to maintain property in a clean, safe and sanitary condition.
 - b. Section 302.4, Failure to mow and maintain property.
 - c. Section 302.5, Failure to prevent a harborage for rodents.
 - d. Section 302.8, Prohibited storage of inoperable vehicle.
 - e. Section 20-21, Prohibited standing water which creates a breeding place for mosquitoes.

6. On July 30, 2020, the Code Officer re-inspected the subject property and determined the violation continued as provided under the Notice of Violation dated July 16, 2020.
7. A Request for Hearing and Affidavit of Violations was filed on August 11, 2020 by the Code Officer setting forth relevant and adequate facts to establish the cited violation of the City Code did exist.
8. The Respondent/Owner Eric Burger received Notice of this Hearing.

ORDER:

Based upon the record, the evidence submitted, and testimony during the Hearing and being otherwise fully advised in the premises it is determined and ordered that:

- A. The Respondent was in violation of Sections 302.1, 302.4, 302.5, 302.8, and 20-21 of the City of Alachua Code of Ordinances.
- B. The Respondent cured the violations of Section 302.5 and Section 20-21.
- C. The Respondent continues to be in violation of Sections 302.1, 302.4 and 302.8.
- D. The Respondent shall come into compliance with the City Code of Ordinances and correct the violations by September 4, 2020.
- E. If the Respondent is not in compliance with the City Code of Ordinances as provided herein by September 4, 2020:
 - 1) a twenty-five (\$25) day fine may be assessed against the property as provided by law for 302.1 (trash and debris).
 - 2) a twenty-five (\$25) day fine may be assessed against the property as provided by law for 302.4 (tall grass and weeds).
 - 3) a hundred (\$100) day fine may be assessed against the property as provided by law for 302.8 (inoperable motor vehicle).

DONE AND ORDERED at Alachua, Florida this 31 day of August, 2020.

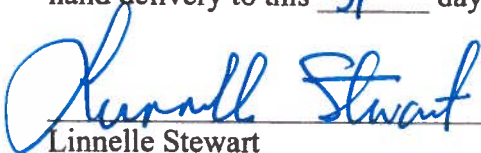


Michael D. Durham,
Special Magistrate

Please direct all inquiries concerning fines and appeals to Linnelle Stewart, Code Enforcement Officer, City of Alachua, 15100 NW 142 Terrace, Alachua, FL, 32615; telephone no. (386)418-6127.

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Order with Findings of Code Violations and Setting Time for Compliance was served on Eric Burger by ✓ certified mail return receipt requested _____ hand delivery to this 31 day of August, 2020.



Linnelle Stewart
Code Enforcement Officer
City of Alachua

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ALACHUA**

CASE # 20-0040

RESPONDENT: ERIC BURGER

ORDER IMPOSING FINE/LIEN

This cause came for public hearing before the Code Enforcement Special Magistrate for the City of Alachua (the "City"), Florida, on August 27, 2020 after due notice, at which time the Code Enforcement Special Magistrate heard testimony under oath, received evidence, and issued its on Order Finding Code Violations and Setting Time for Compliance dated August 31, 2020 ("Order"). The Order was furnished to Eric Burger. A true and correct copy of said Order is attached hereto as Exhibit "A" and incorporated herein by reference.

The Order required the Respondent to take corrective action by September 4, 2020, as more specifically set forth in the attached Order dated August 31, 2020 in violation of International Property Maintenance Code Section 302.1 (Junk and Debris).

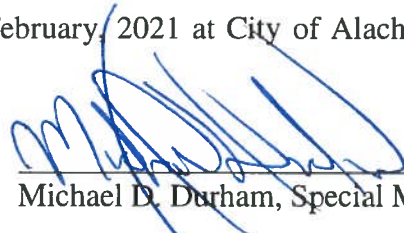
An Affidavit of Non-Compliance regarding International Property Maintenance Code Section 302.1 dated October 13, 2020, attached hereto as Exhibit "B", has been filed by the Code Enforcement Officer, which Affidavit certifies under oath that the required corrective action was not taken by September 4, 2020, the date specified in the attached Order.

Accordingly, it having been brought to the Special Magistrate's attention that the Respondent has not come into compliance with International Property Maintenance Code Section 302.1 (Junk and Debris) by the date specified in the attached Order, it is hereby

ORDERED that Eric Burger pay to the City of Alachua a fine in the amount of \$25 per day for every day in violation of International Property Maintenance Code Section 302.1 (Junk and Debris) beginning on September 5, 2020 for the property legally described as and locally known as 13917 NW 146 Ave., Alachua, Florida, 32615.

A certified copy of this Order may be recorded in the public records of Alachua County, Florida, and shall thereafter constitute a lien against the above-described property, and upon any other real or personal property owned by the Respondent pursuant to Sections 162.08 and 162.09, Florida Statutes, as may be amended by Chapter 12 of the City of Alachua Code of Ordinances. At any time after three months from the filing of the lien, the City is authorized to, but is not required to, foreclose the lien or pursue any other collection actions the City deems appropriate.

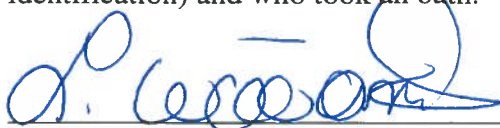
DONE AND ORDERED this 25 day of February, 2021 at City of Alachua, Alachua County, Florida.



Michael D. Durham, Special Magistrate

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me, **by means of physical presence or online notarization**, this 25 day of February, 2021, by MICHAEL D. DURHAM, who is (personally known to me) OR (who has produced Florida License as identification) and who took an oath.



Notary Public, State of Florida at Large
Commission No. **LEANNE WILLIAMS**
Expiration: Commission # GG 191428
Expires July 1, 2022
 **SEAL**
Bonded Thru Budget Notary Services

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to Eric Burger by certified mail, return receipt requested, this 25 day of February, 2021.



Linnelle Stewart, Code Enforcement Officer

CITY OF ALACHUA
Office of Code Enforcement

CITY OF ALACHUA, FLORIDA,
Petitioner,
VS.

Case # E20-0040

ERIC BURGER,
Respondent.

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Linnelle Stewart, Code Enforcement Officer for the City of Alachua, who after being duly sworn, deposes and says:

1. That the subject property (Property) is identified as tax parcel 03387-000-000, and the location address is 13917 NW 146 Ave., Alachua, Fl, 32615.
2. That a Hearing before the Special Magistrate was held on August 27, 2020, and the Respondent, Eric Burger, was present and participated in the Hearing.
3. That the Respondent was found in violation of Sections 302.1, 302.4, and 302.8 and an Order Finding Code Violations and Setting Time for Compliance was mailed to the Respondent.
4. That the Respondent was provided until September 4, 2020 to come into full compliance with the code.
5. That an inspection was conducted on September 8, 2020 and the Property was in partial compliance by curing the violation of Sections 302.4 and 302.8. The Property remained in violation of Section 302.1.
6. That an Affidavit of Non-Compliance was filed with the Special Magistrate on October 29, 2020.
7. That an Order Imposing Fine/Lien was filed on February 25, 2021, and a certified copy recorded in the public records of Alachua County. The Order imposed a \$25 per day fine for every day in violation of Section 302.1, beginning on September 5, 2020.
8. That an inspection was conducted on October 31, 2023, and the Property was in compliance with Section 302.1.

9. That the above facts are true and accurate to the best of my knowledge.

Linnelle Stewart

AFFIANT

Dated this 6 day of November, 2023

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of November, 2023 by LINNELLE STEWART who executed the same and has produced a Florida driver's license as identification or is personally known to me.

Lynnetta Hayes
Signature of Notary

Print name: Lynnetta Hayes
Notary Public, State of Florida
My commission expires: June 5, 2024

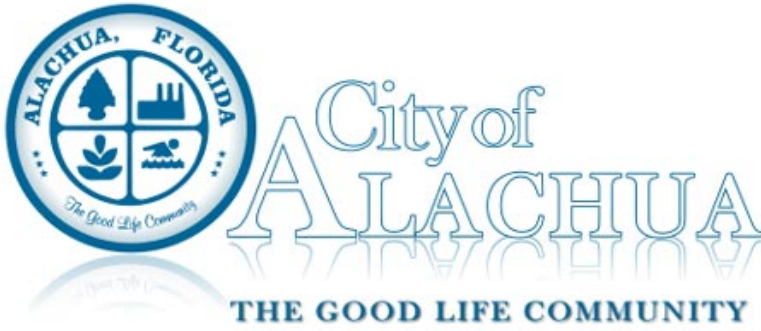


LYNNETTA HAYES
Commission # GG 955640
Expires June 5, 2024
Bonded Thru Budget Notary Services

I hereby certify that a true and correct copy of the foregoing Affidavit has been furnished to Eric Burger by certified mail return receipt requested on this 6 day of November, 2023.

Linnelle Stewart

Linnelle Stewart
Code Enforcement Officer
City of Alachua



Commission Agenda Item

MEETING DATE: 11/27/2023

SUBJECT: October 23, 2023, City Commission Meeting Minutes

PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:

Approve the minutes.

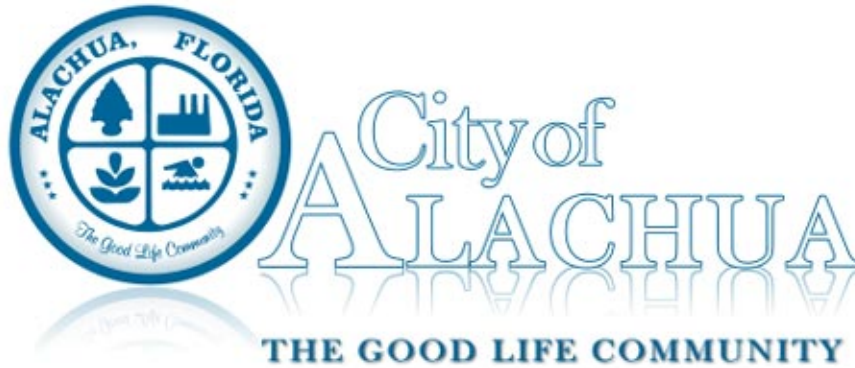
Summary

October 23, 2023, City Commission Meeting Minutes.

ATTACHMENTS:

Description

☐ Minutes



**Regular City Commission Meeting
Minutes
October 23, 2023**

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: October 23, 2023

Meeting Location: James A Lewis Commission Chambers

Citizens Present: Pastor Michael Miller, Tara Miller, Evan Combs, Hannah Runacres, Phyllis Strickland. Staff Present: Diane Amendola, Carson Crockett, Adam Hall, Damon Messina, Jesse Sandusky, Rodolfo Valladares, Cap Wilson, Kathy Winburn, David Wisener

CITY COMMISSION MEETING

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

CALL TO ORDER

Led by Mayor Coerper.

INVOCATION

Led by Pastor Michael Miller, Antioch Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza requested Item A under Public Hearings and Ordinances be deferred to a date certain, City Commission Meeting, November 13, 2023 due to advertising issues.

Vice Mayor Dayna Miller moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Edward Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Special Olympics Florida: Gainesville Race for Inclusion

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Community Engagement Manager, Hannah Runacres and Sports Training and Competition Manager for Area 3, Evan Combs of Special Olympics Florida provided the presentation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

There were no reports.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Preliminary Plat – Briarwood Phase 4:** A request by Craig Rouhier, of Troon Development, LLC., applicant and agent for Florida Timber Co., property owner, for consideration of the Preliminary Plat/ Final PD Plan of Briarwood Phase 4, which proposes the subdivision of a ±34.17 acre subject property into a total of 115 lots, with associated common areas and right-of-way, generally located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision; Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005 (Quasi-Judicial Hearing).

Item deferred until November 13, 2023.

V. AGENDA ITEMS

A. 2024 City Commission Calendar

Assistant Deputy City Clerk Amendola introduced the item and made recommendations.

Commissioner Blalock moved to approve the proposed 2024 City Commission Meeting Calendar; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked Ms. Runacres and Mr. Combs for the Special Olympics presentation. He announced the groundbreaking ceremony for the Alachua Water Quality and Resiliency Improvement Project would be Thursday, October 26, 2023 at 10:00 am. He announced in conjunction with Alachua Chamber of Commerce, Alachua's annual Trick or Treat on Main Street would be Saturday, October, 28, 2023. He thanked staff who participated in the Scarecrow Row event.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts participated in the Alzheimer walk which raised \$100,000.00 and Gainesville's Octoberfest which benefited the Ronald McDonald House.

Commissioner Brown thanked Pastor Miller for his prayer. She attended the Pink Dress Luncheon for Breast Cancer Awareness on October 12, 2023 held by the Twenty Pearls Foundation. She thanked Alachua Police Chief Jesse Sandusky and Detective Thomas Stanfield for bringing the Pink Alachua Police Vehicle to the event.

Vice Mayor Miller requested City Staff stay in contact with the presenters of the Special Olympics.

Mayor Coerper attended the White Cane Walk and High Springs Fall Festival.

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Vice Mayor Miller.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

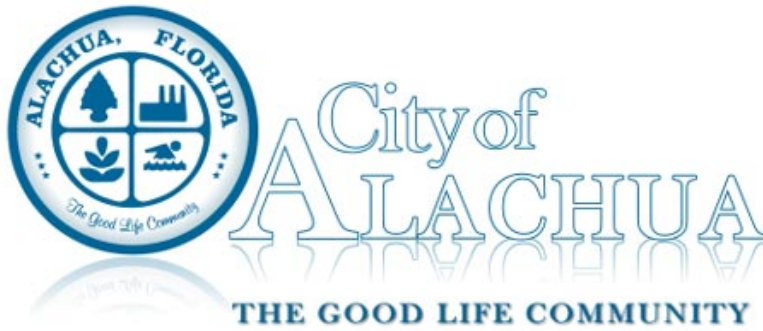
- A. September 25, 2023, City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



Commission Agenda Item

MEETING DATE: 11/27/2023

SUBJECT: November 13, 2023, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the minutes.

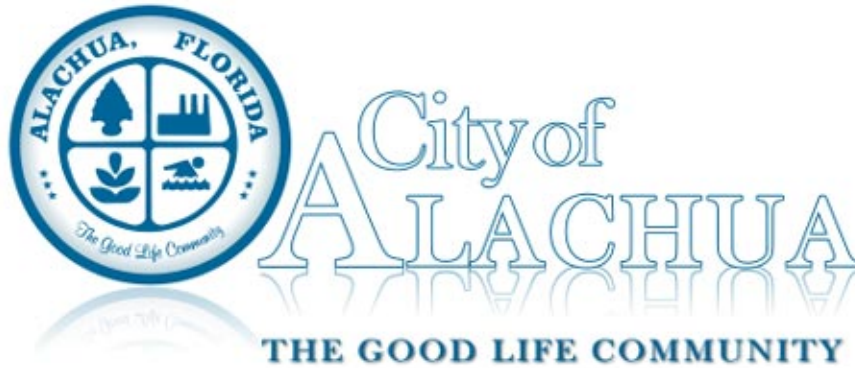
Summary

November 13, 2023, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- ☐ Minutes



**Regular City Commission Meeting
Minutes
November 13, 2023**

Mayor Gib Coerper

Vice Mayor Dayna Miller

Commissioner Jennifer Blalock

Commissioner Shirley Green Brown

Commissioner Edward Potts

City Manager Mike DaRoza

City Attorney Marian Rush

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

Meeting Date: November 13, 2023

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Lalaine Foreman, Michael Foreman, John Parker, Shevon Parker, Dorothy Harris, Christopher Connell, Megan Connell, Kinsleigh Cranford, Romona Buxton, Ricky Buxton, Priscilla Warren, Todd Warren, Maria Nieves, Emily Cruz, Margaret Lizotte, Roger Lizotte, Pam Day, Robert Allison, Betty Allison, Robby Rassel, Maggie Rassel, Danielle Ozuna, Amy Cauperte, Darrell Thomas, Lara Thomas, Veronica McNiclos, Austin McNiclos, David Shaver, Crisy Shaver, Amber Shaver, Laura dePaz Cabrera.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Carson Crockett, Adam Hall, Tara Malone, Jesse Sandusky, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn, David Wisener.

CITY COMMISSION MEETING

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

CALL TO ORDER

Gib Coerper, Mayor

INVOCATION

Pastor Jamie Zelaya

PLEDGE TO THE FLAG

Gib Coerper, Mayor

Edward Potts, Commissioner - Absent.

APPROVAL OF THE AGENDA

Commissioner Shirley Green Brown moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Blalock.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. W.W. Irby Elementary School Student Performing Arts Appreciation

Presentation provided.

B. O2BKids Student Artist Appreciation

Deferred – dated uncertain.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

No comments.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Preliminary Plat – Briarwood Phase 4: A request by Craig Rouhier, of Troon Development, LLC., applicant and agent for Florida Timber Co., property owner, for consideration of the Preliminary Plat/ Final PD Plan of Briarwood Phase 4, which proposes the subdivision of a ±34.17 acre subject property into a total of 115 lots, with associated common areas and right-of-way, generally located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision; Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005 (Quasi-Judicial Hearing).

Vice Mayor Dayna Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and the Staff's recommendation, the City Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat/ Final PD Plan of the Briarwood Phase 4 Subdivision, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Commissioner Blalock.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A. Resolution 24-01: Tomoka Hills Fire Station Off-Site Tree Mitigation Request

Commissioner Blalock moved to adopt resolution 24-01; seconded by Commissioner Brown.

Passed 4-0 by roll call.

- B. Amendment No 1 to Subdividers Agreement for Briarwood Phase 2 & 3

Commissioner Blalock moved to approve the First Amendment to the Subdividers Agreement for Briarwood Phase 2 & 3; seconded by Commissioner Brown.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Tom Hubbard

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Vice Mayor Miller.

Passed by unanimous consent.

Meeting adjourned at 7:03 P.M.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. October 9, 2023, City Commission Meeting Minutes
- B. Execution of One and Release of One Downtown Gas Easements

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor