

## **Regular City Commission Meeting Agenda April 10, 2017**

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**Mayor Gib Coerper**  
**Vice Mayor Robert Wilford**  
Commissioner Gary Hardacre  
Commissioner Ben Boukari, Jr.  
Commissioner Shirley Green Brown

**City Manager Traci L. Gresham**  
City Attorney Marian Rush

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

**Meeting Date:** April 10, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

### **CITY COMMISSION MEETING**

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

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO THE FLAG**

**APPROVAL OF THE AGENDA**

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

## **I. SPECIAL PRESENTATIONS**

- A.** 2017 Great American Cleanup Proclamation
- B.** National Public Safety Telecommunicators Week Proclamation

## **II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

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

## **III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS**

## **IV. PUBLIC HEARINGS AND ORDINANCES**

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

- A.** Ordinance 17-08, First Reading: Large Scale Comprehensive Plan Amendment - A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing).

## **V. AGENDA ITEMS**

- A.** FY 2017 Compensation Plan Second Amendment
- B.** Sale of Surplus Property - Parcel # 03549-000-000

## **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**

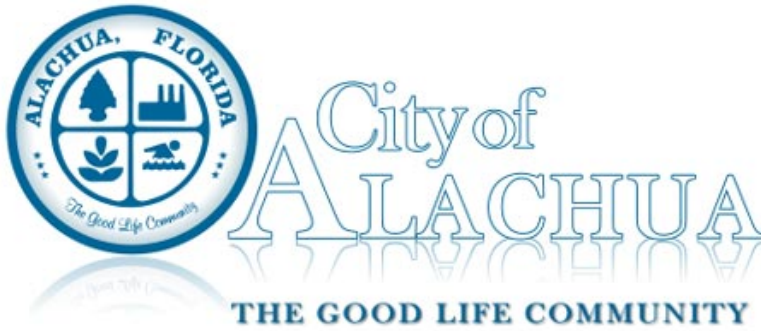
## **VIII.COMMISSION COMMENTS/DISCUSSION**

## **ADJOURN**

# **CONSENT AGENDA**

## **CONSENT AGENDA ITEMS**

CH2M Hill Professional Services Agreement



## Commission Agenda Item

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**MEETING DATE:** 4/10/2017

**SUBJECT:** 2017 Great American Cleanup Proclamation

**PREPARED BY:** Rodolfo Valladares, Public Services Director

**RECOMMENDED ACTION:**

Mayor to read the proclamation and proclaim May 6th, 2017 Great American Cleanup Day in Alachua.

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### Summary

Each Spring, the City of Alachua participates in Keep Alachua County Beautiful - Great American Cleanup. Our participation involves coordinating voluntary trash pickup in parts of our City, special projects to cleanup and beautify our City, and a City-wide tire roundup. The Public Services Department coordinates with our residential, solid waste contractor, Waste Pro, Inc. and local volunteers to accomplish the cleanup. This year's event is scheduled for May 6th, 2017.

The event is a great opportunity for community volunteers to demonstrate their civic spirit by turning out to help cleanup Alachua. The City is challenging our local schools, volunteer civic organizations and City staff to turn out and support this worthwhile cause.

*This year's program begins at 9:00 am at City Hall with breakfast provided by Canvas Church and the City of Alachua. Trash bags, safety vests, gloves, maps and instructions for the cleanup will be provided. The event will conclude at noon. This year's beautification activities include the clean-up and beautification of area neighborhood parks.*

*The Tire Roundup Event is scheduled on Friday, May 5th and Saturday, May 6th, 2017. It will be staged at the Alachua Wastewater Treatment Facility, located at 13700 NW 126th Terrace, south of CR 2054 (Rachael Boulevard).*

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**FINANCIAL IMPACT:** Yes

**BUDGETED:** Yes

**AMOUNT:** \$2,500

**FUNDING SOURCE:** General Fund, Internal Services Fund

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**COMMISSION GOALS:**

Quality of Life, Community Enhancement

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**ATTACHMENTS:**

Description

2017 Great American Cleanup Proclamation







# *City of Alachua, Florida*

**Office of Mayor *Gib Coerper***

## ***PROCLAMATION***

***WHEREAS***, Keep Alachua County Beautiful annually coordinates a Great American Cleanup for Alachua County and all municipalities located within Alachua County to cleanup and beautify our community;

***WHEREAS***, the City Commission of the City of Alachua, Florida recognizes the benefits of participation in the Great American Cleanup and desires to publicly recognize the event and request community support:

***NOW, THEREFORE***, I, Gib Coerper, Mayor of the City of Alachua, Florida by virtue of the authority invested in me, do hereby proclaim May 6<sup>th</sup>, 2017 as

### ***GREAT AMERICAN CLEANUP DAY***

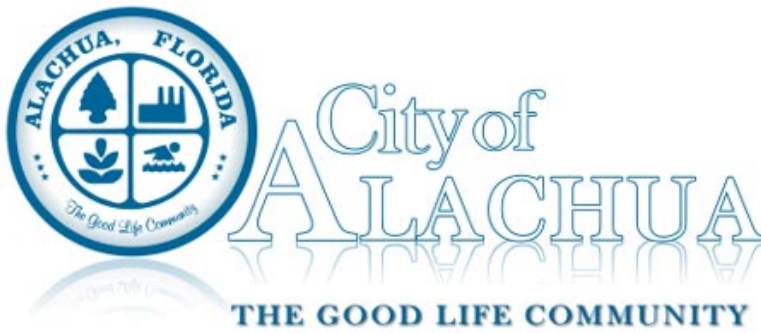
In the City of Alachua and call upon all citizens and civic organizations to actively participate in this worthwhile event to cleanup and beautify our City.

***IN WITNESS WHEREOF***, I have hereunto set my hand this 10th day of April, 2017

ATTEST:

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Gib Coerper, Mayor  
City of Alachua



## Commission Agenda Item

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**MEETING DATE:** 4/10/2017

**SUBJECT:** National Public Safety Telecommunicators Week Proclamation

**PREPARED BY:** Tara L. Malone, Administrative Services Manager

**RECOMMENDED ACTION:**

Mayor to read the proclamation proclaiming April 9th-15th, 2017 National Public Safety Telecommunicators Week.

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### Summary

Each year, the second full week in the month of April is dedicated to the men and women who serve as public safety telecommunicators, known as "National Public Safety Telecommunicators Week". The City of Alachua Police Department has its own telecommunications section, referred to as the Communications Division, which is comprised of seven (7) full-time employees; one (1) Communications Supervisor and six (6) Communications Operators. The Communications Division is the public's first line of contact with the department.

They are responsible for handling all incoming emergency calls for service to the department, including 911 transfers from the Alachua County Sheriff's Office; dispatching and monitoring of radio traffic for all officers responding to and initiating calls for service, as well as walk-ins at the station. While this is but a brief list of their duties and responsibilities, and in no way intended to be all inclusive, it is important to recognize that the Communications Division is a vital component of the public safety service provided to our citizens. Therefore, in recognition of their significant contributions to the community, staff requests proclaiming the week of April 9th - 15th, 2017, as "*National Public Safety Telecommunicators Week*" in the City of Alachua, Florida.

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**FINANCIAL IMPACT:** No

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**COMMISSION GOALS:**

Quality of Life, Community Enhancement, Strengthen Community Services

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**ATTACHMENTS:**

Description

- ▢ Proclamation Nat'l Public Safety Telecommunicators Week 2017



*City of Alachua, Florida*  
*Office of Mayor Gib Coerper*

***PROCLAMATION***

*WHEREAS*, the professional Public Safety Telecommunicators in the City of Alachua, Florida play a crucial role in the protection of life, property and delivery of Public Safety Services; and

*WHEREAS*, each day, City of Alachua, Florida citizens call for help in emergency situations, and the Telecommunicators who answer these calls for help gather essential information and dispatch the appropriate assistance, often making the difference between life and death for persons in need; and

*WHEREAS*, these well trained, highly dedicated and deeply motivated individuals serve the citizens of the City of Alachua, Florida twenty-four hours a day, seven days a week, and during extreme situations, such as hurricanes, are unable to be with their families to protect their own personal homes and property; and

*WHEREAS*, these Telecommunicators often do not receive recognition due them by the citizens and agencies who depend on them and benefit from their services; and

*WHEREAS*, the Congress of the United States has proclaimed its support and recognition to these employees and their profession, and the City of Alachua, Florida Commission wishes to publicly recognize the Telecommunicators who serve the citizens of the City of Alachua, Florida in such a professional manner.

*NOW, THEREFORE*, I, Gib Coerper, Mayor of the City of Alachua, Florida, representing the City and the City Commission, do hereby proclaim **April 9<sup>th</sup> – 15<sup>th</sup>, 2017** as

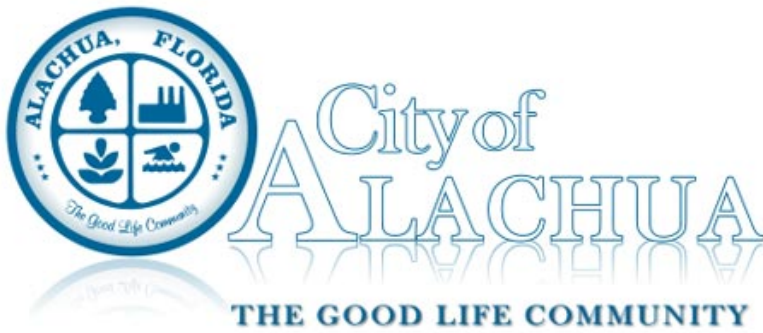
***“National Public Safety Telecommunicators Week”***

*IN WITNESS WHEREOF*, I have hereunto set my hand this 10<sup>th</sup> day of April, 2017.

ATTEST:

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Gib Coerper, Mayor



## Commission Agenda Item

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**MEETING DATE:** 4/10/2017

**SUBJECT:** Ordinance 17-08, First Reading: Large Scale Comprehensive Plan Amendment - A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing).

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

### **RECOMMENDED ACTION:**

Based upon the presentation before the Commission and Staff's recommendation:

- (1) Approve Ordinance 17-08 on first reading; and,
  - (2) Authorize City Staff to transmit the proposed Large Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process.
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### **Summary**

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent for RL REGI Florida, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Medium Density Residential (4 – 8 units per acre) to Moderate Density Residential (0 – 4 units per acre). The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006, and is approximately 35.82 acres in size.

The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

The subject property presently has a Medium Density Residential FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential, which permits residential development at a density lower than the density permitted by the current FLUM Designation. The Medium Density Residential FLUM Designation permits a density of 4 – 8 dwelling units per acre (a maximum of 286 dwelling units for the subject property); the Moderate Density Residential permits a density of 0 – 4 dwellings per acre (a maximum of 143 dwelling units for the subject property).

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

On March 14, 2017, the Planning & Zoning Board (PZB), sitting as the Local Planning Agency (LPA), held a public hearing on the proposed LSCPA. The PZB voted 5-0 to transmit the proposed LSCPA to the City Commission, with a recommendation to approve.

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**ATTACHMENTS:**

## Description

- ▢ Ordinance 17-08
- ▢ Staff Report
- ▢ Exhibit A - Staff Supporting Materials
- ▢ Application and Supporting Attachments
- ▢ 3/14/2017 PZB Public Notice Materials
- ▢ Draft Minutes - 3/14/17 PZB Meeting
- ▢ 4/10/2017 City Commission Public Notice Materials

## **ORDINANCE 17-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL ON APPROXIMATELY 35.82 ACRES; LOCATED WEST OF NW 173<sup>RD</sup> STREET (ALSO KNOWN AS COUNTY ROAD 235A), APPROXIMATELY 1,000 FEET SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 173<sup>RD</sup> STREET; TAX PARCEL NUMBERS 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, AND 03042-052-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

### **R E C I T A L S**

**WHEREAS**, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

**WHEREAS**, a duly advertised public hearing was conducted on the proposed amendment on March 14, 2017 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

**WHEREAS**, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on April 10, 2017, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

**WHEREAS**, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on \_\_\_\_\_, 2017, and provided for and received public participation; and,

**WHEREAS**, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; 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 PEOPLE OF THE CITY OF ALACHUA, FLORIDA:**

**Section 1. Findings of Fact and Conclusions of Law**

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

**Section 2. Comprehensive Plan, Future Land Use Map Amended**

The Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential to Moderate Density Residential on Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-



052-005, and 03042-052-006 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto.

**Section 3. Ordinance to be Construed Liberally**

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

**Section 4. Repealing Clause**

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

**Section 5. Severability**

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

**Section 6. Effective Date**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted

amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

**PASSED** on first reading the 10<sup>th</sup> day of April, 2017.

**PASSED** and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this \_\_\_\_ day of \_\_\_\_\_, 2017.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Traci L. Gresham, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT “A”

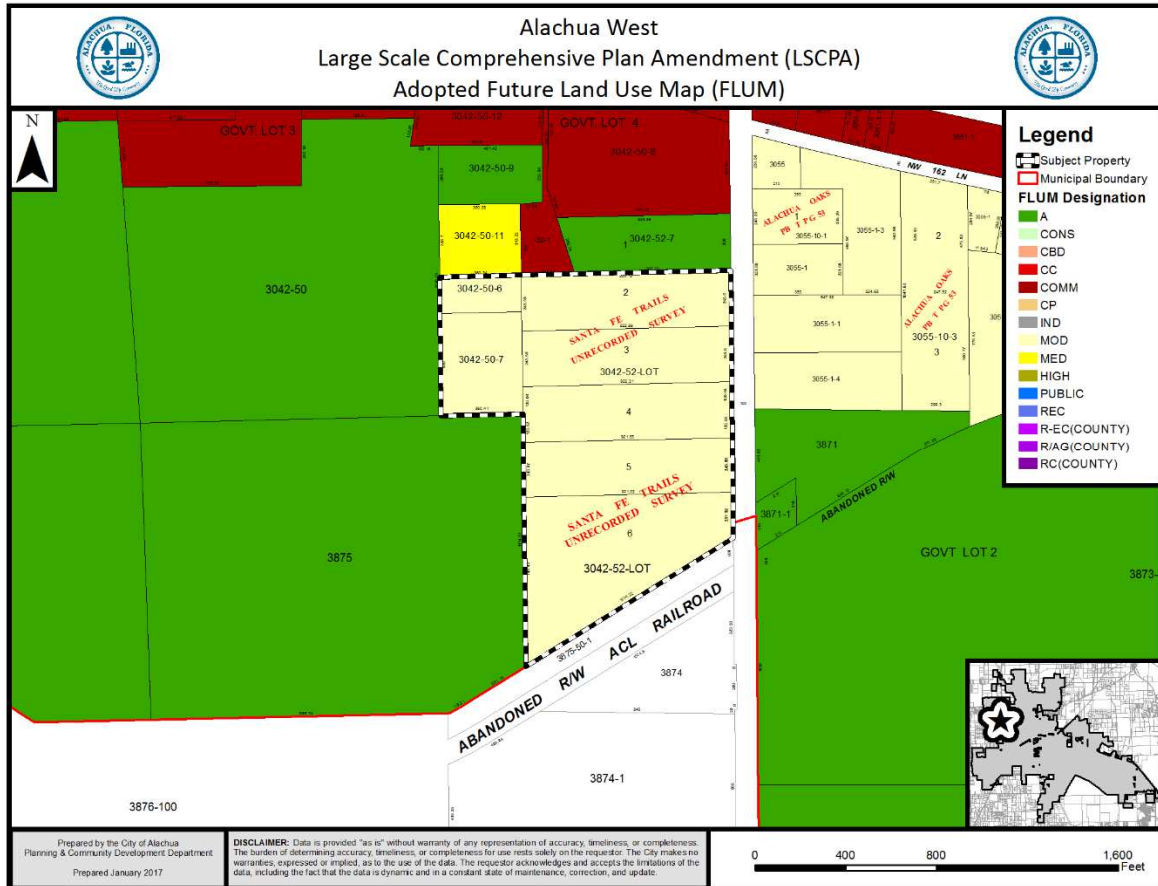
Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

### **LEGAL DESCRIPTION:**

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

## EXHIBIT "B"





# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Legislative Hearing

March 14, 2017

**SUBJECT:** A request to amend the Future Land Use Map (FLUM) Designation from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property.

**APPLICANT/AGENT:** Jamie Poulos, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RL REGI Florida, LLC

**LOCATION:** Approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street (CR 235A)

**PARCEL ID NUMBER(S):** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**ACREAGE:** ±35.82

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

## SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent for RL REGI Florida, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Medium Density Residential (4 – 8 units per acre) to Moderate Density Residential (0 – 4 units per acre). The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006, and is approximately 35.82 acres in size. The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

The subject property presently has a Medium Density Residential FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential, which permits residential development at a density lower than the density permitted by the current FLUM Designation. The Medium Density Residential FLUM Designation permits a density of 4 – 8 dwelling units per acre (a maximum of 286 dwelling units for the subject property); the Moderate Density Residential permits a density of 0 – 4 dwellings per acre (a maximum of 143 dwelling units for the subject property).

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

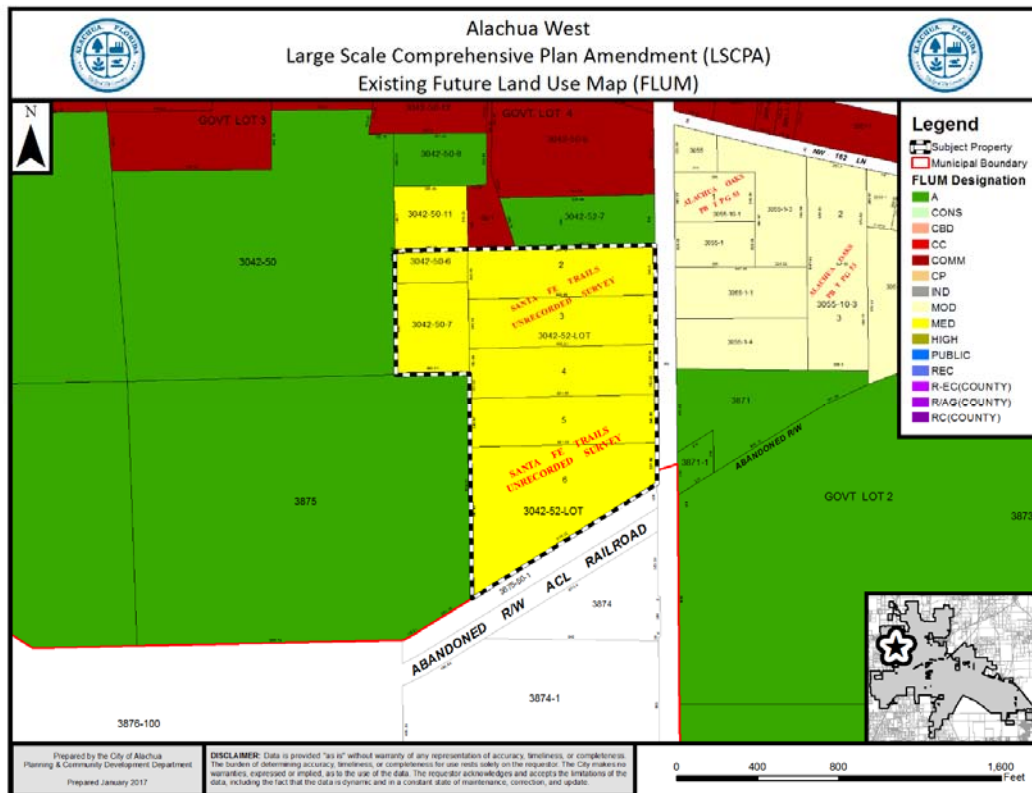
## FLUM DESIGNATION COMPARISON

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

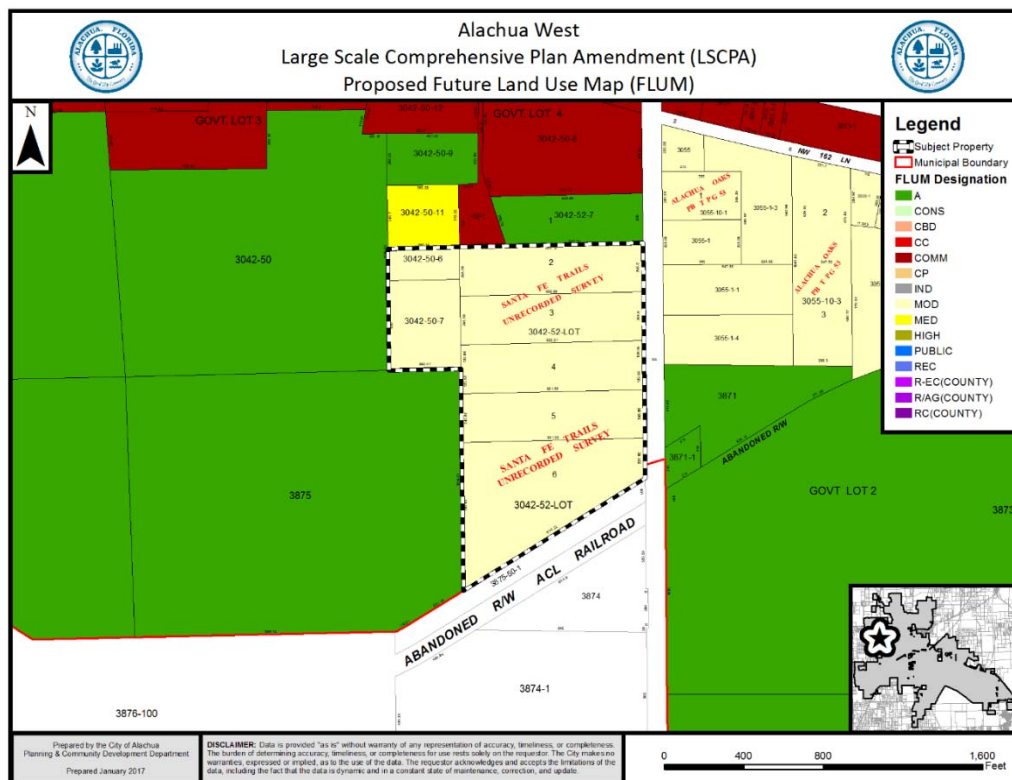
	Existing FLUM Designation	Proposed FLUM Designation
<b>FLUM District:</b>	Medium Density Residential	Moderate Density Residential
<b>Max. Gross Density:</b>	4 – 8 dwellings/acre 286 dwelling units	0 – 4 dwellings/acre 143 dwelling units
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Typical Uses*:</b>	Single Family Dwelling Units (attached and detached), Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Apartments, Townhomes, Live/Work Units, Residential Planned Unit Developments, Traditional Mixed-Use Neighborhood Planned Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship
* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		



## Map 1. Future Land Use Map with Subject Property



## Map 2. Proposed Amendment to the Future Land Use Map



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

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

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

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

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

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



## EXISTING USES

The subject property is currently undeveloped, except for one dilapidated barn on site.

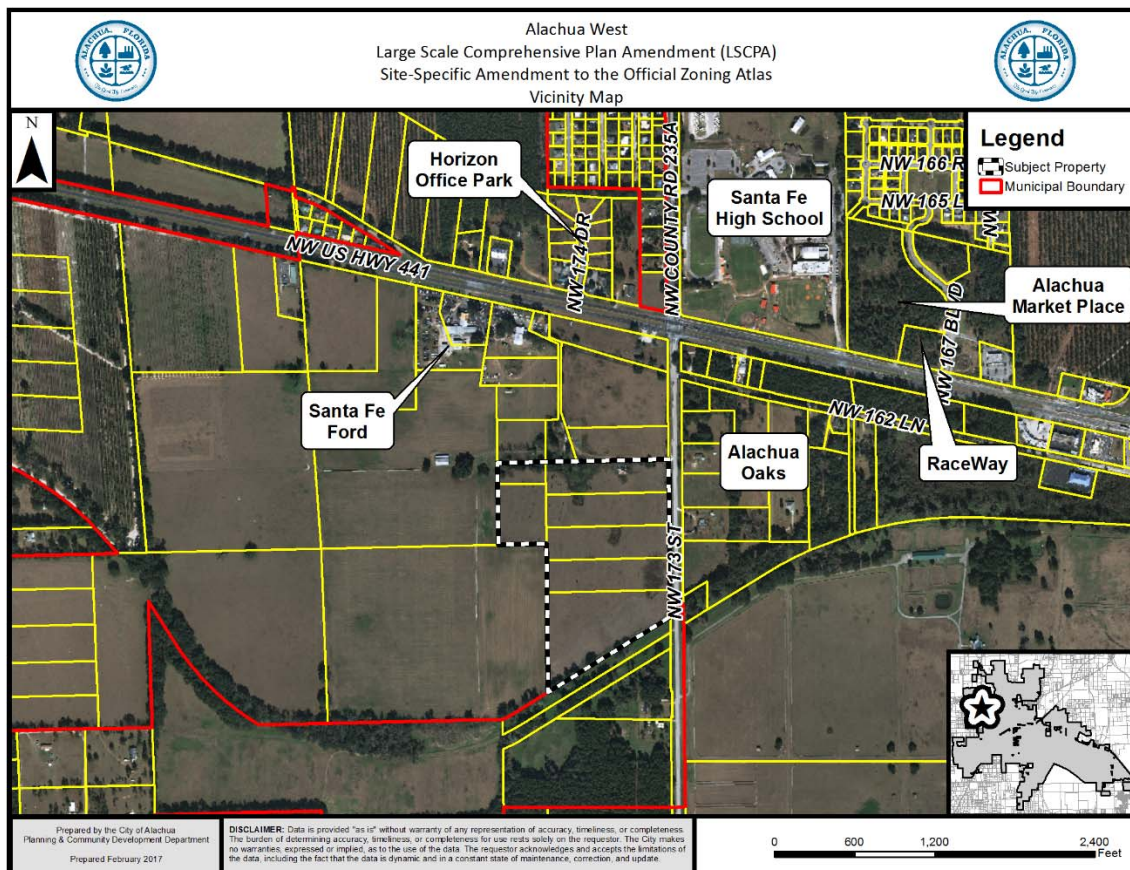
## SURROUNDING USES

The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street.

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

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

### Map 3. Vicinity Map



**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Agriculture; Commercial; Medium Density Residential	Agriculture (A); Commercial Intensive (CI)
South	Vacant Lands; Single Family Residence	Rural/Agriculture (County)	Agricultural (County)
West	Vacant Lands	Agriculture	Agriculture (A)
East	Vacant Lands; Single Family Residences	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 1 (RSF-1)

**Table 2. Parcels Subject to this Comprehensive Plan Amendment**

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03042-050-006	Vacant	Medium Density Residential	Moderate Density Residential	±1.33
03042-050-007	Vacant	Medium Density Residential	Moderate Density Residential	±3.72
03042-052-002	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-003	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-004	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-005	Vacant	Medium Density Residential	Moderate Density Residential	±5.15
03042-052-006	Vacant	Medium Density Residential	Moderate Density Residential	±10.01

## NEEDS ANALYSIS

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

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant cites the Growth Trends Analysis performed by the City in September 2016, which estimates the population of the City will increase by 5,528 people from 2015 to 2025. Using an average number of persons per household of 2.6 persons (2010 US Census, US Census Bureau) for the City of Alachua, this population growth would demand 2,126 new

housing units. The applicant also cites expanding growth within the nonresidential sector, including the biotechnology industry and new employment centers, as creating a demand for residential development which could be accommodated by the proposed amendment.

## URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

**Evaluation & Findings:** The subject property is presently designated for residential use. The proposed amendment would change the FLUM Designation of the property from Medium Density Residential to Moderate Density Residential, which permits residential development at a density of 0 – 4 dwellings per acre.

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

**Evaluation & Findings:** The subject property is located approximately 1,000 feet of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street (CR 235A), and is within one (1) mile of the US 441/I-75 interchange. Residential development exists along NW 173<sup>rd</sup> Street to the east of the subject property, and areas proximate to the site along NW US Highway 441 and along NW 173<sup>rd</sup> Street to the south of the subject property are developed.

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

**Evaluation & Findings:** The subject property is located between developed areas of the City and presently has a FLUM Designation that permits residential uses.

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

**Evaluation & Findings:** The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within

the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

**Evaluation & Findings:** The subject property presently has a Medium Density Residential FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential, which permits residential development at a density lower than the density permitted by the current FLUM Designation. The reduction in permitted density would lessen the potential impacts any development of the subject property may cause to surrounding agricultural areas.

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

**Evaluation & Findings:** Existing water and wastewater infrastructure are located along NW 173<sup>rd</sup> Street (CR 235A).

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

**Evaluation & Findings:** Existing water and wastewater infrastructure are located along NW 173<sup>rd</sup> Street (CR 235A). Any development of the subject property will be required by the City's Comprehensive Plan to connect to potable water and wastewater services.

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

**Evaluation & Findings:** The subject property is located proximate to existing residential development and other developed areas along NW US Highway 441 and NW 173<sup>rd</sup> Street (CR 235A). Utility services and lines, including service and lines for water, wastewater, and electric, are located proximate to the subject property.

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

**Evaluation & Findings:** The proposed amendment would result in a reduction in residential density permitted on the subject property, thereby increasing compatibility of its development with surrounding agricultural uses.

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

**Evaluation & Findings:** The subject property is located along NW 173<sup>rd</sup> Street proximate to existing residential development, and is located near developed areas near the US 441-I-75 interchange and surrounding area to the west of the interchange. The subject property is located north of the Dollar General, Sysco, and Wal-Mart distribution centers and other lower-density residential uses.

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

**Evaluation & Findings:** The subject property is surrounded by a mix of commercial and residential uses.

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

**Evaluation & Findings:** The subject property fronts NW 173<sup>rd</sup> Street (CR 235A), which is classified as a collector road by the City's Comprehensive Plan. NW 173<sup>rd</sup> Street intersects with NW US Highway 441 approximately 1,000 feet north of the subject property, providing access between the subject property and nearby commercial areas.

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

**Evaluation & Findings:** The subject property is currently designated for residential uses. Any development of the property will be required to provide open space in accordance with the requirements of the City's Land Development Regulations (LDRs).

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

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



**Evaluation & Findings:** According to the best available data, the subject property is located with Flood Zone “X” (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property does not appear to contain sink holes or pits and spoils areas. The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

*If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.*

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

**Evaluation & Findings:** The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. In addition, the subject property fronts NW 173<sup>rd</sup> Street (CR 235A), which is classified as a collector road by the City’s Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services.

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

**Evaluation & Findings:** The proposed amendment would provide for residential development opportunities near employment centers in an area of the City where limited opportunities presently exist.

4. Promotes conservation of water and energy.

*Comment: The proposed amendment would result in a reduction of the number of residential dwellings permitted on the subject property, thereby resulting in a potential reduction in the impact the development of the property would cause to water and energy resources. The City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further,*

*applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations (LDRs).*

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

**Evaluation & Findings:** *No current agricultural activities take place on the property.*

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

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

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

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

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

**Evaluation & Findings:** *The proposed amendment would result in a reduction of the permitted residential density of the subject property, reducing potential impacts of any development of the subject property to surrounding agricultural uses. The application does not constitute transit-oriented development or a new town.*

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

- Future Land Use Element
- Transportation Element
- Housing Element

- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

## **Future Land Use Element**

### Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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

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

***Analysis of Consistency with Objective 1.2, and Policy 1.2.a:*** The proposed amendment would result in a reduction of the maximum permitted density of the subject property (from 286 dwelling units to 143 dwelling units). Development at a lower density than presently permitted on the subject property furthers compatibility with existing surrounding agricultural uses and lower-density residential uses.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new



development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

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

***Analysis of Consistency with Objective 5.2:*** The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

**GOAL 9: Water and Wastewater Service:**

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

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

***Analysis of Consistency with Goal 9 and Policy 9.2:*** The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

## **Housing Element**

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

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

## **Recreation Element**

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

***Analysis of Consistency with Policy 1.2.b:*** An analysis of the impacts to recreation facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to recreational facilities.

## **Transportation Element**

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

***Analysis of Consistency with Objective 1.1:*** An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

## **Conservation and Open Space Element**

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat

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

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

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:*** The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

**Evaluation:** No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

### Strategic Ecosystems

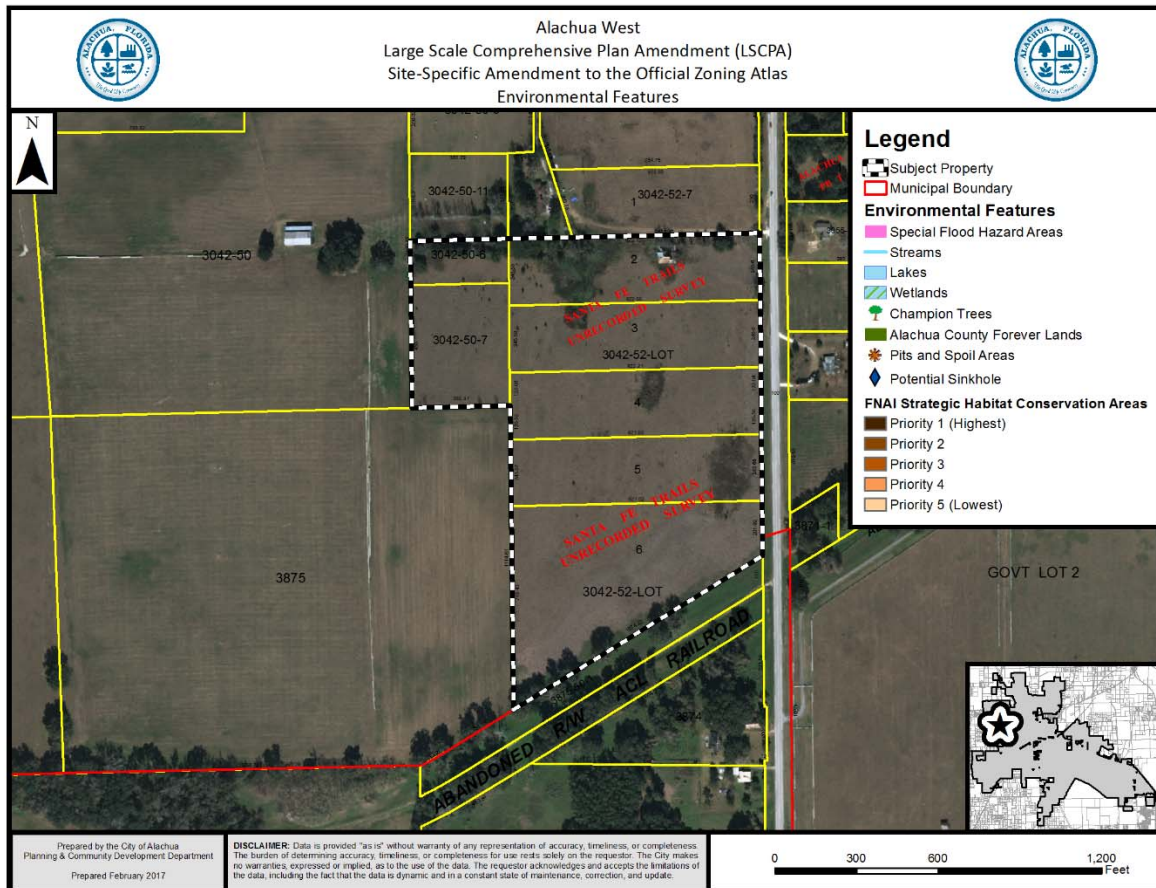
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the



most significant natural biological communities in private ownership in Alachua County.

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

#### Map 4. Environmental Features



#### Regulated Plant & Animal Species

The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

**Evaluation:** With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

## **Soil Survey**

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

There are four (4) soil types found on the subject property:

### *Arredondo Fine Sand (0-5% slopes)*

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

### *Arredondo Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: A

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

### *Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

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

### *Norfolk Loamy Fine Sand (5-8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

**Evaluation:** The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

## **Flood Potential**

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zone**

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

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

## **Historic Structures and Markers**

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

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



## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
<b>FLUM Designation:</b>	Medium Density Residential	Moderate Density Residential
<b>Max. Gross Density:</b>	4 – 8 dwelling units/acre	0 – 4 dwelling units/acre
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Maximum Density</b>	<b>286 dwelling units</b>	<b>143 dwelling units</b>

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing and proposed impacts are based upon the maximum development potential.

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

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

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

**Table 4. Potential Trip Generation<sup>1</sup>**

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing FLUM Designation	Residential Condominium/Town homes <sup>2</sup> (ITE Code 230)	1,662 (831/831)	126 (21/105)	149 (100/49)
Proposed FLUM Designation	Single-Family Detached Housing <sup>3</sup> (ITE Code 220)	1,361 (680/681)	107 (27/80)	143 (67/76)
Net Reduction in Potential Trips		<b>-302</b> <b>(-151/-150)</b>	<b>-19</b> <b>(6/-25)</b>	<b>-6</b> <b>(-33/27)</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> Formulas: AADT – 5.81 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).  
<sup>3</sup> Formulas: AADT – 9.52 trips per dwelling unit x 143 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.75 trips per dwelling unit x 143 dwelling units (25% entering/75% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 143 dwelling units (63% entering/37% exiting).

**Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,580	35,500
Existing Traffic <sup>3</sup>	3,780	24,411
Reserved Trips <sup>4</sup>	102	2,260
Available Capacity <sup>4</sup>	10,698	8,829
Potential Impact Generated by Proposed FLUM Designation	1,361	1,361
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>9,337</b>	<b>7,468</b>
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,314	3,200
Existing Traffic <sup>3</sup>	359	2,319
Reserved Trips <sup>4</sup>	11	214
Available Capacity <sup>4</sup>	944	667
Potential Impact Generated by Proposed FLUM Designation	143	143
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>801</b>	<b>524</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
<sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016).  
<sup>4</sup> Source: City of Alachua February 2017 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

**Evaluation:** As shown in Table 4, the maximum potential trips would be decreased by approximately 302 average daily trips and by 6 PM peak hour trips. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 143 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 143 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the preliminary plat review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,190,000
Reserved Capacity*	139,670
Potential Potable Water Demand from Proposed Amendment **	39,325
<b>Residual Capacity</b>	<b>931,005</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>59.52%</b>
<i>Sources:</i> * City of Alachua February 2017 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 78,650 gallons per day to 39,325 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	100,080
Projected Potential Wastewater Demand from Proposed Amendment **	35,750
<b>Residual Capacity</b>	<b>749,170</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>50.06%</b>
<i>Sources:</i> * City of Alachua February 2017 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 71,500 gallons per day to 35,750 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	49.46
Reserved Capacity <sup>1</sup>	0.60
Potential Demand Generated by Development <sup>3</sup>	1.86
<b>Residual Recreational Capacity After Impacts</b>	<b>36.68</b>
<b>Sources:</b> <sup>1</sup> City of Alachua February 2017 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 143 dwellings / [5 acres/1,000 persons])	

**Table 8b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.01 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.37 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.38 acres
Existing Improved Passive Park Space <sup>1</sup>	27.73 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>37.43%</b>
<b>Sources:</b> <sup>1</sup> Source: City of Alachua February 2017 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (1.86 acres) x 20%. <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 3.72 acres of recreational acres to 1.86 acres, and for passive park space, from 0.74 acres to 0.37 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>2</sup>	6,671.81	1,217.61
Projected Solid Waste Demand from Application <sup>3</sup>	1,355.62	247.40
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<b>Sources:</b> <sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) <sup>2</sup> City of Alachua February 2017 Development Monitoring Report <sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 143 dwellings x 0.73 tons per year) <sup>4</sup> New River Solid Waste Facility, March 2016		

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 494.8 tons per year to 247.4 tons per year. Concurrency and

impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

### **Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated February 8, 2017, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

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

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

**EXHIBIT “A”**

**TO**

**RL REGI FLORIDA, LLC  
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION  
STAFF REPORT**



# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

February 6, 2017

RECEIVED

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

FEB 07 2017  
Per AK

RE: Alachua West Comprehensive Plan Amendment Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on January 24, 2017.

## Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

**Response: All application materials, including the Comprehensive Plan Amendment report and analyses have been updated to reflect a maximum of 143 dwelling units.**

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

**Response: All references to the proposed zoning have been updated to reflect a proposed zoning designation of Planned Development – Residential (PD-R).**

## Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).

- a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.

**Response: Segment 5 of US 441 has been added to the analysis. It should be noted that the potential impacts illustrated reflect a 100% impact on this segment of US 441, which is inaccurate. While a large majority of the traffic generated by the development will impact this section, the exact potential impact cannot be determined without a Traffic Study, which as discussed with Staff, was not required for this request as the potential density onsite is being reduced by half.**

4. Table 5, Solid Waste Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.

**Response: The table has been revised to reflect the correct population.**

5. Table 6, Recreational Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.

**Response: The table has been revised to reflect the correct population.**

6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

**Response: The word “potential” has been included in all table totals and impact summaries in Section 4 of the CPA Application Package.**

Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, “The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

**Response: The Needs Analysis has been updated to reflect the population projected for 2025, which is a 10-year planning horizon from the last population update performed in 2015. This projection reflects an increase in population by 5,528 people. Using the reported average population per unit of 2.6 people, this results in a need for an additional 2,216 residential units.**

Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

**Response: A list of all parties involved has been included under section C. Per our discussion, the section related to whether the contract is contingent or absolute may be left blank.**

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

[Departments/Planning\\_Community\\_Dev/Public\\_Notice\\_Mailing\\_List\\_2016\\_04\\_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

**Response: Three (3) sets of labels including the Alachua Notification list have been included with this submittal.**

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

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

**Response: The Public School Student Generation form has been updated to reflect the maximum number of units at 143 and a zoning designation of PD-R.**

CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

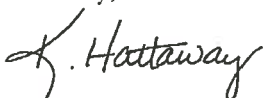
Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

**Response: A revised legal description for the overall property has been provided with this submittal.**

Included in this submittal package are three (3) hard copies of the revised application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

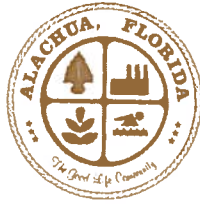
Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 24, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Development Review Team (DRT) Summary for:  
Alachua West Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Ms. Hattaway:

On December 27, 2016, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA), which proposes to amend the Future Land Use Map (FLUM) from Medium Density Residential to Moderate Density Residential on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006. A letter concerning the application's completeness was issued to you on January 9, 2017.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Tuesday, February 7, 2017**. A total of three (3) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

Please address the following insufficiencies:

### Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

#### Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).
  - a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.
4. Table 5, Solid Waste Impact Calculations:
  - a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.
5. Table 6, Recreational Impact Calculations:
  - a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.
6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

#### Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, "*The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.*"



Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

**Comprehensive Plan Amendment Application, Section C.:** The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

**Action Needed to Address Deficiency:** Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

**CPA Attachment #7**

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

**Action Needed to Address Deficiency:** In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/Departments/Planning\\_Community\\_Dev/Public\\_Notice\\_Mailing\\_List\\_2016\\_04\\_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

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

**Action Needed to Address Deficiency:** (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

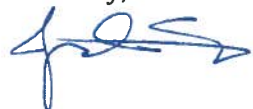
**CPA Attachment #9:** Legal description with tax parcel number.

The legal descriptions provided for each parcel

**Action Needed to Address Deficiency:** The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director  
Adam Hall, AICP, Planner  
Project File

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Large Scale Comprehensive Plan Amendment (LSCPA), to amend the Future Land Use Map (FLUM) from Medium Density Residential (4 – 8 units/acre) to Moderate Density Residential (0 – 4 units/acre)

**APPLICANT/AGENT:** Jamie Poulos, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RI REGI Florida, LLC

**DRT MEETING DATE:** January 24, 2017

**DRT MEETING TYPE:** Staff

**CURRENT FLUM DESIGNATION:** Medium Density Residential (4 – 8 units/acre)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential (0 – 4 units/acre)

**CURRENT ZONING:** Residential Multiple Family – 8 (RMF-8)

**PROPOSED ZONING:** Planned Development – Residential (PD-R)

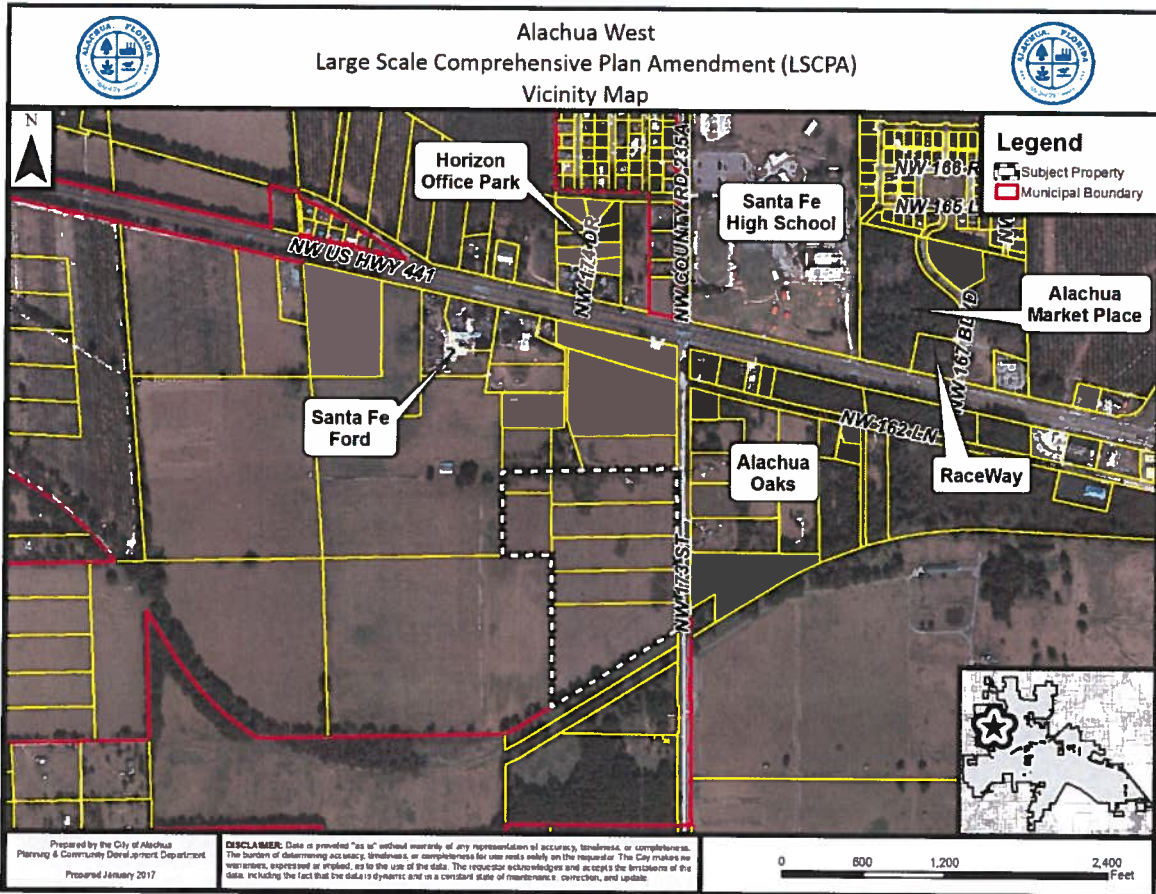
**OVERLAY:** N/A

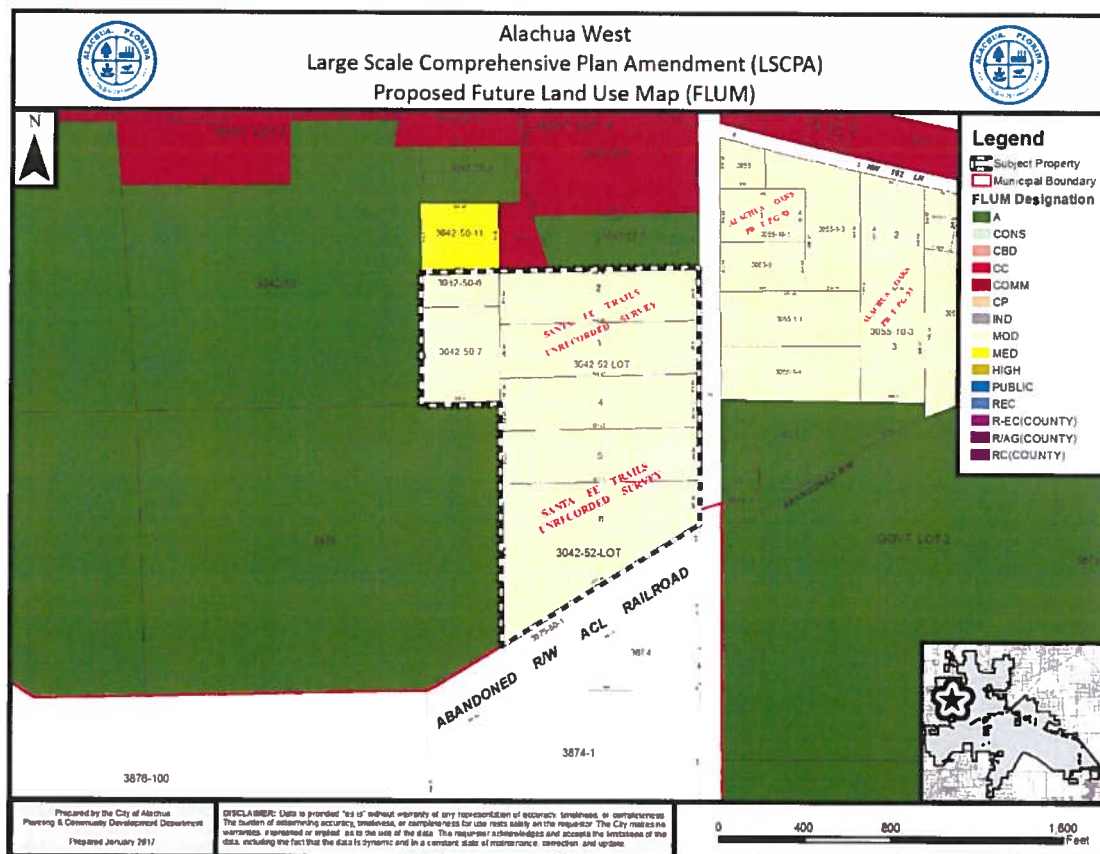
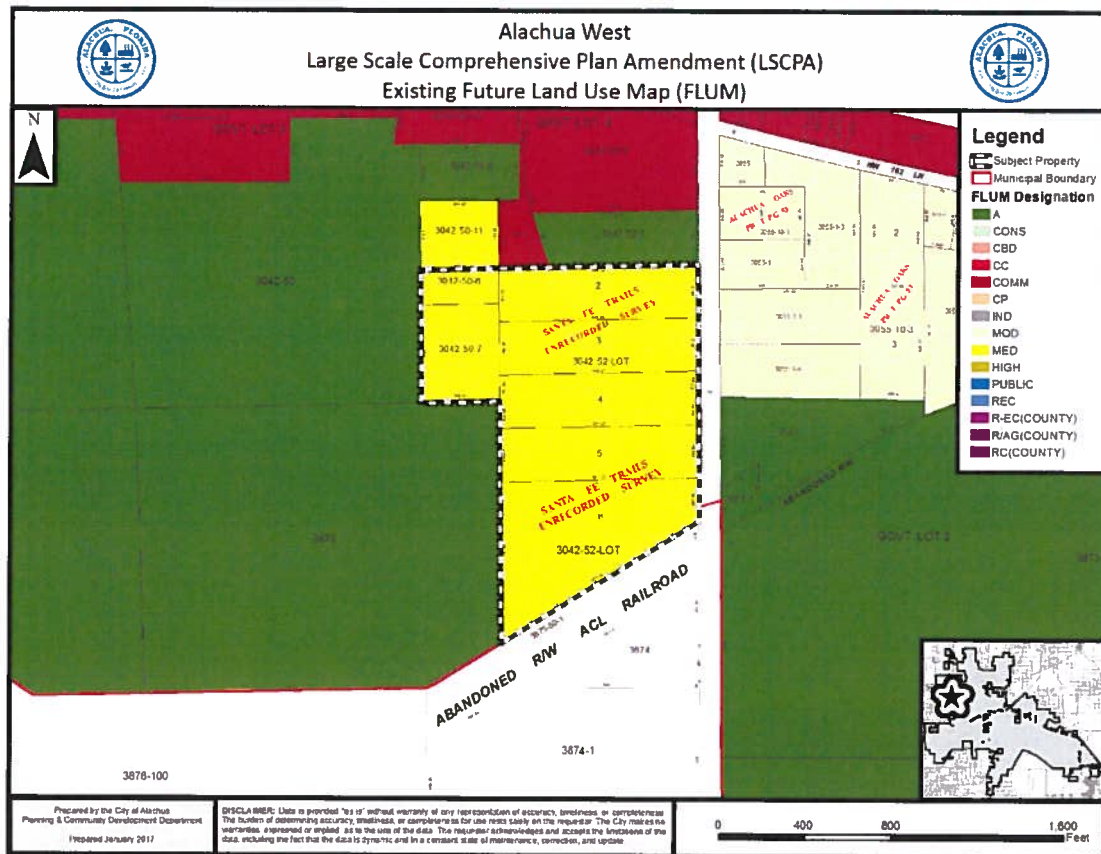
**ACREAGE:** ±35.82 acres

**PARCELS:** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**PROJECT SUMMARY:** Large Scale Comprehensive Plan Amendment (LSCPA), to amend the Future Land Use Map (FLUM) from Medium Density Residential (4 – 8 units/acre) to Moderate Density Residential (0 – 4 units/acre).

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Tuesday, February 7, 2017.**







## ***Deficiencies to be Addressed***

### **Miscellaneous**

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings. The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.
2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

### **Concurrency Impact Analysis**

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).
  - a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.
4. Table 5, Solid Waste Impact Calculations:
  - a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.
5. Table 6, Recreational Impact Calculations:
  - a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.
6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in **potential** impacts/trips.

### **Needs Analysis**

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, "*The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated*

*by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth."*

#### Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

**Comprehensive Plan Amendment Application, Section C.:** The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

**Action Needed to Address Deficiency:** Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

#### **CPA Attachment #7**

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

**Action Needed to Address Deficiency:** In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location:

<http://www.cityofalachua.com/images/>

[Departments/Planning Community Dev/Public Notice Mailing List 2016 04 21.xls](#)

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

**Action Needed to Address Deficiency:** (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

**CPA Attachment #9:** Legal description with tax parcel number.

The legal descriptions provided for each parcel

**Action Needed to Address Deficiency:** The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.



## Development Review Team (DRT) Meeting

**Meeting Date:** January 24, 2017 (Staff Meeting)

Name

Email

**Mailing Address**

Phone

[illegible]



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** January 11, 2017  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, AICP, Principal Planner  
**Re:** Alachua West (2017)  
Large Scale Comprehensive Plan Amendment (LSCPA)

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Alachua West (2017)  
Large Scale Comprehensive Plan Amendment (LSCPA)

Plans are accessible via the X: Drive at: X:\Planning and Community Development\  
Planning Division\Development Applications\CPAs - Large Scale\Alachua West LSCPA  
(2017)\Submittals\2016\_12\_27

***Please provide written comments concerning the application no later than:***

Monday, January 23, 2017

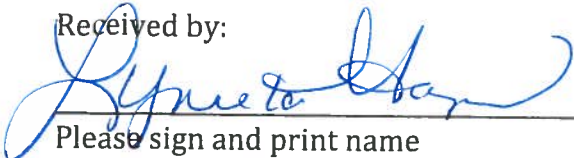
### STAFF DRT MEETING:

Tuesday, January 24, 2017, @ 11:00 AM in the Planning Conference Room.

### APPLICANT DRT MEETING:

TBD

Received by:

  
Please sign and print name

1/11/2017  
Date

On behalf of:

City Manager, Asst. City Manager, City Attorney



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

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(2017)\Submittals\2016\_12\_27

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Monday, January 23, 2017

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Tuesday, January 24, 2017, @ 11:00 AM in the Planning Conference Room.

### APPLICANT DRT MEETING:

TBD

Received by:

Please sign and print name

On behalf of:

Public Services

01/11/2017

Date



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 9, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Completeness Review of Alachua West Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Ms. Hattaway:

On December 27, 2016, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA), which proposes to amend the Future Land Use Map (FLUM) from Medium Density Residential to Moderate Density Residential on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006.

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

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

**Comprehensive Plan Amendment Application, Section C.:** The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

**Action Needed to Address Deficiency:** Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

**CPA Attachment #7**

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

**Action Needed to Address Deficiency:** In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/Departments/Planning\\_Community\\_Dev/Public\\_Notice\\_Mailing\\_List\\_2016\\_04\\_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

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

**Action Needed to Address Deficiency:** (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

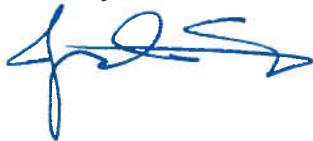
**CPA Attachment #9:** Legal description with tax parcel number.

The legal descriptions provided for each parcel

**Action Needed to Address Deficiency:** The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Adam Hall, AICP, Planner  
Project File

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

December 23, 2016

Ms. Kathy Winburn, AICP, Director  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

F  
DEC 27 2016  
Per *[Signature]*

RE: Alachua West Comprehensive Plan Amendment Application

Dear Kathy:

On behalf of the property owner RL Regi Florida, LLC, and the developer, David McDaniel, Poulos & Bennett is pleased to submit the enclosed Large-Scale Comprehensive Plan Amendment for the 35.82 acre Alachua West property.

The Comprehensive Plan Amendment request is to change the Future Land Use Map designation of the property from Medium Density Residential to Moderate Density Residential. The property is located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441.

Included in this submittal package are eight (8) hard copies of the application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information for the review. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel





Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

February 6, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Alachua West Comprehensive Plan Amendment Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on January 24, 2017.

Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

**Response: All application materials, including the Comprehensive Plan Amendment report and analyses have been updated to reflect a maximum of 143 dwelling units.**

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

**Response: All references to the proposed zoning have been updated to reflect a proposed zoning designation of Planned Development – Residential (PD-R).**

Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).

- a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.

**Response: Segment 5 of US 441 has been added to the analysis. It should be noted that the potential impacts illustrated reflect a 100% impact on this segment of US 441, which is inaccurate. While a large majority of the traffic generated by the development will impact this section, the exact potential impact cannot be determined without a Traffic Study, which as discussed with Staff, was not required for this request as the potential density onsite is being reduced by half.**

4. Table 5, Solid Waste Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.

**Response: The table has been revised to reflect the correct population.**

5. Table 6, Recreational Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.

**Response: The table has been revised to reflect the correct population.**

6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

**Response: The word “potential” has been included in all table totals and impact summaries in Section 4 of the CPA Application Package.**

Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, “The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

**Response: The Needs Analysis has been updated to reflect the population projected for 2025, which is a 10-year planning horizon from the last population update performed in 2015. This projection reflects an increase in population by 5,528 people. Using the reported average population per unit of 2.6 people, this results in a need for an additional 2,216 residential units.**

Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

**Response: A list of all parties involved has been included under section C. Per our discussion, the section related to whether the contract is contingent or absolute may be left blank.**

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

[Departments/Planning\\_Community\\_Dev/Public\\_Notice\\_Mailing\\_List\\_2016\\_04\\_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

**Response: Three (3) sets of labels including the Alachua Notification list have been included with this submittal.**

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

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

**Response: The Public School Student Generation form has been updated to reflect the maximum number of units at 143 and a zoning designation of PD-R.**

CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

**Response: A revised legal description for the overall property has been provided with this submittal.**

Included in this submittal package are three (3) hard copies of the revised application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel

# Alachua West

## Comprehensive Plan Amendment

## Application Package

City of Alachua, Florida

**Prepared For**

**3M Development**

250 Killarney Drive  
Winter Park, FL 32789

**Date**

December 27, 2016

**Revised**

February 6, 2017



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 2856

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<b><i>Section 3</i></b>	<b><i>Urban Sprawl Analysis</i></b>
<b><i>Section 4</i></b>	<b><i>Concurrency Impact Analysis</i></b> Transportation Water/Wastewater Solid Waste Recreation Schools
<b><i>Section 5</i></b>	<b><i>Needs Analysis</i></b>
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## **SECTION 1: APPLICATION DOCUMENTS**

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- 1. City of Alachua Comprehensive Plan Amendment Application**
- 2. Legal Description**
- 3. Certificate of Title**
- 4. Proof of Taxes Paid**
- 5. Property Owner Affidavit**





# City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

- ☒ **Large Scale Comprehensive Plan Amendment** (greater than 10 acres)  
☐ **Small Scale Comprehensive Plan Amendment** (10 acres or less)

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

## A. PROJECT

1. Project Name: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Medium Density Residential
6. Proposed Future Land Use Map Designation: Moderate Density Residential
7. Acreage: 35.82 Acres

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Team Leader  
Company (if applicable): Poulos & Bennett, LLC  
Mailing address: 2602 E. Livingston Street  
City: Orlando State: FL ZIP: 32803  
Telephone: ( ) 407-487-2594 FAX: ( ) NA e-mail: khattaway@poulosandbennett.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): RI Regi Florida, LLC  
Mailing Address: 700 NW 107th Avenue, Suite 200  
City: Miami State: FL ZIP: 33172

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

## C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No  
If yes, list names of all parties involved: David and Peter McDaniel, M3 Development, LLC  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

## D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
  - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
  - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
  - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
  - (IV) Promotes conservation of water and energy;
  - (V) Preserves agricultural areas and activities;

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

Revised 9/1/2011

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
  - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
  - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
  4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
  5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
  6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
  7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
  8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
  9. Legal description with tax parcel number.
  10. Proof of ownership.
  11. Proof of payment of taxes.
  12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

K. Hattaway  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Kathy Hattaway  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 6th day of February, 2017, by Kathy Hattaway, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



Cheryl Burch  
Signature of Notary Public, State of Florida

## **ALACHUA WEST PROPERTY LEGAL DESCRIPTION**

**Parcels: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006**

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

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

CASE NO.: 01-10-CA-2954  
DIVISION: J

RL REGI FLORIDA, LLC, a Florida limited  
liability company,

Plaintiff,

v.

235A PARTNERS, LLC, a Florida limited  
liability company, MICHAEL D. MESIANO,  
an individual, KEVIN L. TROUP, an  
individual, WILLIAM T. PYBURN, III, an  
individual, LAWRENCE R. TOWERS, an  
individual, and WARROOM PARTNERS,  
LLC, a Florida limited liability company,

Defendants.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2611638 4 PG(S)  
November 17, 2010 10:20:29 AM  
Book 3995 Page 1521  
J. K. IRBY, Clerk Of Circuit Court  
ALACHUA COUNTY, Florida



Case: 2010 CA 002954



**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that she executed and filed a Certificate of Sale in this action on November 2, 2010, <sup>and</sup> an Amended and Corrected Certificate of Sale in this action on November 10<sup>th</sup>, 2010, for the Property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The real and personal property located in Alachua County, Florida as more particularly described in **Exhibit A** and **Exhibit B** attached hereto (the "Property"), was sold to the Plaintiff, RL REGI Florida, LLC, a Florida limited liability company, whose address for noticing purposes is 700 NW 107th Avenue, Suite 200, Miami, FL 33172, pursuant to the Order Granting Plaintiff's Motion Pursuant to Rule 1.540(a) to Correct Clerical Mistake or Scrivener's Error in Plaintiff's Name and to Order Clerk of Court to Issue Amended and Corrected Certificate of Sale dated November 8, 2010

WITNESS my hand and the seal of this court on this 15<sup>th</sup> day of November, 2010.

J.K. "BUDDY" IRBY  
Clerk of the Circuit Court

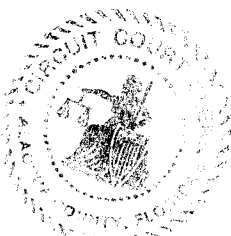
By: 

Deputy Clerk

Doc. St. Amt. \$0.70

J.K. "Buddy" Irby, Clerk of Circuit Court  
Alachua County

By: 



{JA574880.1}

FILED  
OK 46

2010 NOV 15 AM 10:46

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



**Exhibit A**

**The Real Property**

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 8, being the Northeast corner of Section 17, Township 8 South, Range 18 East, and run S. 87°26'55"W., along the section line, a distance of 50.01 feet to the West right of way line of County Road No. 235-A (100 foot right of way) and the Point of Beginning; thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the North right of way line of the former Seaboard Coastline Railroad; thence run S.57°03'28"W., along said North right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot West of the West right of way line of the 20 foot wide American Telephone and Telegraph Company easement as described in Official Records Book 415, page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the South line of said Section 8; thence run S.87°26'55"W., along said South line, a distance of 360.41 feet; thence run N.01°54'18"W., a distance of 611.28 feet to the Southwest corner of the lands described in Official Records Book 2918, page 1475 of the Public Records; thence run N.87°27'04"E., along the South line of said lands, and along the South line of the lands described in Official Records Book 2241, page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned West right of way line of County Road No. 235-A; thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the Point of Beginning.

## Exhibit B

### The Personal Property

1.

All buildings, structures, and other improvements now or hereafter located on the Real Property more particularly described on Exhibit A hereto and by this reference incorporated herein, or any part thereof (the "Real Property"); together with

All rights-of-way, streets, alleys, passages, riparian and littoral rights, waters, water courses, sewer rights, rights, liberties, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging or in anyway appertaining, whether now owned or hereafter acquired by 235A Partners, and including all rights of ingress and egress to and from the Real Property and all adjoining property (whether such rights now exist or subsequently arise), together with the reversion or reversions, remainder and remainders, rents, issues and profits thereof; together with

All machinery, apparatus, equipment, fittings, and fixtures, whether actually or constructively attached to the Real Property and all building materials of every kind and nature, and all trade, domestic, and ornamental fixtures and all personal property now or hereafter located in, upon, over, or under the Real Property or any part thereof on or off-site benefiting the Real Property and used or usable or intended to be used in connection with any present or future operation of said Real Property, including, but without limiting the generality of the foregoing: all heating, air-conditioning, lighting, incinerating, and power equipment; all engines, compressors, pipes, pumps, tanks, motors, conduits and switchboards; all plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; all boilers, furnaces, oil burners, vacuum cleaning systems, elevators, and escalators; all built-in stoves, ovens, ranges, disposal units, dishwashers, water heaters, exhaust systems, refrigerators, cabinets, and partitions; all rugs and carpets; laundry equipment; together with all contract rights to acquire any of the foregoing and all deposits and payments made under contracts for the acquisition of same; together with all additions and accessions thereto and replacements thereof and proceeds therefrom.

\* \* \*

2.

a. All contracts, now existing or hereafter executed, with general contractors, subcontractors, surveyors, materialmen, suppliers and/or laborers in connection with or pertaining to the construction of buildings or any other improvements on the Real Property;

b. Any agreements for architectural/engineering services between 235A Partners and any architect/engineer which is hereinafter entered into with respect to the construction of improvements on the Real Property;

c. Drawings, plans and specifications prepared by any architect/engineer in connection with the construction of improvements on the Real Property;

d. Any and all building permits, governmental permits, licenses or other governmental authorizations in favor of or in the name of 235A Partners now existing or hereafter executed, authorizing the construction of the improvements on the Real Property, including, but not limited to, stormwater permits, water distribution system permits, Department of Transportation permits, sewage collection system permits, and concurrency reservation certificates;

e. Any and all utility service agreements wherein a utility company, utility provider and/or the appropriate governmental entity has agreed to provide utilities to the Real Property;

f. All contracts, binders or other agreements between 235A Partners and a buyer of the Real Property for the purchase and sale of the Real Property or an individual lot(s) within the Real Property and further including such contract binders or other agreements which may hereafter come into existence with respect to any portion of the Real Property and including all deposits, letters of credit and other monies paid or payable under any of the above.

\* \* \*

3.

All entire interest in and to any and all leases, rental agreements and agreements for the use and/or occupancy of any part of the Real Property (said leases, rental agreements and other agreements are herein referred to as the "Leases") now existing or hereafter entered into which affect the Real Property or any part thereof, together with all rents, income and profits arising from said Leases and renewals thereof and all rents, income and profits for use and occupation of the Real Property and from all such Leases upon said Real Property and to any and all monies, rents, issues and profits of every kind and nature whether arising from Leases or otherwise.



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 050 006		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 450 FT  
POB N 812.96 FT WL  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	13,600	0	13,600	121.43
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	13,600	0	13,600	1.02
LIBRARY GENERAL	1.3371	13,600	0	13,600	18.18
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	13,600	0	13,600	20.40
SCHL DISCRNRY & CN (S01)	0.7480	13,600	0	13,600	10.17
SCHL GENERAL	4.6880	13,600	0	13,600	63.76
SCHOOL VOTED (S01)	1.0000	13,600	0	13,600	13.60
SUWANNEE RIVER WATER MGT DIST	0.4093	13,600	0	13,600	5.57
17 CITY OF ALACHUA	5.9900	13,600	0	13,600	81.46
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$335.59</b>

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$16.47</b>

**COMBINED TAXES AND ASSESSMENTS** \$352.06

If Paid By **Nov 30, 2016**  
Please Pay \$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011315

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 006	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 050 007		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

## Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT POB W  
1282.39 FT N 450 FT E  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	23,200	0	23,200	207.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	23,200	0	23,200	1.74
LIBRARY GENERAL	1.3371	23,200	0	23,200	31.02
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	23,200	0	23,200	34.80
SCHL DISCRNRY & CN (S01)	0.7480	23,200	0	23,200	17.35
SCHL GENERAL	4.6880	23,200	0	23,200	108.76
SCHOOL VOTED (S01)	1.0000	23,200	0	23,200	23.20
SUWANNEE RIVER WATER MGT DIST	0.4093	23,200	0	23,200	9.50
17 CITY OF ALACHUA	5.9900	23,200	0	23,200	138.97
<b>TOTAL MILLAGE</b>	<b>24.6764</b>	<b>AD VALOREM TAXES</b>			<b>\$572.49</b>

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**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$572.49</b>
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

## 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011316

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 007	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 002		1700

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR W 50.01 FT N 365.64 FT POB  
N 245.60 FT W 9  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	26,000	0	26,000	232.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	26,000	0	26,000	1.95
LIBRARY GENERAL	1.3371	26,000	0	26,000	34.76
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	26,000	0	26,000	39.00
SCHL DISCRNRY & CN (S01)	0.7480	26,000	0	26,000	19.45
SCHL GENERAL	4.6880	26,000	0	26,000	121.89
SCHOOL VOTED (S01)	1.0000	26,000	0	26,000	26.00
SUWANNEE RIVER WATER MGT DIST	0.4093	26,000	0	26,000	10.64
17 CITY OF ALACHUA	5.9900	26,000	0	26,000	155.74
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$641.58</b>

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**COMBINED TAXES AND ASSESSMENTS** \$641.58

If Paid By  
Please Pay **Nov 30, 2016**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011327

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 002	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 003		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 120.04 FT  
POB N 245.60 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58
TOTAL MILLAGE 24.6764 AD VALOREM TAXES					\$537.95

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$537.95

If Paid By **Nov 30, 2016**  
Please Pay \$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011328

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 003	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 004		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC 8 W 50.01 FT POB N  
120.04 FT W 922.21  
See Additional Legal on Tax Roll

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$537.95</b>

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**COMBINED TAXES AND ASSESSMENTS** \$537.95

If Paid By  
Please Pay **Nov 30, 2016**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011329

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 004	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 005		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

### Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 125.56 FT  
POB W 921.65 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,600	0	21,600	192.87
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,600	0	21,600	1.62
LIBRARY GENERAL	1.3371	21,600	0	21,600	28.88
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,600	0	21,600	32.40
SCHL DISCRNRY & CN (S01)	0.7480	21,600	0	21,600	16.16
SCHL GENERAL	4.6880	21,600	0	21,600	101.26
SCHOOL VOTED (S01)	1.0000	21,600	0	21,600	21.60
SUWANNEE RIVER WATER MGT DIST	0.4093	21,600	0	21,600	8.84
17 CITY OF ALACHUA	5.9900	21,600	0	21,600	129.38
<b>TOTAL MILLAGE</b>	<b>24.6764</b>	<b>AD VALOREM TAXES</b>			<b>\$533.01</b>

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$533.01</b>
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If Paid By Please Pay	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

## 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011330

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 005	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 006		1700

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 369.24 FT  
POB W 921.02 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	36,000	0	36,000	321.44
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	36,000	0	36,000	2.70
LIBRARY GENERAL	1.3371	36,000	0	36,000	48.14
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	36,000	0	36,000	54.00
SCHL DISCRNRY & CN (S01)	0.7480	36,000	0	36,000	26.93
SCHL GENERAL	4.6880	36,000	0	36,000	168.77
SCHOOL VOTED (S01)	1.0000	36,000	0	36,000	36.00
SUWANNEE RIVER WATER MGT DIST	0.4093	36,000	0	36,000	14.73
17 CITY OF ALACHUA	5.9900	36,000	0	36,000	215.64
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$888.35

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$888.35

If Paid By Please Pay	Nov 30, 2016 \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011331

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 006	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	





City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

Parcel ID Number(s): 03042-50-006; 03042-050-007; 03042-052-002; 03042-052-003; 03042-052-004; 03042-052-005; 03042-052-006

Acreage: 35.82

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Juan Cuto Title: \_\_\_\_\_

Company (if applicable): RL Regi Florida LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami State: FL ZIP: 33172

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: Kathy Hattaway Title: Planning Group Leader

Company (if applicable): Poulos & Bennett

Mailing address: 2602 E. Livingston Street

City: Orlando State: FL ZIP: 32803

Telephone: 407-487-2594 FAX: \_\_\_\_\_ e-mail: khattaway@poulosandbennett.com

## D. REQUESTED ACTION:

Large Scale Comprehensive Plan Future Land Use Map Amendment.

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

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Miami-Dade

The foregoing application is acknowledged before me this 19th day of December, 2016, by Juan

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

NOTARY SEAL

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



**JASON M ROSENTHAL**

MY COMMISSION # FF993941

EXPIRES May 18, 2020

(407) 398-0153

FloridaNotaryService.com



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

Parcel ID Number(s): 03042-50-006; 03042-050-007; 03042-052-002; 03042-052-003; 03042-052-004; 03042-052-005; 03042-052-006

Acreage: 35.82

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Juan Curb Title: \_\_\_\_\_

Company (if applicable): RL Regi Florida LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami State: FL ZIP: 33172

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: David McDaniel Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 250 Killarney Drive

City: Winter Park State: FL ZIP: 32789

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: dave@m3development.com

## D. REQUESTED ACTION:

Large Scale Comprehensive Plan Future Land Use Map Amendment.

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

Signature of Applicant

Signature of Co-applicant

Juan Curb - Authorized Signatory -  
Typed or printed name and title of applicant RL Regi, FL LLC

Typed or printed name of co-applicant

State of Florida County of \_\_\_\_\_

The foregoing application is acknowledged before me this 19th day of December, 2019, by Juan Curb

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

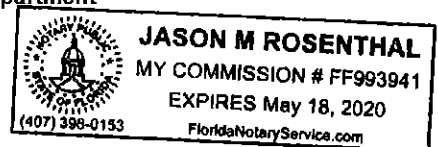
NOTARY SEAL

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



## SECTION 2: STATEMENT OF PROPOSED CHANGE

### Existing Conditions

The property known as Alachua West consists of seven parcels totaling 35.82 acres of land, located on the west side of County Road 235A, approximately 900 feet south of its intersection with US 441 in the City of Alachua, Florida.

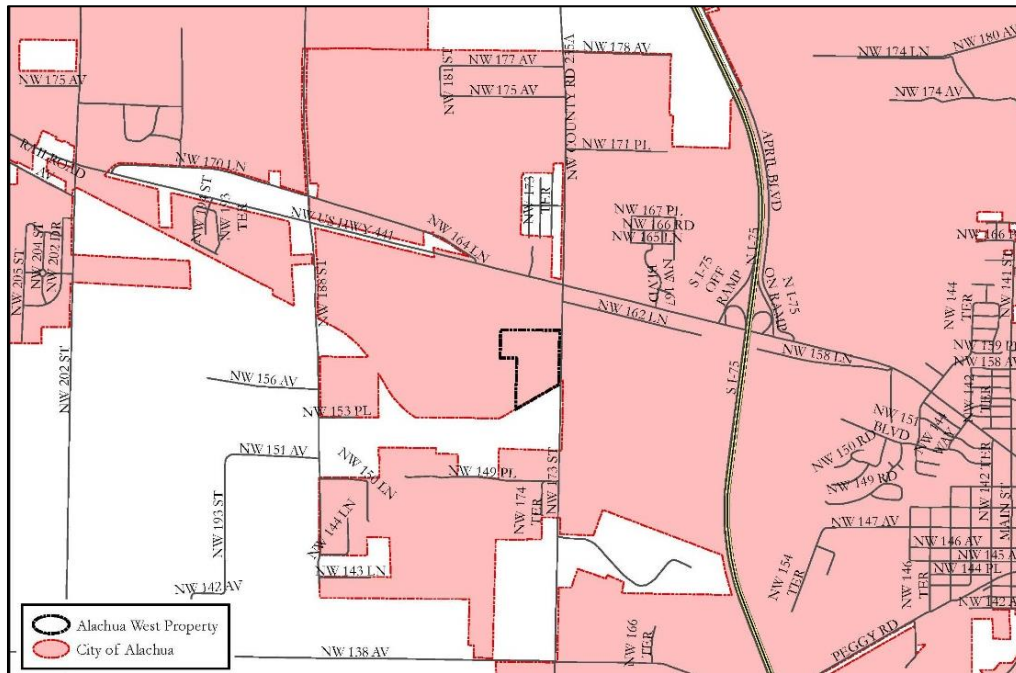


Figure 1: Location Map

The site is currently undeveloped, with the exception of an existing, vacant barn along the northeastern border of the property, and is adjacent to the City of Alachua jurisdiction limits along the south property line.

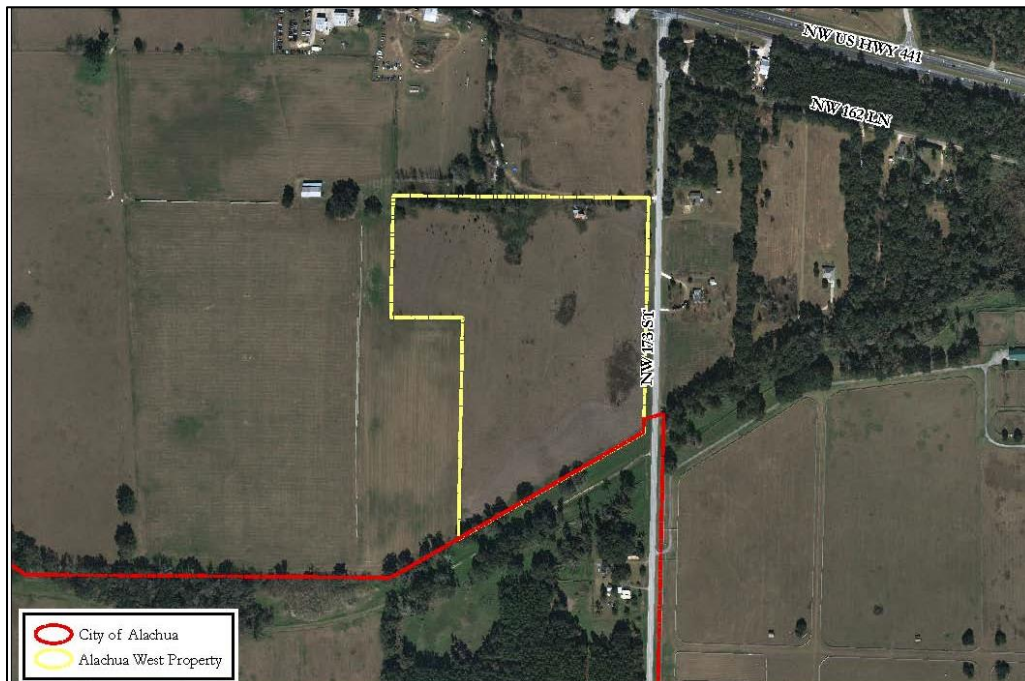


Figure 2: Aerial

As illustrated in the following figures, the property has a current Future Land Use designation of Medium Density Residential, which requires a minimum density of four (4) and maximum density of eight (8) dwelling units per acre. The current zoning designation of the property is RMF-8 (Residential Multi-family).



Figure 3: Existing Future Land Use

### Surrounding Future Land Use

North	Agriculture; Commercial, Medium Density Residential – City of Alachua
East	Moderate Density Residential, Agriculture – City of Alachua
South	Rural/Agriculture – Alachua County
West	Agriculture – City of Alachua



Figure 4: Existing Zoning

### Surrounding Zoning

North	CI (Commercial Intensive), A (Agriculture) – City of Alachua
East	RSF-1 (Residential Single Family), A (Agriculture) – City of Alachua
South	A (Agriculture) – Alachua County
West	A (Agriculture) – City of Alachua

## Proposed Change

The applicant requests approval of a large-scale Comprehensive Plan Amendment to change the Future Land Use to Moderate Density Residential with a concurrent rezoning to PD-R (Planned Development-Residential), to accommodate a single-family detached development of up to 143 dwelling units with a maximum density four (4) dwelling units per acre.

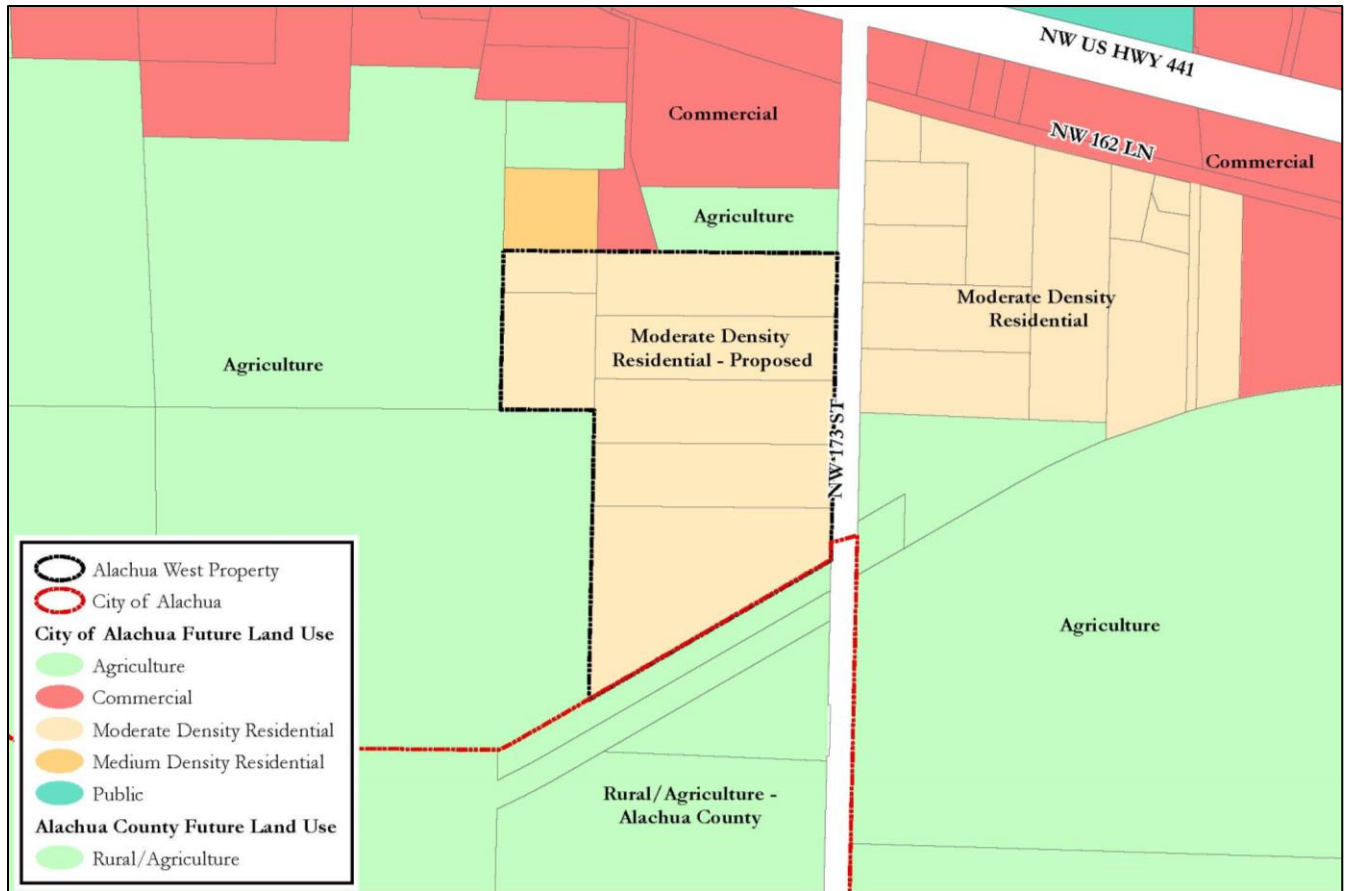


Figure 5: Proposed Future Land Use

### SECTION 3: URBAN SPRAWL ANALYSIS

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This section explains how this application is consistent with Chapter 163.3177(6)(a)9.b., Florida Statutes, in order to determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. For the purposes of this application, a minimum of four out of eight criteria must be met. Those criteria accomplished by the Alachua West development are provided below, with statements explaining how they have been achieved provided in **bold**.

I. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

**Response: As elaborated in the following Comprehensive Plan Analysis and the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc., the property does not contain any environmental features of a sensitive nature, including wetlands and listed species, with the exception of three (3) potentially occupied gopher tortoise burrows. The property is located outside of any designated flood prone areas and is a significant distance from existing and future public well locations within the City of Alachua. As such, the proposed development does not pose any adverse impacts to existing natural resources in the area.**

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

**Response: The site is located within the City's Wastewater and Potable Water Service Areas, with access to an existing 16-inch sewer force main and 8-inch water main on CR 235A. It is also located within close proximity to a major commercial area near the I-75 and US 441 interchange and is easily accessible via existing, improved road networks.**

IV. Promotes conservation of water and energy.

**Response: The requested amendment will reduce the potential residential demand on public services by 143 dwelling units and, based on the Concurrency Impact Analysis conducted in Section 4 of this document, *reduces* the potential impacts to the City's potable water capacity by 39,325 gallons per day, promoting conservation of water and energy resources.**

V. Preserves agricultural areas and activities.

**Response: While the site is presently designated for multi-family use, it is surrounded by agriculturally zoned lands. The reduction in development intensity proposed by the Alachua West development will reduce potential impacts to surrounding agricultural areas and will, therefore, assist in their preservation.**

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

**Response: While there is a significant concentration of moderate density residential development in the core area of downtown Alachua, east of I-75, the area west of I-75, near the interchange with US 441 has a smaller concentration of residential uses. The project is within walking distance to the US 441 corridor, which anticipates a potential commercial development exceeding 1.8 million square feet of commercial space, according to Table 10 of the Growth Trends analysis completed by the City in September 2016. The proposed development will offer rooftops to support the existing and anticipated commercial services in this area while minimizing impacts to the immediately adjacent agricultural uses.**



## SECTION 4: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project anticipates the development of up to 143 single family, detached dwelling units, resulting in a density of approximately 3.35 du/acre. The proposed reduction in land use intensity/density results in a net decrease of four (4) du/acre or 143 dwelling units, based on the present Future Land Use designation of Medium Density Residential, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis addresses the difference in development entitlements between the existing and the proposed Future Land Use designations, as detailed in Table 1 below:

**Table 1: Density Analysis**

	<b>City of Alachua Future Land Use</b>	<b>Max Density Permitted</b>	<b>Total Dwelling Units (DU)</b>
Existing FLU	Medium Density Residential	8 DU/AC	286
Proposed FLU	Moderate Density Residential	4 DU/AC	143
<b>Net Reduction in Total Units</b>			<b>-143</b>

### ANALYSIS OF PUBLIC FACILITY IMPACTS

#### 1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441. According to the Transpiration Element of Alachua's Comprehensive Plan, Object 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D. Table 2 below compares the potential impacts to this roadway between the development potential of the current and proposed Future Land Use, as well as the projected maximum development anticipated for this site.

**Table 2: Trip Generation Calculations**

	<b>Alachua Land Use</b>	<b>ITE Land Use</b>	<b>Units</b>	<b>AM Peak Trips</b>	<b>PM Peak Trips</b>	<b>Total Daily Trips</b>
Existing FLU	Medium Density (8 DU/AC)	MF Condo/ Townhomes (230)	286	126	149	1,662
Proposed FLU	Moderate Density (4 DU/AC)	Single-Family Detached (210)	143	107	143	1,361
<b>Net Reduction in Potential Trips based on Proposed Land Use and Development</b>			<b>-143</b>	<b>-19</b>	<b>-6</b>	<b>-301</b>

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 9th Edition

2. Those land uses chosen within the ITE Manual are based on those uses permitted within the existing Future Land Use and those proposed by the Alachua West Development

**Table 3: Trip Generation Calculations**

Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
CR235A (S. of US 441)	14,580	10,200	1,314	899	8,839	756
US 441 (Segment 5)	35,500	7,320	3,200	519	5,959**	376**

\* City of Alachua Development Monitoring Report, October 2016

\*\* This number accommodates a 100% impact from the development on Segment 5 of US 441. While a majority of vehicular trips generated by the development will impact this roadway, the percentage of impact will be less than 100%. The full impact has been shown here to illustrate that there is sufficient capacity on this segment to accommodate site traffic.

**Summary of Analysis:** The requested amendment and proposed development would potentially generate **301 fewer daily vehicle trips** than the existing Future Land Use development maximum. Based on the net reduction in vehicular trips and resulting impacts anticipated to adjacent roadways and intersections projected by the proposed Comprehensive Plan Amendment, a full Traffic Impact Analysis was not required for this request; however, based on the October 2016 Development Monitoring Report, the potential impacts of this project on both roadway segments will not increase traffic levels beyond their current LOS.

## 2. Impacts to Water and Wastewater Utility Systems

### Potable Water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 4 below compares the potential impacts to the City's potable water system between the development potential of the current and proposed Future Land Use.

**Table 4: Potable Water Impact Calculations**

Total DU Based on Densities from Table 1	City of Alachua Potable Water Generation per Unit	Potable Water Generation by Project	Residual Capacity after Project Impacts* (From 997,103 Gallons/Day)
286 DU (Max Existing FLU)	275 Gallons/Unit	78,650 Gallons/Day	918,453 Gallons/Day (60.07% Capacity)
143 DU (Max Proposed FLU)	275 Gallons/Unit	39,325 Gallons/Day	957,778 Gallons/Day (58.36% Capacity)
<b>Net Reduction in Potential Impacts to Potable Water Systems</b>		<b>-39,325 Gallons/Day</b>	

\* City of Alachua Development Monitoring Report, October 2016

### Sanitary Sewer

Policy 1.1.d of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
2. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
3. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 5 below compares the potential impacts to the City's wastewater system between the development potential of the current and proposed Future Land Use.

**Table 5: Wastewater Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>City of Alachua Sanitary Sewer Impacts per Unit</b>	<b>Sanitary Sewer Generation by Project</b>	<b>Residual Capacity after Project Impacts* (From 811,693 Gallons/Day)</b>
286 DU (Max Existing FLU)	250 Gallons/Unit	71,500 Gallons/Day	740,193 Gallons/Day (51.65% Capacity)
143 DU (Max Proposed FLU)	250 Gallons/Unit	35,750 Gallons/Day	775,943 Gallons/Day (48.27% Capacity)
<b>Net Reduction in Potential Impacts to Potable Water Systems</b>		<b>-35,750 Gallons/Day</b>	

\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development would potentially **require 39,325 fewer gallons of potable water and generate 35,750 fewer gallons of wastewater per day** than the existing Future Land Use development maximum. Impacts from the maximum density allowed by the proposed Moderate Density Future Land Use would fall well below the 85% capacity design cap for potable water and wastewater facilities.

### 3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 6 below compares the potential impacts to the City's solid waste facilities between the development potential of the current and proposed Future Land Use.

**Table 6: Solid Waste Impact Calculations**

Total DU Based on Densities from Table 1	Population based on rate of 2.6 persons per household*	Solid Waste Generated (.73 tons per capita per year)**
286 DU (Max Existing FLU)	744	543.12
143 DU (Max Proposed FLU)	372	271.56
<b>Net Reduction in Potential Solid Waste Generated based on Proposed Land Use and Development</b>		<b>-271.56 Tons/year</b>

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment would potentially **generate 271.56 fewer tons of solid waste per year** than the existing Future Land Use development maximums.

### 4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks. Table 7 below compares the potential impacts to the City's recreation facilities between the development potential of the current and proposed Future Land Use.

**Table 7: Recreational Impact Calculations**

Total DU Based on Densities from Table 1	Population based on rate of 2.6 persons per household*	Recreation Area needed (5.0 Acres/1,000 population)**	Available Recreation Acreage after Project Impacts** (From 39.06 Acres)
286 DU (Max Existing FLU)	744	3.72 Acres	35.34 Acres
143 DU (Max Proposed FLU)	372	1.86 Acres	37.2 Acres
<b>Net Reduction in Potential Recreation Area needed based on Proposed Land Use and Development</b>		<b>-1.86 Acres</b>	

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development would potentially **require 1.86 acres less recreation area** than the existing Future Land Use development maximums. Furthermore, according to the October 2016 Development Monitoring Report, a minimum of 10.22 acres of improved passive parks space is required to serve the present population, plus the impacts proposed by this development in order to meet the 20% requirement listed in the Recreation LOS standards. As there are currently 27.73 acres of improved passive park space existing, this LOS is still met.

## 5. Impacts to Public Schools

Objective 2.2 of the Public School Facilities Element of the Alachua Comprehensive Plan establishes the following level of service standards for public school facilities:

Policy 2.2.a: Uniform Application of Level of Service (LOS) Standards: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Tables 8 and 9 below compare the potential impacts to Alachua County Schools between the development potential of the current and proposed Future Land Use.

**Table 8: Projected Student Generation**

Total DU Based on Densities from Table 1	Elementary Students	Middle School Students	High School Students	Total Student Generation
286 DU (Max Existing FLU)	23	9	9	41
143 DU (Max Proposed FLU)	22	10	13	45
Net Change in Potential Student Generation based on Proposed Development				+4 Students

Student generation rates per the School Board of Alachua County

**Table 9: Available Capacity by School Concurrency Service Area (CSA)**

Total DU Based on Densities from Table 1	Available Capacity by CSA (2017-18)*	Development based Student Generation**	Residual Capacity
Alachua Elementary CSA	249	22	227
Mebane Middle CSA	397	10	387
Santa Fe High CSA	357	13	344

\*Available capacity per the School Board of Alachua County, November 24, 2015 published Available Capacity rates by Concurrency Service Area for the 2017-2018 School Year.

\*\* Table 7 Proposed Development generation

Summary of Analysis: The requested amendment would **generate 4 additional students** impacting Alachua County Schools than the existing Future Land Use development maximum by simple virtue of the fact that single family residential uses generate a more students than multi-family residential uses, according to the School Board of Alachua County's Student Generation Rates. Data provided by the School Board related to available capacity for the 2017-2018 school year indicates that there is sufficient capacity to accommodate the 45 potential students generated by the proposed development. This information is also reflected in the Public School Student Generation Form included within this package.

## SECTION 5: NEEDS ANALYSIS

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In September 2016, the City of Alachua completed a report regarding recent growth trends and population statistics intended to guide the City's long range plans for growth. A key component to this report identifies those areas both targeted for desired growth by the City and anticipating a large degree of future development. The Alachua West property is located outside of these identified areas and within a portion of the City that, while near the interchange of I-75 and US 441, is still predominantly rural and agricultural in nature.

The property currently has a Medium Density Future Land Use with an RMF-8 zoning, both of which accommodate up to eight (8) dwelling units per acre. This density is far greater than that permitted by the surrounding agricultural area that allow only one unit for every five acres of land. The Alachua West development would provide greater consistency with the agricultural nature of the area, while providing the rooftops necessary to support the commercial uses anticipated at the I-75/US 441 Interchange, which have the potential to exceed 1.8 million square feet of commercial space, according to Table 10 of the development report referenced above. It is also crucial to balance the desire for additional density with the need for higher quality housing

According to the Growth Trends Analysis conducted by the City in September 2016, the population is estimated to increase by 5,528 people from 2015 to 2025, yielding a demand for 2,126 new housing units (based on an average 2.6 people per unit). This population increase, in conjunction with an expanding biotechnical industry and new employment centers, creates a high demand for viable, high-quality residential development, which will be accommodated by the potential 143 dwelling units within the Alachua West development.

Approval of this application will assist the City of Alachua in housing a higher-income population while maintaining compatibility with the agricultural nature of this area of the City.

## SECTION 6: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

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The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those stated policies. Responses are provided in **Bold**. Note: Policies related to concurrency management and Level of Service have been addressed under Section 4: Concurrency Analysis.

### **Future Land Use Element**

Objective 1.2: Residential

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

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

**Response: The proposed amendment would accommodate a 143-unit single-family residential development, which is consistent with the Moderate Density Residential Future Land Use.**

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

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



**Response:** While an in depth tree survey has not yet been conducted on the property, the developer and project engineer work diligently with the City to determine any existing trees on the property that can be reasonably preserved and will mitigate any trees that must be removed, as required by City Code.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Response:** Open space will be provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

**Response:** A letter from the Florida Division of Historical Resources has been provided under the appendices section that verifies there are no documented archaeological resources existing on the subject property. The existing barn onsite is documented within the Florida Master Site File, but is considered ineligible for nomination to the National Register

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

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

**Response:** Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.

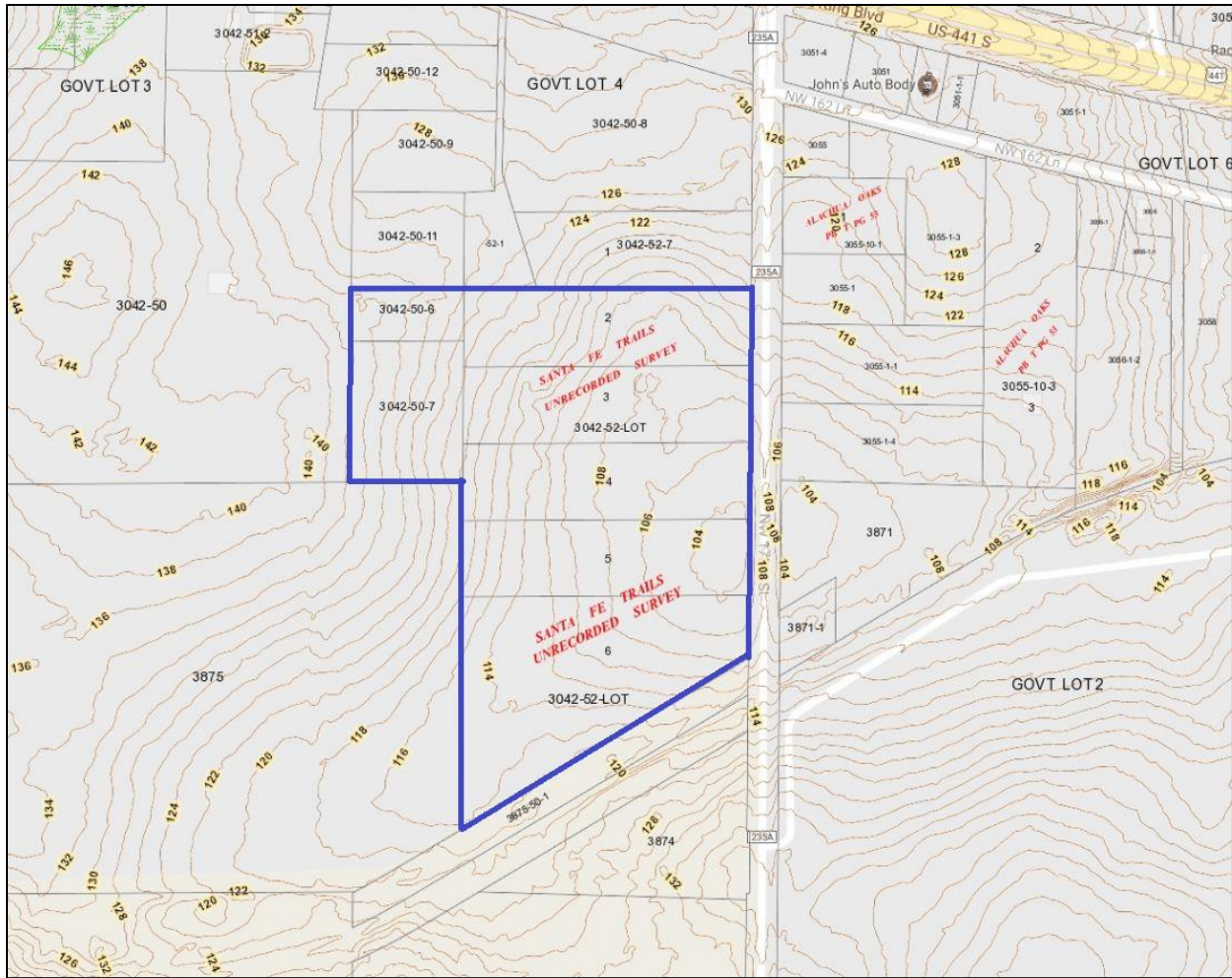


Figure 6: Alachua County– Topography (2001 Contours)

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

**Response:** The entirety of the subject property is located outside of all flood prone areas designated by FEMA, as illustrated in Flood Insurance Rate Map for Alachua County, Map 12001C0120D, Panel 120 of 640, Effective June 16, 2006.



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

**Response:** No wetlands were identified on the property in the Listed Species and Habitat Study conducted in December 2016. A full copy of this report may be located under Section 10 of this document.

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

**Response:** A complete Listed Species and Habitat Study was conducted onsite. Of all potential listed species, only gopher tortoises were observed onsite, with three (3) potentially occupied burrows. The developer will work with the Florida Fish & Wildlife Conservation Commission (FFWCC) to determine the best course of action for the existing burrows. A full copy of this report may be located under Section 10 of this document.

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

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

**Response: As the proposed amendment would reduce the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the proposed development program), the potential impacts to public facilities and services have been reduced. Please see Section 4 of this document for a complete Concurrency Impact Analysis.**

Objective 7.2: Wellfield protection: The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

**Response: The property is located outside any current and future wellfield sites and those buffer zones outlined in the policies above and will, therefore, have no potential adverse impacts to these areas.**

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

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

**Response: The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 4 of this document.**



## **Transportation Element**

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

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision,

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

**Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. Furthermore, if required by the City, a secondary emergency-only access will be provided during the design-stage of the project.**

Objective 1.4: Bicycle and Pedestrian Standards  
The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

**Response: While no pedestrian paths currently exist on this segment of CR 235A, all sidewalks within the development will offer complete interconnectivity and will connect to any pedestrian facilities in place on CR 235A at the time of development.**

## **Housing Element**

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

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

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

**Response: The Alachua West development will consist of up to 143 single family detached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.**

### **Community Facilities and Natural Groundwater Aquifer Recharge Element**

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

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

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

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

**Response: The property is located within the City's wastewater service area and will be served by an existing 16-inch force main running through CR 235A.**

GOAL 3: Stormwater  
Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

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

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

**Response: Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.**

GOAL 4: Potable water  
Provide an adequate supply of high quality potable water to customers throughout the water service area.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**Response: The property is located within the City's Potable Water Service Area and will be served by an existing 8-inch water main located within CR 235A right of way.**



## **Conservation and Open Space Element**

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

**Response: The Listed Species and Habitat Study conducted onsite found no presence of wetlands or listed flora species on the property. The only listed fauna onsite were three (3) potentially occupied gopher tortoise burrows, the treatment of which will be coordinated with the FFWCC. Furthermore, the developer will work with City Staff to determine the suitability and feasibility for preservation of any existing trees on the property through the site development process.**

Objective 1.3: Listed Species

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

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

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

**Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A,**

**resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.**

Objective 1.10: Wetlands

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

**Response: No wetlands onsite were discovered during the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc.**

## SECTION 7: ENVIRONMENTAL ANALYSIS

An environmental assessment was conducted for the subject property by McAlpine Environmental Consulting, including a thorough site inspection on December 14, 2016. The consultant has provided a complete *Listed Species and Habitat Study* report, included under Section 10 of this document and summarized below.

Wetlands: No wetlands or surface waters were observed onsite.

Soils: Six (6) soil types were identified on the property, as illustrated in Figure 8 below. All soils identified are considered well-drained.

Soil #	Soil Name
3	Arredondo fine sand 0-5% slope
5	Fort Meade fine sand 0-5% slope
30	Kendrick sand 2-5% slope
33	Norfolk loamy fine sand 2-5% slope
69	Arredondo fine sand 0-5% slope
78	Norfolk loamy fine sand 2-5% slope



Figure 8: USDA Soil Survey, mapped by McAlpine Environmental Consulting, Inc.

Listed Flora and Fauna: Of fourteen (14) listed flora and nine (9) listed fauna with the potential to exist on the site based on geographical location and preferred habitat, the only species found onsite was the gopher tortoise, with three (3) potentially occupied burrows located onsite. The consultant recommended a follow up survey prior to beginning construction on the property.

## SECTION 8: CONCLUSION

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The foregoing analyses were conducted to determine how the applicant's request for approval of a large-scale Comprehensive Plan Amendment to change the Future Land Use from Medium to Moderate Density Residential adheres to the City of Alachua's adopted ordinances and policies and avoids adverse impacts to the surrounding area and City services.

### Urban Sprawl Analysis

The requested amendment, which would accommodate the construction of a single-family detached development of approximately 143 dwelling units with a maximum density four (4) dwelling units per acre, has been illustrated to achieve five (5) of the eight (8) criteria used in determining whether the request incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. As the City requires achievement of at least four (4) of these criteria, the requested amendment has met this requirement.

### Concurrency Impact Analysis

The requested amendment reduces the maximum permitted density of the site from eight (8) units per acre to four (4) units per acre, thereby reducing the potential impacts to the City's established Levels of Service (LOS) for transportation, potable water, wastewater, recreation, solid waste and public schools. Furthermore, the anticipated development of 143 single family dwelling units would not exceed the LOS for any of the above listed services and has, therefore, met this requirement.

### Needs Analysis

The requested amendment would serve the needs of a rapidly growing population, providing rooftops to serve the significant amount of commercial services anticipated for the nearby I-75/US 441 Interchange, while offering a high quality of housing to serve the growing biotechnology industry and other new industries expected to establish in the area. As Alachua West Project will assist the City of Alachua in housing a higher-income population while maintaining compatibility with the agricultural nature of this area of the City, the request has met this requirement.

### Comprehensive Plan Analysis

The requested amendment has been analyzed with respect to its consistency with the established Goals, Objectives and Policies of Alachua's Comprehensive Plan. This analysis has successfully illustrated that the Alachua West Project is in compliance with all Elements of the Comprehensive Plan through treatment of existing site conditions, a reduction in density and development program that meet Level of Service requirements and understanding of those development requirements necessary to achieve the City's established goals and policies.

**As all of these criteria have been met, the applicant requests approval of the requested large scale Comprehensive Plan Amendment by the City of Alachua.**

## SECTION 9: MAPS

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Figure 1: General Location Map

Figure 2: Aerial Photos

Figure 3: Zoning

Figure 4: Existing Future Land Use

Figure 5: Proposed Future Land Use

Figure 6: Floodplain

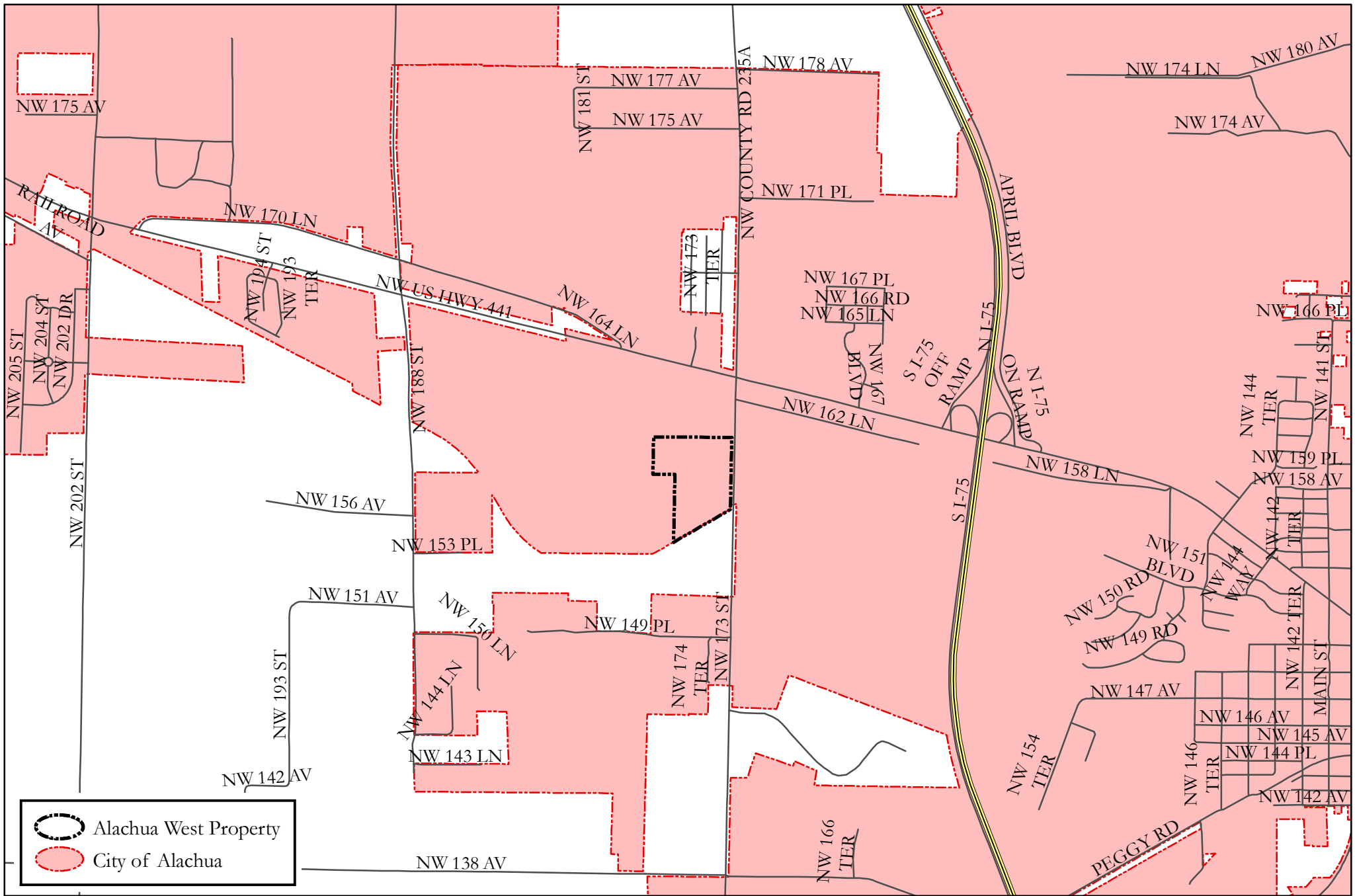
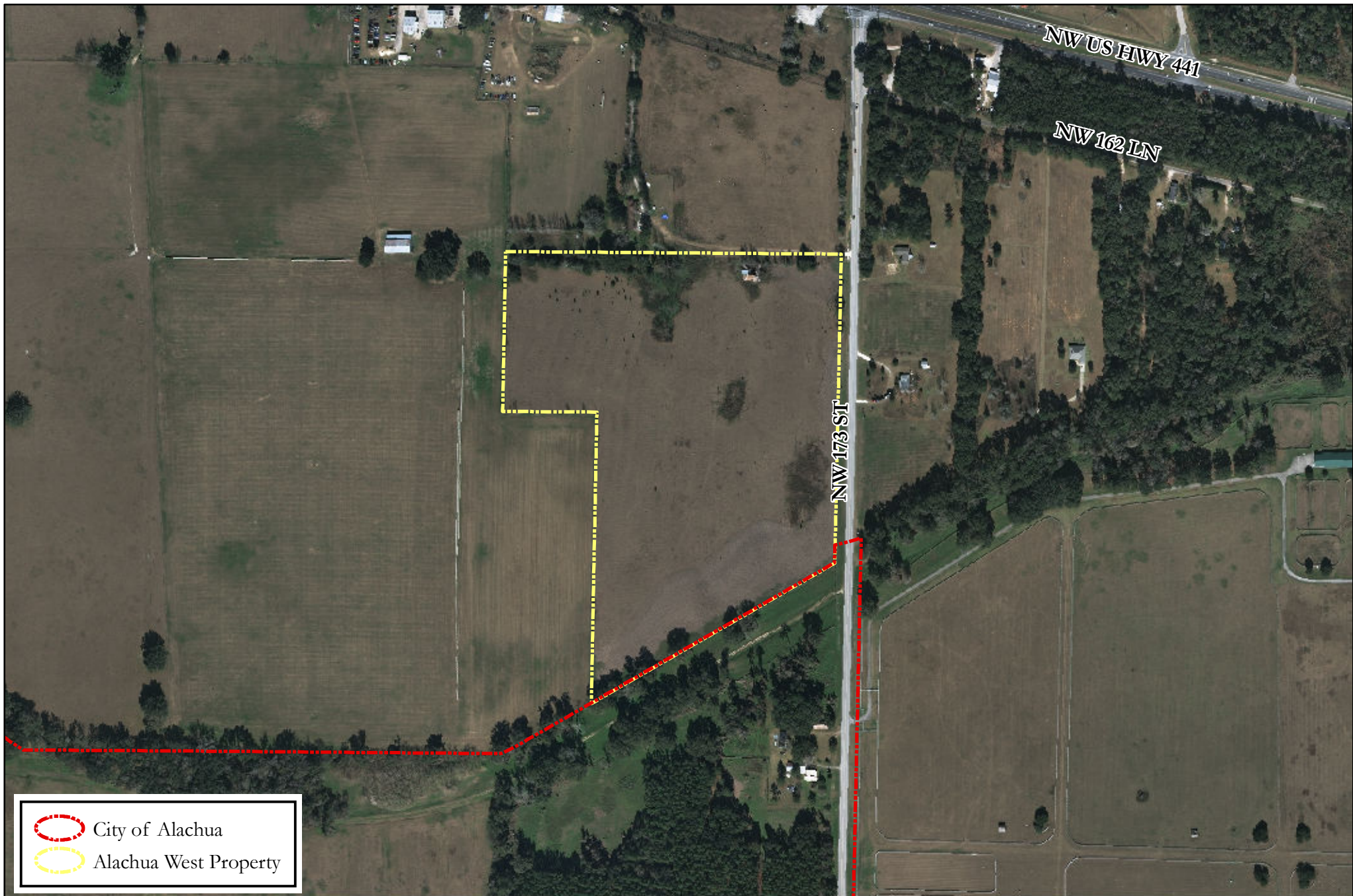


FIGURE 1: GENERAL LOCATION

## ALACHUA WEST PROPERTY





Source: Alachua County Aerials, 2014

FIGURE 2: AERIAL

## ALACHUA WEST PROPERTY

12/15/16  
P & B Job No.: 16-110

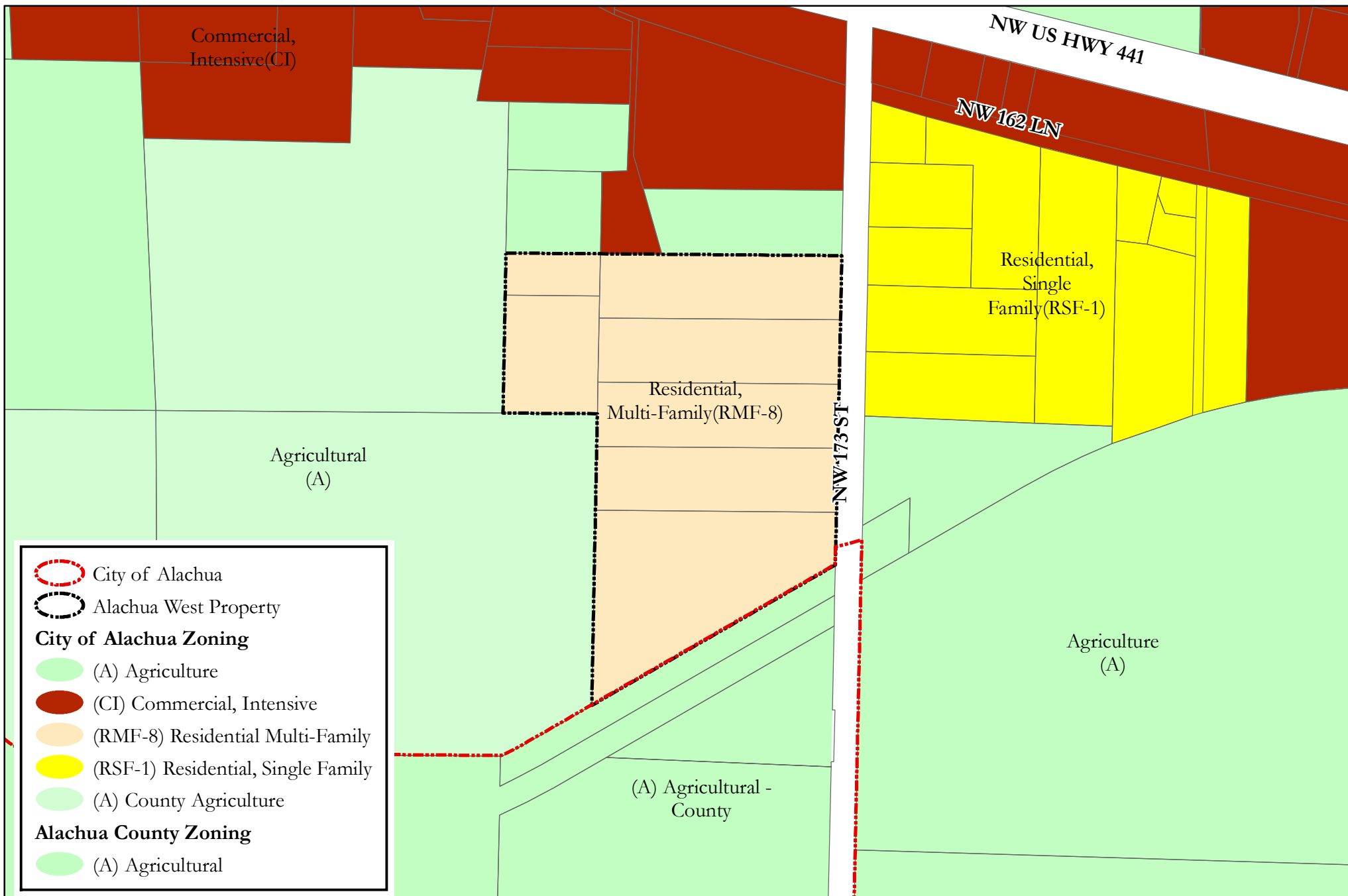
2602 E. Livingston Street  
Orlando, FL 32803 Ph. 407-487-2594

**POULOS & BENNETT**

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Certificate of Authorization No. 28567

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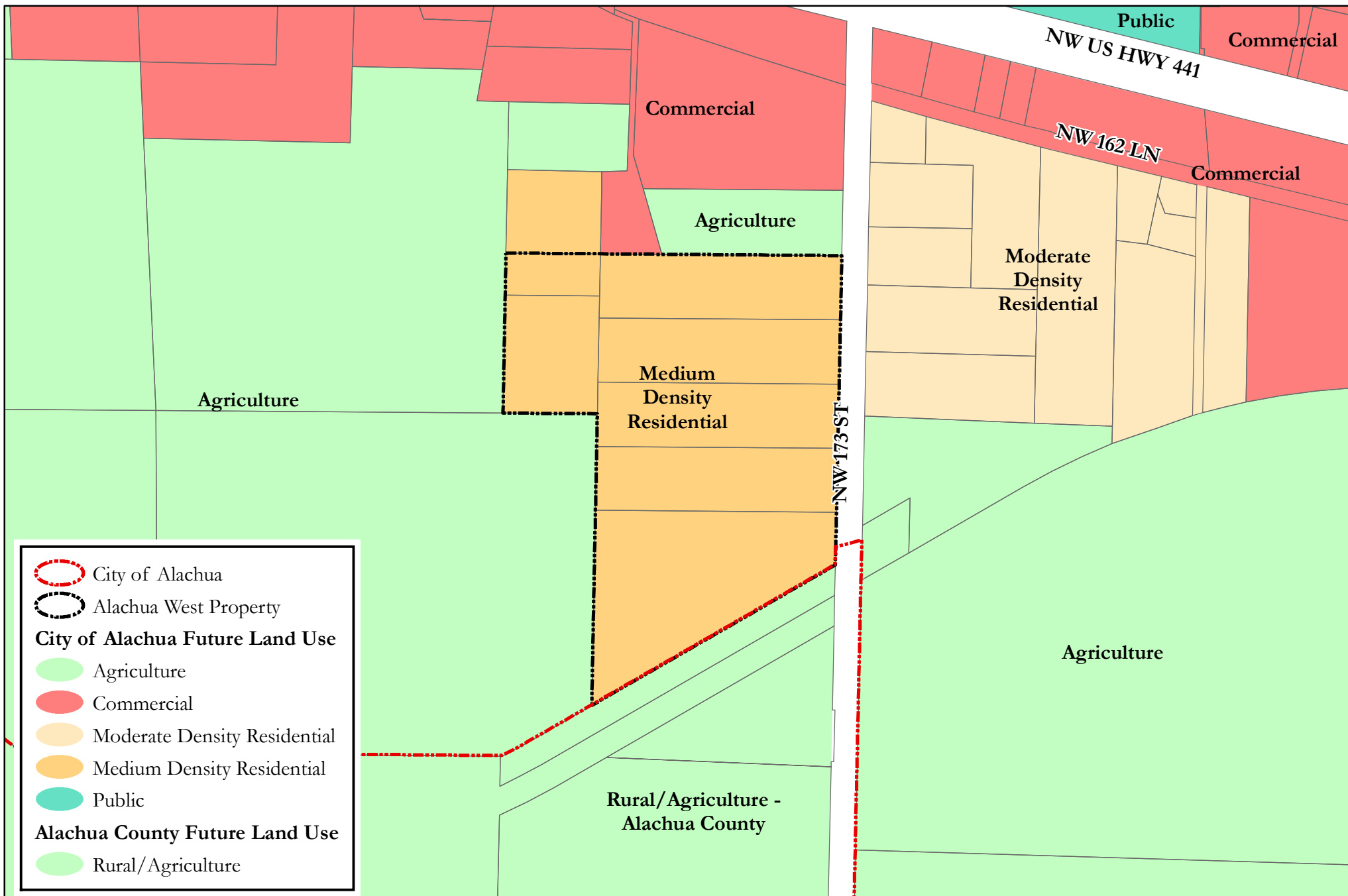




Source: Alachua County GIS

FIGURE 3: ZONING

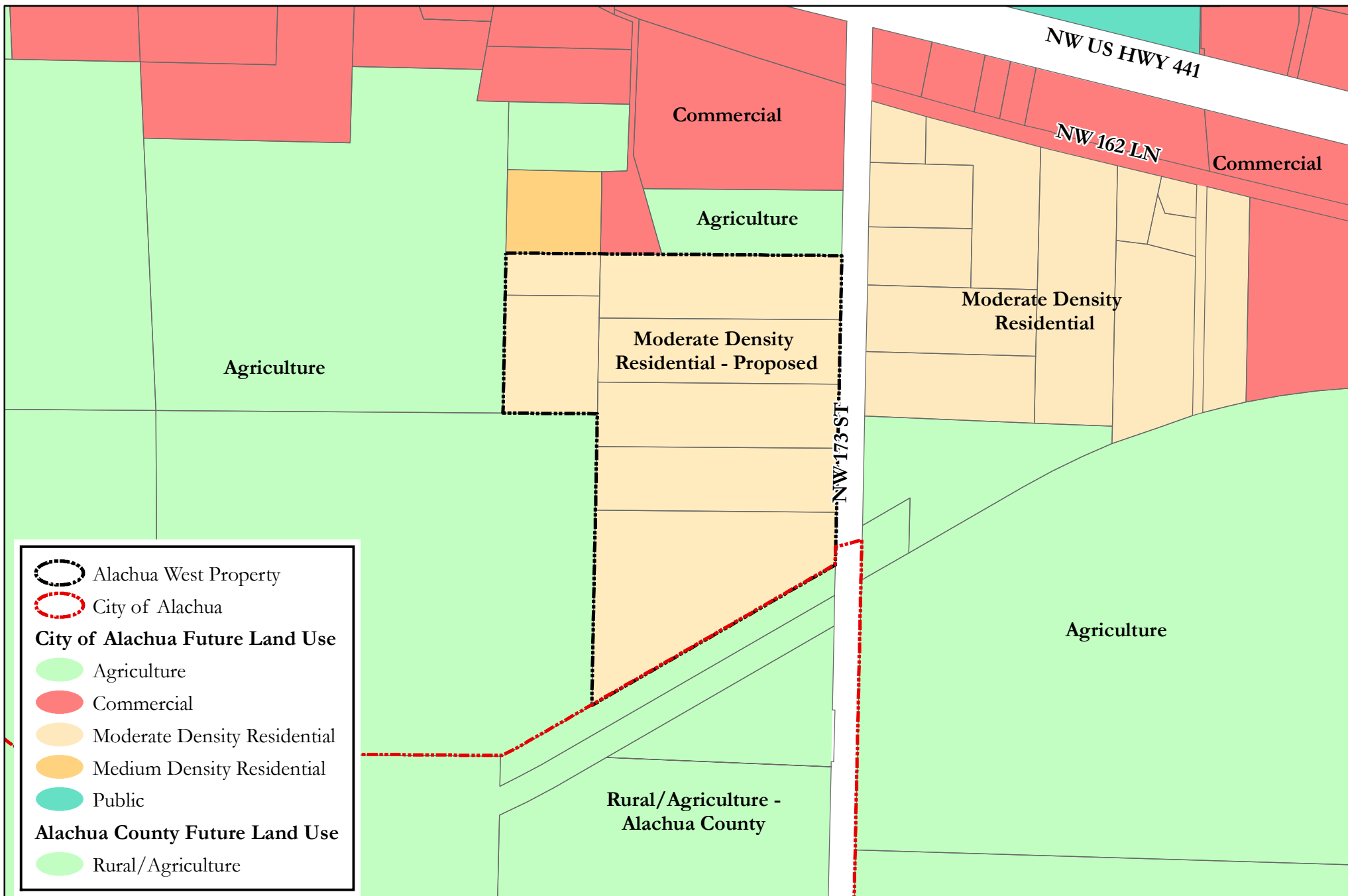
## ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 4: EXISTING FUTURE LAND USE

## ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 5: PROPOSED FUTURE LAND USE

## ALACHUA WEST PROPERTY



FEMA Flood Insurance Rate Map 12001C0120D,  
Panel 120 of 640, Effective June 16, 2006

FIGURE 6: FLOOD PLAIN MAP

## ALACHUA WEST PROPERTY

## SECTION 10: APPENDICES

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- Appendix 1: Listed Species and Habitat Study, McAlpine Environmental Consulting, Inc., December 2016
- Appendix 2: Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016
- Appendix 3: School Student Generation Form
- Appendix 4: Property Owner Labels, 400 foot buffer & City of Alachua Notification List – 3 Sets

## **Appendix 1:**

**Listed Species and Habitat Study,  
McAlpine Environmental Consulting, Inc.,  
December 2016**

# Listed Species and Habitat Study

*conducted on  
the*

## ***36.6± Acre RL REGI FLORIDA, LLC PROPERTY***

*located in*

Section 8, Township 8 South, Range 18 East  
City of Alachua, Alachua County, Florida

*Alachua County PINs:*

03042-050-006  
03042-050-007  
03042-052-002  
03042-052-003  
03042-052-004  
03042-052-005  
03042-052-006

*Prepared for:*

Mr. David McDaniel  
M3 Development, LLC  
250 Killarney Drive  
Winter Park, Florida  
[dave@m3development.com](mailto:dave@m3development.com)

*Prepared by:*

McAlpine Environmental Consulting, Inc.

July 17, 2013



## EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area was inspected on December 14, 2016.

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. No listed flora species were observed within the project area.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE  
President

## **INTRODUCTION**

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area is in the City of Alachua in Alachua County, Florida in Section 8, Township 8 South, Range 18 East. A vicinity map (Figure 1) and a project aerial (Figure 2) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern are present; or their potential of using the project area. This report also describes onsite habitat and possible effects that proposed work might have on listed and protected species.

This report was performed in general accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's April 2008 guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring within the study area.

### **Project Overview**

The project area consists of mostly open land (apparent former pasture/farmland) and a narrow wooded strip along the site's north boundary. The site abuts farmland with a residence to the north, hayfield to the west, a former railroad (dismantled) to the south, and CR 235A (NW 173<sup>rd</sup> Street) to the east. A dilapidated barn is on the site. A few small disturbed areas exist on the site.

### **Soils**

According to the U.S.D.A. *Soil Conservation Service Soil Survey of Alachua County, Florida*, the following soil types are within the site:

<b>Soil I.D.</b>	<b>Name</b>	<b>Description</b>
<b>3</b>	Arredondo fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>5</b>	Fort Meade fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>30</b>	Kendrick sand, 2 to 5% slopes	Well Drained, Water Table: >80"
<b>33</b>	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"
<b>69</b>	Arredondo 3 do fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>78</b>	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"

A soil map is attached as Figure 3.

## **METHODOLOGY**

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file of listed/protected flora and fauna species reported, confirmed, or having the potential to occur in Alachua County. Attached are tables 1 and 2 which show listed fauna and flora species with the potential of being present on the site.

The site was inspected on December 14, 2016.

### **Literature Reviewed**

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

### 3.0 HABITAT CHARACTERIZATION

Four habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages for the site:

FLUCFCS <sup>1</sup>	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

#### **Upland Habitat**

##### **190: Open Land**

This was the most dominant land cover habitat. Bahiagrass (*Paspalum notatum*) was the dominant vegetation in this habitat while dog fennel (*Eupatorium capillifolium*) was subdominant. A few young slash pine (*Pinus elliottii*) trees dotted the western portion of this habitat. A few black cherry (*Prunus serotina*) also dot this habitat area. Based on the site visit and historical aerial review, this site was apparent used for pasture and farmland. It appeared that the site has remain unused (uncultivated) for a few years.

##### **190K: Open Land (Kudzu)**

This kudzu (*Pueraria montana*) dominated area, which is a listed pest plant, was mainly noted in the southern and eastern portions of the site.

##### **420: Upland Hardwood**

This area included a small narrow strip along the site's north boundary. Dominant tree species this area consisted of live oak (*Quercus virginiana*), black cherry, and laurel oak (*Quercus laurifolia*).

## **740: Disturbed Land**

This area included a small lobe along the site's north boundary and two isolated "island" areas in the central and southeast portions of the site. Dominant plant species in the north lobed area mainly consisted of black cherry, Chinaberry (*Melia azedarach*), laurel oak, and tooth-ache tree or Hercules' club (*Zanthoxylum clava-herculis*). Dominant plant species in the "island" disturbed area consisted of blackberry (*Rubus spp.*), silverling (*Baccharis glomeruliflora*), septicweed (*Senna occidentalis*), and dog fennel.

## **Wetland Habitat**

No wetlands or surface waters were observed on the site.

## **RESULTS**

### **Fauna**

Nine (9) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Florida burrowing owl, Sherman's fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 2.

## **OBSERVED SPECIES**

**Gopher tortoise:** One (1) listed species was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise burrows within the project area. The locations of the burrows are shown on Figure 2.

## **POSSIBLE SPECIES**

**Southeastern American kestrel:** No kestrels or potential nest sites were observed on the site.

This species prefers open habitats, such as pine savannas, longleaf pine-turkey oak sandhills, pine flatwoods, farmlands, and even suburban golf courses and residential areas (Stys, 1993).

Open terrain with enough cover to support small terrestrial prey animals, vegetation low and sparse enough to ensure adequate prey availability, elevated hunting perches, and an adequate supply of nesting sites are important habitat components for this species (FFWCC,2004). The southeastern American kestrel (*Falco sparverius paulus*), which are protected, listed as threatened, and are year round residents of Florida and the eastern American kestrel (*Falco sparverius sparverius*), which are not listed and migrate to Florida in the winter (Stys, 1993). Differentiating between these two species can only be practically determined in the field between mid-April and late-September when the eastern kestrel migrates from Florida (Stys, 1993). The *F. s. paulus* is only species that breeds in the state. In Florida, *F. s. paulus* courtship begins in February and nesting is from March through June (FFWCC, 2004). They nest in cavities excavated by woodpeckers and in artificial objects such as power poles and buildings (FFWCC, 2004).

**American Bald Eagle:**

According to the FFWCC Eagle Nest Locator internet site, no eagle nests are within five miles of the site.

**Florida Burrowing owl:** No evidence was observed during the site surveys that this species occurs on the site. Since open grassland exists on the site, which FFWCC (2004) indicates as potential habitat, it is possible that this species could use the site.

**Florida mouse:** A possibility exists that this species inhabits the site, since gopher tortoise burrows, a known residence for this species, were noted on the site.

**Sherman's fox squirrel:** This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since preferred habitat was somewhat present on the site, it is possible that this species exists the site. This species is usually conspicuous on sites where they exist. Therefore, we believe that a low possibility exists that his species inhabits the site.

**Eastern indigo snake:** Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since some preferred habitat exists on the site,

and since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species may occupy or utilize the site.

**Florida pine snake:** Since a few signs of pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is possible that this species inhabits the site.

**Short-tailed snake:** Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since xeric habitat exists on the site, it is possible that this species inhabits the site.

**Florida gopher frog:** A possibility exists that this species occurs on the site since gopher tortoise burrows, a known retreat for this species, were noted on the site. Close visual examination of the entrances of the tortoise burrows observed no gopher frogs.

#### **4.2 Unlisted Fauna Species**

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker (*Picoides pubescens*), cattle egrets (*Bubulcus ibis*), gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), hermit thrush (*Catharus guttatus*), American crow (*Corvus brachyrhynchos*), armadillo (*Burmeisteria retusa*), and blue jay (*Cyanocitta cristata*).

#### **Flora**

Fourteen (14) flora species listed as rare and endangered by the FNAI, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species were observed on the site. A list these plant species and their status is attached as Table 1.

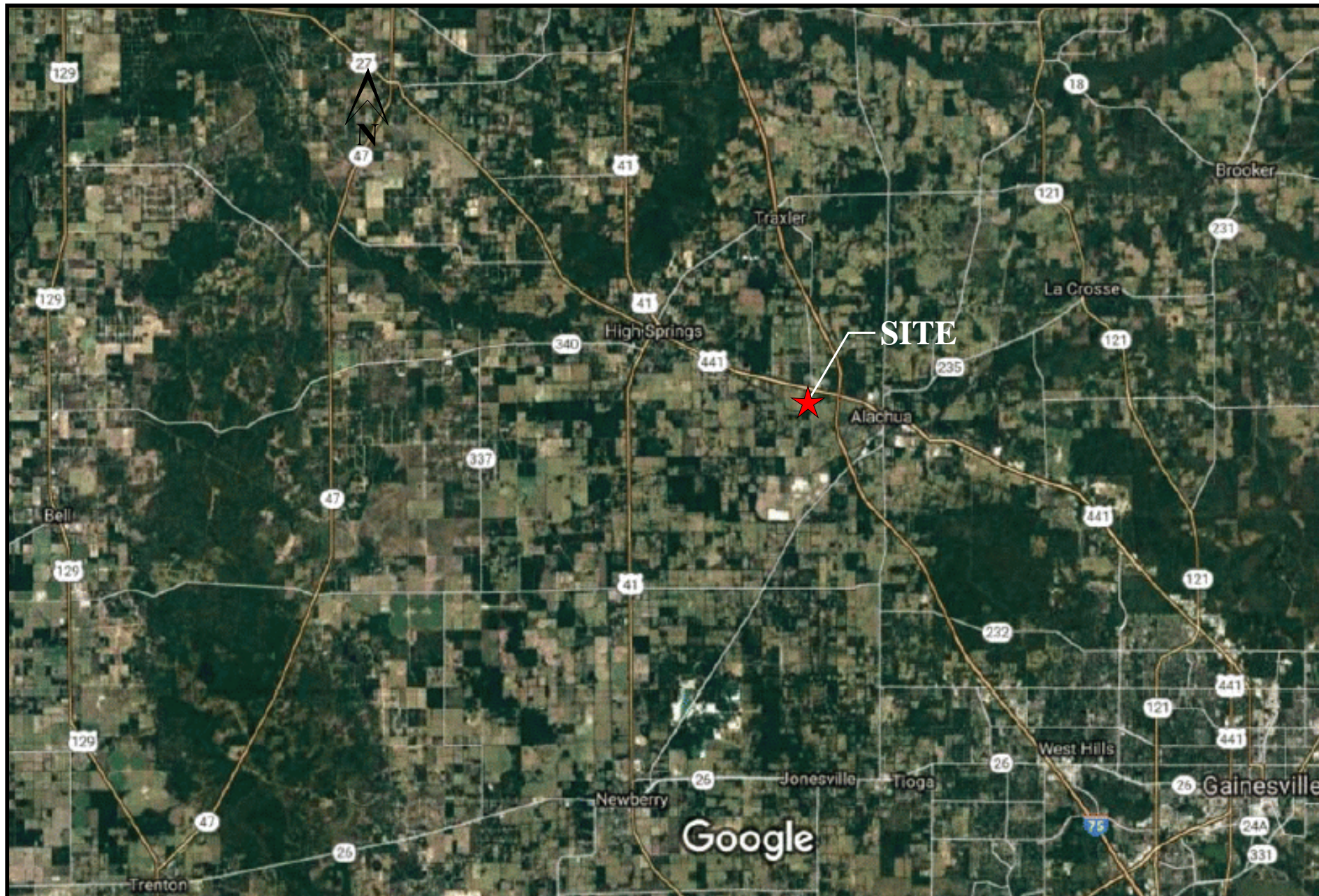


## **FINDINGS**

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

## **Attachments**

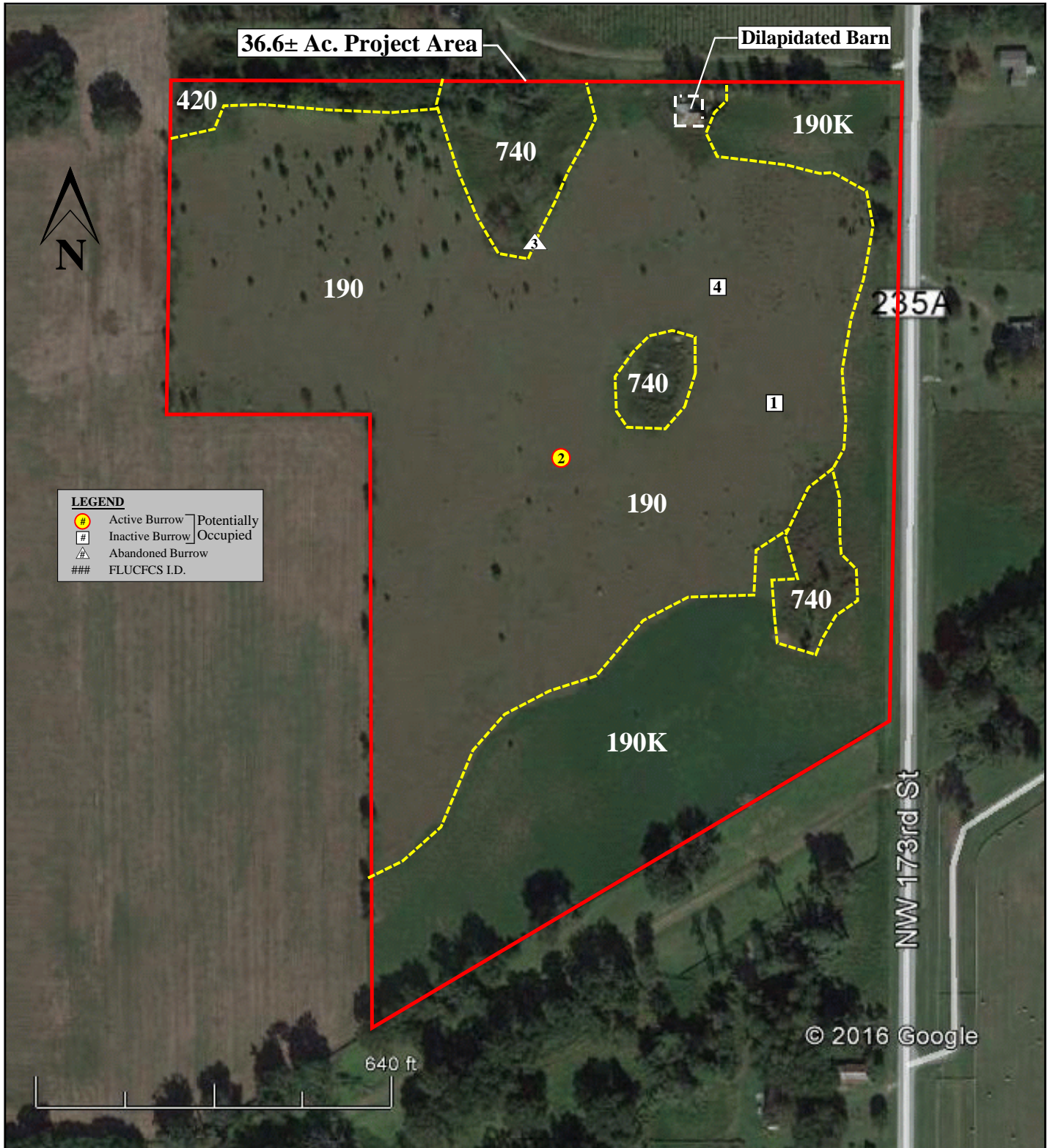


McAlpine Environmental Consulting, Inc .  
 18312 Cortez Boulevard, Brooksville, FL 34601  
 352-585-2033 (Cell)  
 davidmec7@gmail.com

**RL REGI FLORIDA, LLC PROPERTY**  
**City of Alachua, Alachua County, Florida**  
**Listed Species Study**

**Figure 1: Vicinity Map**





FLUCFCS <sup>1</sup>	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

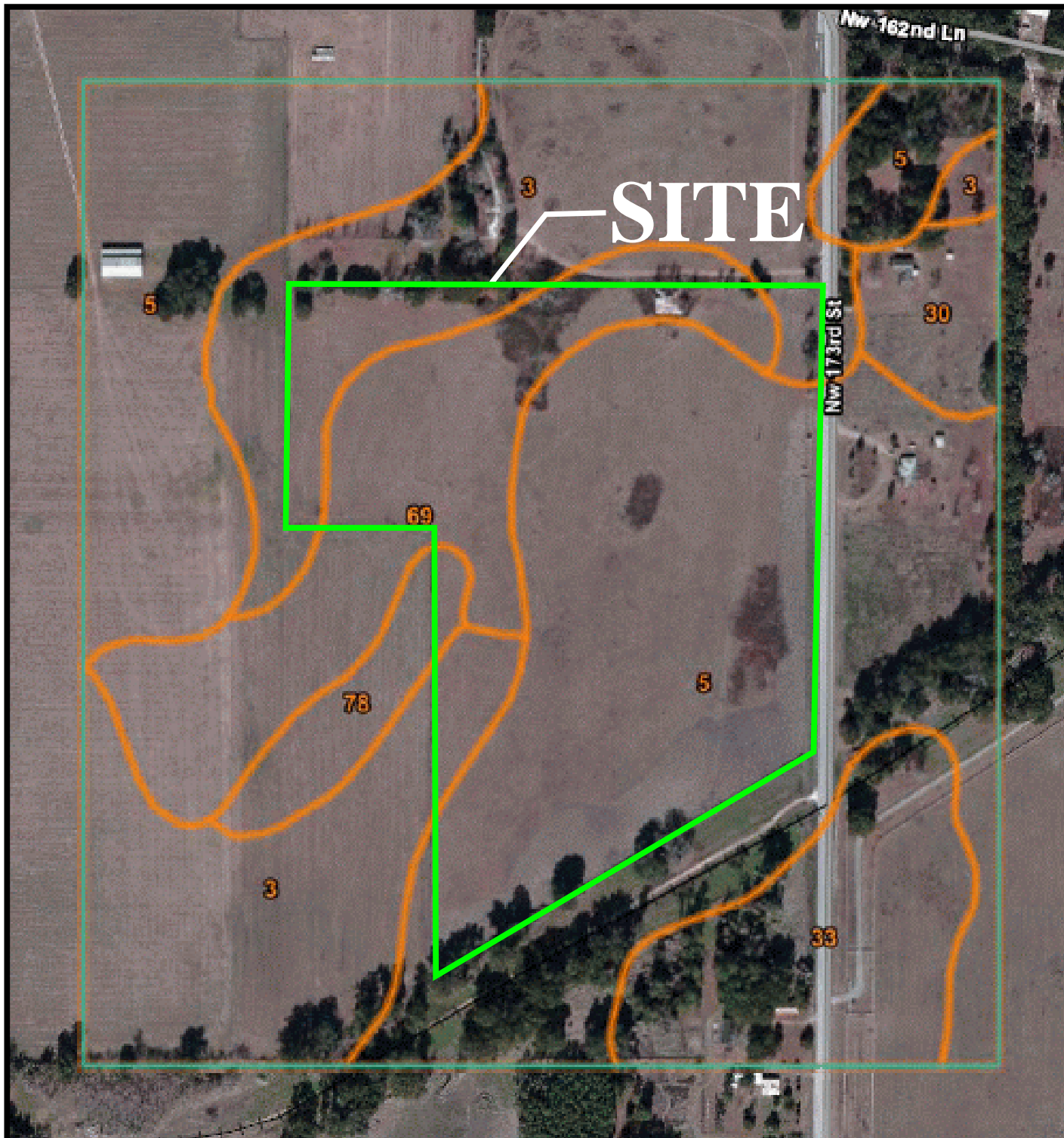
#### Survey Summary

Our 12/14/16 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise (GT) burrows within the project area. One abandoned GT burrow was also noted on the site. The burrows were marked with orange wire flags. No other listed fauna species were observed on the site. No listed flora species were observed on the site.

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City of Alachua, Alachua County, Florida  
Listed Species Study

**Figure 3: Project Aerial**  
Image Date: 11/13/15



**Soil I.D.**

**Name**

**Description**

3	Arredondo fine sand, 0 to 5 percent slopes
5	Fort Meade fine sand, 0 to 5 percent slopes
30	Kendrick sand, 2 to 5 percent slopes
33	Northfolk laomy fine sand, 2 to 5 percent slopes
69	Arredondo fine sand, 0 to 5 percent slopes
78	Northfolk laomy fine sand, 2 to 5 percent slopes

Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"



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**RL REGI FLORIDA, LLC PROPERTY**  
**City of Alachua, Alachua County, Florida**  
**Listed Species Study**

**Figure 5: Soil Map**  
From USDA Web Soil Survey  
<http://websoilsurvey.nrcs.usda.gov>

Table 1: Rare and Endangered flora species with the potential of occurring on the study site based on FNAI listing.

Common Name	Scientific Binomial	Status *	
		FDA	FWS
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	NL
Sand butterfly pea	<i>Centrosema arenicola</i>	NL	NL
Pigmy fringe tree	<i>Chionanthus pygmaeus</i>	E	E
Virgin's blower	<i>Clematis catesbyana</i>	NL	NL
Longspurred mint	<i>Dicerandra frutescens</i>	E	E
Florida crabgrass	<i>Digitaria floridana</i>	NL	NL
Shrub buckwheat	<i>Eriogonum longifolium</i> var <i>gnaphalifolium</i>	NL	NL
Garberia	<i>Garberia Heterophylla</i>	T	NL
Shrub holly	<i>Ilex opaca</i> var <i>arenicola</i>	NL	NL
Pond spice	<i>Litsea aestivalis</i>	E	NL
Pinesap	<i>Monotropa hypopithys</i>	E	NL
Florida spiny-pod	<i>Matelea flordana</i>	E	NL
Scrub bay	<i>Persea humilis</i>	NL	NL
Lewton's polygala	<i>Polygala lewtonii</i>	E	E
Florida mountain-mint	<i>Pycnanthemum floridanum</i>	NL	NL
Creeping fern	<i>Thelepteris reptans</i>	E	NL

\* FDA = Florida Department of Agriculture, FWS = U.S. Fish & Wildlife Services, E = Endangered, T = Threatened, NL = Not listed in the Florida Fish and Wildlife Conservation Commission *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (1 August 1997) and listed in the Florida Natural Areas Inventory with the potential of occurring the subject property based on habitat preference and geographical location.

Table 2: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS <sup>1</sup>	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	<i>Falco sparverius paulus</i>	T/--		X		Kestrel habitat noted on the site. No kestrels or nest sites were observed.
Burrowing Owl	<i>Speotyto cunicularia</i>	SSC/--		X		No owls or suspect burrows observed
MAMMALS						
Florida Mouse	<i>Podomys floridanus</i>	SSC/--		X		Gopher tortoise burrows noted onsite, a known preferred dwelling.
Sherman’s Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--		X		Some preferred habitat present. No SFS or potential nest sites observed.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X		Minimal habitat present. Reclusive. Tortoise burrows observed, a known retreat.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--	X			Tortoise burrows observed.
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--		X		Possible suitable onsite habitat.
Short-tailed Snake	<i>Stilosoma extenuatum</i>	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--		X		Tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population); SSC = Species of Special Concern.



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- FFWCC Eagle Nest Locator: <http://myfwc.com/eagle/eaglenests/#criterialocator>
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## **Appendix 2:**

**Determination of historical and archaeological resources,  
Florida Division of Historic Resources,  
December 19, 2016**



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 19, 2016



Lucie Ghioto, AICP  
Poulos & Bennett  
2602 East Livingston Street  
Orlando, Florida 32803  
Phone: 407.487.2594  
Email: [lghioto@poulosandbennett.com](mailto:lghioto@poulosandbennett.com)

In response to your inquiry of December 19, 2016, the Florida Master Site File lists no previously recorded cultural resources in the following parcels of Alachua County:

**Parcel #03042-050-006**  
**Parcel #03042-050-007**  
**Parcel #03042-052-003**  
**Parcel #03042-052-004**  
**Parcel #03042-052-005**  
**Parcel #03042-052-006**

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 19, 2016



Lucie Ghioto, AICP  
Poulos & Bennett  
2602 East Livingston Street  
Orlando, Florida 32803  
Phone: 407.487.2594  
Email: [lghioto@poulosandbennett.com](mailto:lghioto@poulosandbennett.com)

In response to your inquiry of December 19, 2016, the Florida Master Site File lists one previously recorded standing structure and no archaeological sites found in the following parcels of Alachua County:

**Parcel #03042-052-002**

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)



AR=0  
SS=1  
CM=0  
RG=0  
BR=0  
Total=1

## Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
AL05242	SS	Square Barn	16000 NW 173 ST, Alachua	c1950 Frame Vernacular	Not Eligible	

## **Appendix 3:**

### **School Student Generation Form**





City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: Admin

## Public School Student Generation Form for Residential Development in the City of Alachua

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Team Leader

Company (if applicable): Poulos & Bennett, LLC

Mailing address: 2602 E. Livingston Street

City: Orlando

State: FL

ZIP: 32803

Telephone: 407-487-2594

FAX: \_\_\_\_\_

e-mail: khattaway@poulosandbennett.com

3. If the applicant is agent for the property owner\*:

Name of Owner (title holder): RL Regi Florida, LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami

State: FL

ZIP: 33172

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

### B. PROJECT

1. Project Name: Alachua West

2. Address of Subject Property: None

3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

4. Section 08/17 Township 08 Range 18 Grant \_\_\_\_\_ Acreage: 35.82

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Moderate Density Residential (Proposed)

7. Zoning Designation: PD-R (Planned Development - Residential) - (Proposed)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 143

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

#### **Preliminary Development Order**

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

#### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: [http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

**Student Generation Calculations: Single Family Residential Development**

Elementary School	143	units	x	0.15	Elementary School Multiplier*	22	Student Stations**
Middle School	143	units	x	0.07	Middle School Multiplier*	10	Student Stations**
High School	143	units	x	0.09	High School Multiplier*	13	Student Stations**

**Student Generation Calculations: Multi-Family Residential Development**

Elementary School	N/A	units	x		Elementary School Multiplier*		Student Stations**
Middle School	N/A	units	x		Middle School Multiplier*		Student Stations**
High School	N/A	units	x		High School Multiplier*		Student Stations**

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

**A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

K. Hattaway  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Kathryn Hattaway

Typed or printed name and title of applicant

\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 30th day of January, 2017, by Kathy

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



Cheryl Burch  
 Signature of Notary Public, State of Florida

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



## Certification

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

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

☐ **School Board Staff Certification**

\_\_\_\_\_  
Vicki McGrath, Director, Community Planning  
School Board of Alachua County  
352-955-7400 x 1423

Date: \_\_\_\_\_

**Appendix 4:**

**Property Owner Labels,  
400 foot buffer & City of Alachua Notification List  
– 3 Sets**



WAITCUS, GREGORY MICHAEL  
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John Tingue  
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# NATION & WORLD

NATIONAL/INTERNATIONAL NEWS • ANALYSIS • TRENDS • COMMENTARY

## LOOKING TO THE FUTURE



President Donald Trump, Vice President Mike Pence and House Speaker Paul Ryan of Wis. applaud Carryn Owens, widow of Chief Special Warfare Operator William "Ryan" Owens, Tuesday on Capitol Hill in Washington during the president's address to a joint session of Congress. [ALEX BRANDON/THE ASSOCIATED PRESS]

## Casting aside rhetoric

Trump's tone masks hard road ahead for agenda in Congress

By Justin Sink  
Bloomberg

President Donald Trump on Tuesday cast aside the dark rhetoric of carnage and conflict that defined the start of his administration and left in its place a recitation of familiar campaign promises with few details on how he'd turn them into reality.

His first address to Congress featured an Obamacare repeal, a \$1 trillion infrastructure plan, an immigration crackdown and a defense buildup. Designed to win the nation's center, Trump's remarks sprinkled patriotism and optimism over a politically divisive platform, and his calm and collected delivery won immediate

applause among political pundits.

Yet governing requires Trump to provide direction, and there the speech fell far short of what many voters, lawmakers and investors said they wanted to hear. It's unlikely to overcome the infighting and confusion that has stalled his legislative priorities on Capitol Hill.

Republicans indicated after the speech they were fine with being left to sort out the details. House Homeland Security Chairman Mike McCaul said the president presented himself in a more visionary and inclusive way and said it's up to Congress to fill in the blanks on his agenda.

"This guy has shown he's a CEO and in a very short period of time he's

willing to take bold steps very quickly," McCaul, a Texas Republican, said in an interview afterward. "Sometimes the executive orders are not worded just right and they're going to go back and fix some of those. But he's very action-oriented and he wants to change the country."

During the speech, Trump offered an ambiguous opening on immigration, saying "real and positive immigration reform is possible." That followed a lunch conversation in which he told network television anchors "the time is right" for a compromise immigration bill. Still, he hewed to the tough rhetoric of his campaign, promising to kick off construction of his "great, great wall" on the

southern border and recognizing families he had invited as his guests whose relatives had been killed by immigrants who entered the country illegally.

On health care, Trump told lawmakers they should repeal and replace the Affordable Care Act. But beyond vague guidelines — an endorsement of tax credits, protections for those with pre-existing conditions, and changes to Medicaid funding — he delivered little in the way of specifics.

That's little solace to Republicans on Capitol Hill struggling to craft a package that could garner support within their own party, and nervous about Trump's commitment to an effort certain to prove politically challenging.

## SWEARING IN

## Former Montana Rep. Zinke takes helm of Interior Department

By Matthew Daly  
The Associated Press

WASHINGTON — Former Montana Rep. Ryan Zinke was sworn in Wednesday as secretary of the Interior Department, assuming oversight of 400 million acres of public land, mostly in the West.

Vice President Mike Pence administered the oath of office hours after the Senate confirmed President Donald Trump's nomination of Zinke by a vote of 68-31.

Several Democrats from Western states as well as those facing tough re-election campaigns next year, including Montana's Jon Tester, Indiana's Joe Donnelly

and Joe Manchin of West Virginia, voted for Zinke, a Republican.

Zinke pledged to "get to work" immediately and said he knows he'll "be held accountable to get things done."

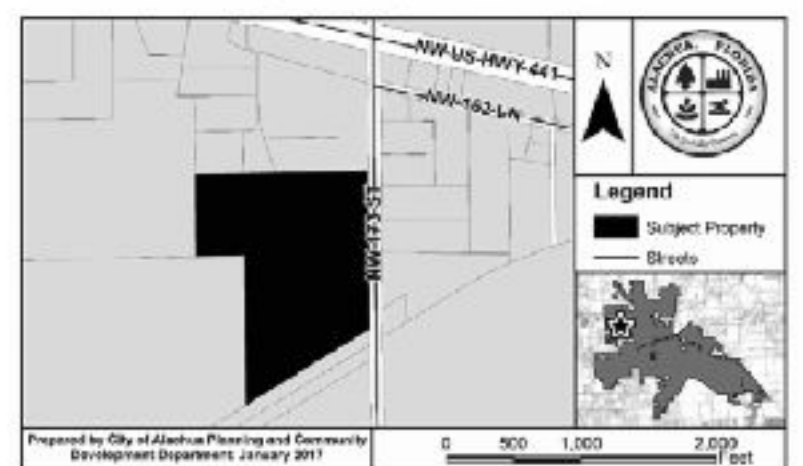
A former Navy SEAL, Zinke praised his new boss as a "great president and a commander in chief I will fight with."

Zinke is the 16th of 22 of Trump's Cabinet and Cabinet-level nominations to win Senate approval.

Ben Carson, Trump's choice to lead the Department of Housing and Urban Development, cleared a Senate hurdle by a vote of 62-37. Carson's confirmation was expected later this week.

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 14, 2017, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. The ±35.82 acre property subject to the proposed amendment is located to the west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006; Existing FLUM: Medium Density Residential; Existing Zoning: Residential Multiple Family — 8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

## IMMIGRATION

## Revised order will not ban citizens from Iraq

By Matt Zapposky  
and Abigail Hauslohner  
The Washington Post

WASHINGTON — President Donald Trump's new executive order on immigration will not include a blanket ban on citizens from Iraq, among a host of other revisions meant to allay legal and diplomatic concerns, people familiar with the matter said.

The White House late Tuesday scrapped plans for Trump to sign a revised travel ban Wednesday afternoon, a person familiar with the matter said, marking the third time the administration has put off the matter since the president said that dangerous

people might enter the country without a prohibition in place.

But when it is signed, people familiar with the matter said, the order is still expected to include a host of significant changes. The order will exempt current visa holders and legal permanent residents, and it will not impose a blanket ban on

those from Iraq, where U.S. forces are working with the Iraqis to battle the Islamic State. It will not include an exception for religious minorities, which critics had pointed to as evidence it was meant to discriminate against Muslims. And it will not go into effect immediately when it is signed, people familiar

with the matter said.

The people said the situation remains fluid and changes remain possible. Lt. Gen. Stephen Townsend, commander of the U.S.-led coalition in Iraq and Syria, said he, too, had heard Iraq would not be included in the revised order, though he also had heard the opposite.



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Commercial Neighbor

(Published: Alachua County Today - March 02, 2017)

(Published: Alachua County Today - March 02, 2017)



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## AFFIDAVIT FOR POSTED LAND USE SIGN

I Kathy Hattaway, POSTED THE LAND USE  
(name)  
SIGN ON 2-23-17 FOR THE ALACHUA WEST (2017) LSCPA  
(date) (state type of action and project name)  
LAND USE ACTION. PZ13 HEARING

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

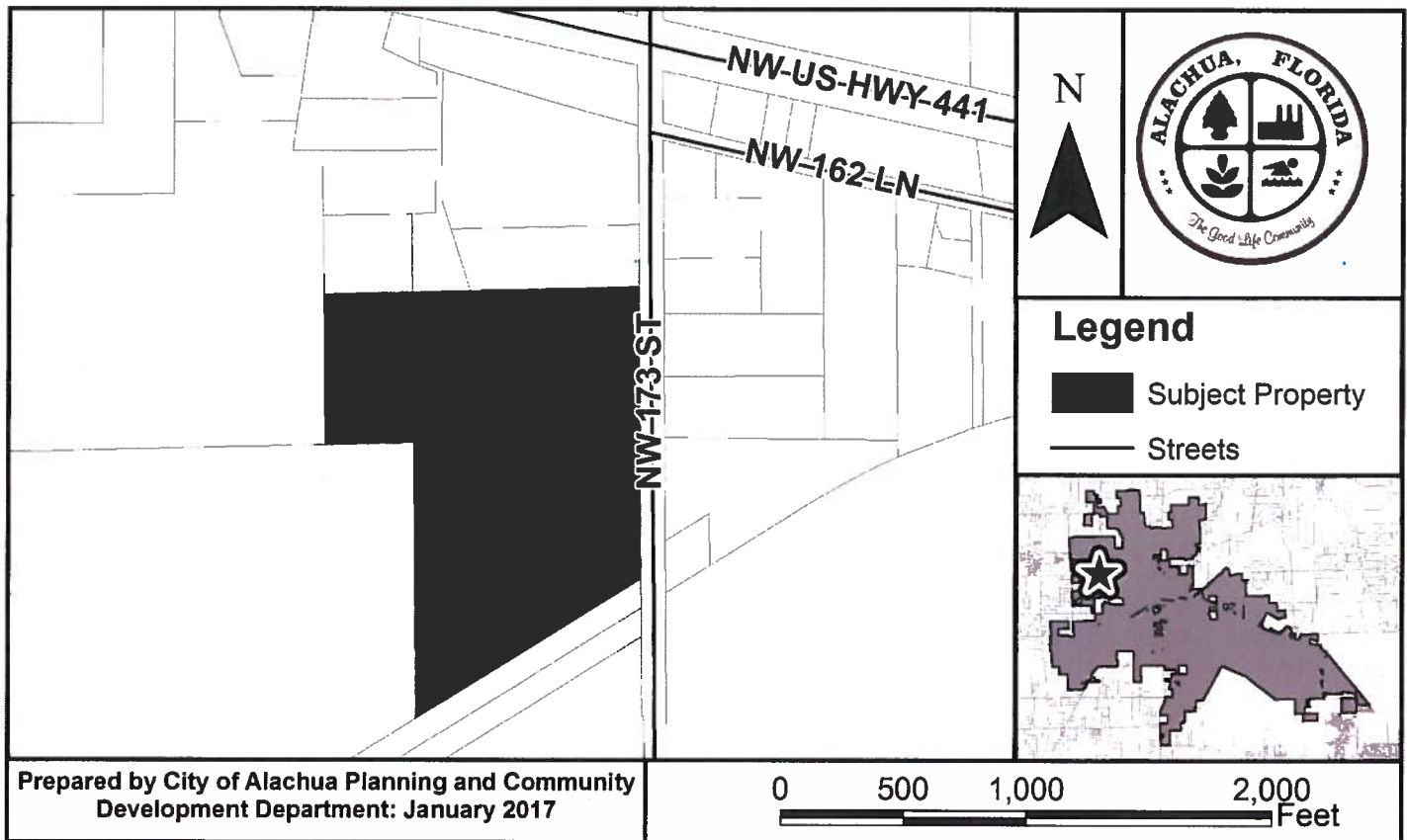
K. Hattaway  
(signature)

4  
(number of signs)

Mailed 2-27-17  
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## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 14, 2017, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, to consider the following: A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Medium Density Residential to Moderate Density Residential on a  $\pm 35.82$  acre subject property. The  $\pm 35.82$  acre property subject to the proposed amendment is located to the west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006; Existing FLUM: Medium Density Residential; Existing Zoning: Residential Multiple Family - 8 (RMF-8).



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



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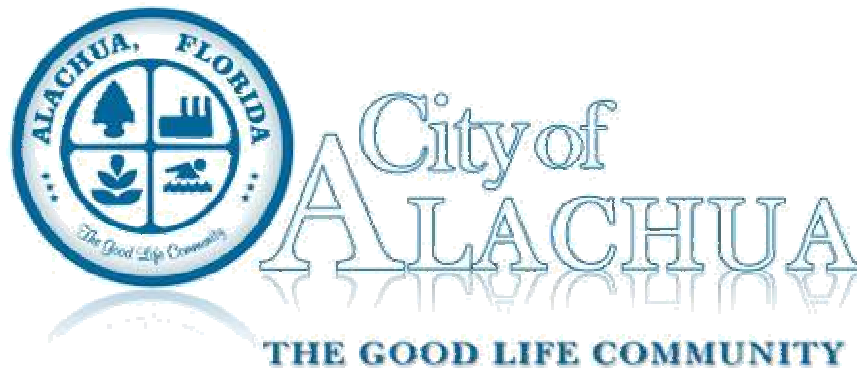
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## **Planning and Zoning Board Minutes March 14, 2017**

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**Chair Gary Thomas**

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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

**Meeting Date:** March 14, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

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

### **PLANNING AND ZONING BOARD MEETING MINUTES**

#### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

#### **INVOCATION**

Member Anthony Wright led the invocation.

#### **PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

#### **APPROVAL OF THE AGENDA**



\_\_\_\_\_ motioned to accept the agenda as published; seconded by  
 \_\_\_\_\_ . Passed \_\_\_\_\_.

None.

### A. Approval of the Minutes of the February 14, 2017 PZB Meeting

B. Large Scale Comprehensive Plan Amendment: A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing).

Kathy Hattaway, AICP, of Poulos & Bennett, LLC, Applicant and Agent for the property owner, availed herself for questions.

Principal Planner Justin Tabor, AICP, stated the materials submitted by the applicant indicate the meeting was unattended.

**Motion Passed 5-0 in a roll call vote.**

- Assistant Deputy City Clerk Melanie Anne Westmoreland swore in parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Christopher Gmuer, P.E., of Gmuer Engineering, Inc., Applicant and Agent for the property owner, acknowledged the applicant's agreement to the conditions recommended by Staff and availed himself for questions.

Vice Chair Dayna Miller asked for clarification concerning stormwater runoff from the northern property line of the subject property, and about the location of the waste receptacle.

Chair Gary Thomas asked for clarification on site location and point of ingress and egress.

Christopher Gmuer, P.E., responded to the questions.

**Member Fred Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 23 of the March 14, 2017 Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.**

**Motion Passed 5-0 on a roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Planning & Community Development Director Kathy Winburn, AICP, stated that a Planning & Zoning Board Meeting will be held on April 18.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

---

Presiding Officer

---

Staff Liaison



STATE UNIVERSITIES

# Colleges look to boost mental health services

Institutions also focus on student safety and aid

By Lloyd Dunkelberger  
The News Service of Florida

TALLAHASSEE — With major legislation and funding issues at stake in the 2017 Legislature, Florida university leaders arrived Wednesday for a two-day meeting in Tallahassee, making their case for additional support for mental health and safety services, research efforts and student aid.

Tom Kuntz, chairman

of the Board of Governors, which oversees the 12 state universities, outlined the university system's "safer, smarter, stronger" campaign, emphasizing efforts to retain and graduate students, improve research and reward institutions that have excelled.

Kuntz said performance standards have made a difference in the system.

"It has been extremely effective in raising the quality of our institutions," he said. "Our retention and graduation rates are up. Our students are graduating

with degrees in STEM and other high-demand areas and they are getting jobs."

At a press conference at the state Capitol, university leaders emphasized their request for additional funding to hire mental health counselors and police officers. Eight of the 12 schools fall below staffing standards for mental health counselors and nine of the institutions fall below the standard of having at least two law enforcement officers for every 1,000 students.

The universities are asking for a \$7 million

increase for mental health services and \$7 million for law enforcement in the 2017-18 state budget.

Timothy Jones, a U.S. Navy veteran who attends the University of West Florida, said counseling services at his school helped him deal with his past as a victim of sexual assault while trying to become a successful student. He said he flunked two classes in his first semester but now is excelling academically and will graduate in May.

"Today my life has been radically transformed," Jones said. "I was made to feel safe, something every student needs when they come to college."

Funding for the mental health services and other university system

initiatives are now part of the ongoing budget debate between the state House and Senate, where the chambers are taking dramatically different paths.

According to an analysis given to the Board of Governors, which is holding a two-day meeting at Florida A&M University, the Senate budget would increase funding for the universities by \$334 million, while the House budget has a \$183 million cut.

The House reduction is largely linked to ending the practice of using state funding to support personnel in university foundations, and would require the universities to spend down some of the more than \$800 million in reserves they hold.

The Senate budget includes major increases for both research and performance funding.

"The Senate budget is very robust and I think they tried to address all the issues that were discussed this morning," said John Thrasher, president of Florida State University.

But Thrasher, a former House speaker, said he understood the House's position, noting lawmakers cut university reserves once while he was in the Legislature.

"Understand their concerns about certain areas of the budget," Thrasher said. "We have tried to address those and certainly during the (budget negotiating) conference we will address them even more."



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Saturday 2pm



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Sunday 11:30am

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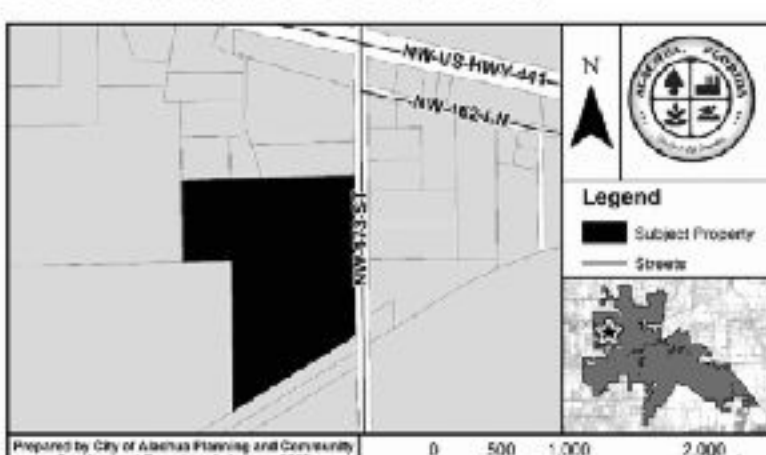
## PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 April 10, 2017, 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 17-08**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL ON APPROXIMATELY 35.82 ACRES; LOCATED WEST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235A), APPROXIMATELY 1,000 FEET SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 173RD STREET; TAX PARCEL NUMBERS 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, AND 03042-052-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

## SHERIFF

Continued from B1

funds by DOJ would likely be challenged in court.

Darnell told The Sun last week that the jail notifies Immigration and Customs Enforcement when a foreign-born person is arrested.

However, Darnell will not hold that person beyond a typical release on a request from ICE. She requires a judge's order or a criminal warrant.

Darnell and the Florida Sheriffs Association contend that holding inmates on a request would violate constitutional rights under the Fourth Amendment prohibiting the illegal seizure of a person.

Alachua County Commission Chairman Ken Cornell said he is supportive of Darnell. He added the county budget office found that the county got about \$4 million in federal funds, about half of which went to the sheriff's office.



"I personally don't react to threats. I'm standing with our sheriff on this one — she's following the law," Cornell said.


Darnell said it is her understanding that DOJ would not restrict funding for law enforcement functions.

Meanwhile, Gainesville Mayor Lauren Poe said he also supports Darnell. Poe said the city has been looking into potential ramifications for the city if it or the the Gainesville Police Department run afoul of DOJ's position on detaining undocumented immigrants.

"We're trying to get a sense of what it means to be a sanctuary city, if it applies to us at all and what are some of the things that can be affected if it is legal to restrict federal funds," Poe said. "This applies to a person at the time of booking, which has nothing to do with the city. We don't know if there is a relevance to us but we'd like to find that out. All that aside, I strongly support the statement that Sheriff Darnell came out with."


**"God Squad"**  
by Rabbi Marc Gellman  
answers questions of faith every Saturday in






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High Springs, Florida, contacted the City mid-March to note a monitoring deficiency for the High Springs Water System. They too had missed a monitoring test during 2016. In addition, the public notice distributed Jan. 31 of this year for the Disinfection Byproducts (DBP) Maximum Containment Level (MCL), followed the fourth quarter results, apparently contained incorrect information.

As with Alachua, High Springs will also insert a letter to water utility customers explaining what this all means to the water consumer and how this testing oversight will be addressed in the future.

Unlike Alachua, High Springs has been able to lower, but not eliminate THMs in the City's drinking water.

The City's explanation is simple, but the remedy is not. Chlorine is required to be added to the drinking water, which the City does as directed. Unfortunately chlorine also reacts to biomatter (leaves, bark and other naturally-occurring items that are dissolved in everybody's water. Biomatter is found in aquifers, rivers and lakes. The only place it isn't found

dissipates into the water. While that has improved the situation, it still has not remedied it completely, said Booth.

"We are doing everything we possibly can. We have found that there THMs are accumulating in the water tower." Generally, the water tower is emptied and maintained once every two years. Because of this issue, Booth says the tower will be emptied this year, rather than next. "In addition, a big mixer will be added that won't allow any residuals to form there," he said.

According to Booth, the plan has to be approved by DEP, but he's hopeful they will approve it. About paying for it, Booth said the City will take it out of the water funds. "It shouldn't cost more than \$30,000 to do, and we'll do it in conjunction with the company that cleans the tower for us anyway," he said. "We're being proactive and doing our own research on this."

"EPA and DEP have no idea how to rectify this problem and we are not the only city dealing with this issue. They are sort of waiting for us to resolve the problem so they can tell the other cities how to

water will help alleviate increased risk of [those types of cancers] in humans



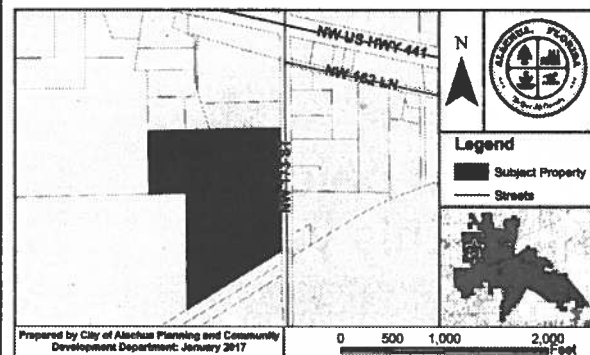
## City of ALACHUA

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

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The ordinance title is as follows:

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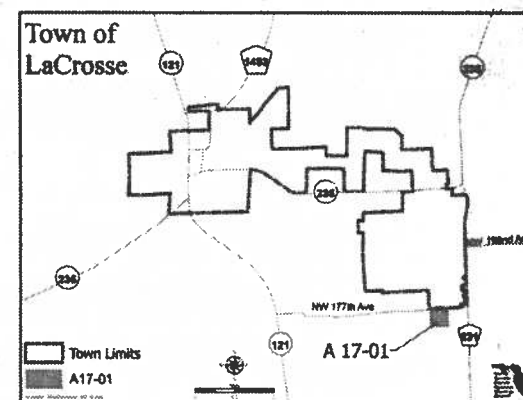


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(Published: Alachua County Today - March 30, 2017)

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the Town Council of the Town of LaCrosse, Florida, at a public hearing to be held on April 10, 2017 at 7:00 p.m. in the Town Council Meeting Room, Town Hall, located at 20613 North State Road 121, LaCrosse, Florida. At the aforementioned meeting all interested parties may appear and be heard with respect to the ordinance. The complete legal description of the area to be annexed, as well as a copies of the ordinance, can be obtained from the Office of the Town Clerk, Town Hall located at 20613 North State Road 121, LaCrosse, Florida, during regular business hours.

Ordinance No. 2017-02, Petition No. A 17-01, by Signature Equity Group, Inc., provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the Town of LaCrosse, Florida, as shown on the location map below. The area to be annexed is located in Section 6, Township 8 South, Range 20 East, Alachua County, Florida. The area to be annexed consists of 37.59 acres, more or less.



The title of said ordinance reads, as follows:

**ORDINANCE NO. 2017-02**  
**AN ORDINANCE OF THE TOWN OF LACROSSE, FLORIDA, PURSUANT TO PETITION NO. A 17-01, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING TO AND INCLUDING WITHIN THE BOUNDARIES OF TOWN OF LACROSSE, FLORIDA, CERTAIN REAL PROPERTY LOCATED IN ALACHUA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE TOWN OF LACROSSE, FLORIDA; REDEFINING THE BOUNDARIES OF THE TOWN OF LACROSSE, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2018, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE TOWN OF LACROSSE, FLORIDA; DIRECTING THE TOWN CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE CLERK OF THE CIRCUIT COURT OF ALACHUA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF ALACHUA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF ALACHUA COUNTY, FLORIDA, THE TAX COLLECTOR OF ALACHUA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE TOWN OF LACROSSE, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

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

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact the Town Clerk, at least 48 hours prior to the public hearing via telephone at 386.462.2784. If you are hearing or speech impaired, please contact the Florida Relay Service at 1.800.955.8770 or 1.800.955.8771.

(Published: Alachua County Today - March 30, 2017)



## NOTICE OF FILING OF FY 2015-2016 ANNUAL REPORT OF THE CITY OF HIGH SPRINGS COMMUNITY REDEVELOPMENT AGENCY

The City of High Springs Community Redevelopment Agency has filed an Annual Report on program activities within its Community Redevelopment District for Fiscal Year 2015-2016 (October 1, 2015 - September 30, 2016). A copy of the report is available for public inspection, along with preliminary financial statements, at High Springs City Hall, 23718 W US HWY 27, High Springs, FL 32643, Monday - Thursday, 7:30 am - 6:00 pm, or online at [www.highsprings.us](http://www.highsprings.us). If you have any questions regarding this item, please contact Amanda Rodriguez, CRA Executive Director at 386-454-1416.

(Published: Alachua County Today - March 30, 2017)

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Justin Tabor, POSTED THE LAND USE  
(name)  
SIGN ON March 20, 2017 FOR THE Ordinance 17-08 (RL REGI Florida, LLC) LSCPA - CCOM1  
(date) (state type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(signature)

4  
(number of signs)



City of  
ALACHUA

THE GOOD LIFE COMMUNITY

Marked 3/20/17  
42

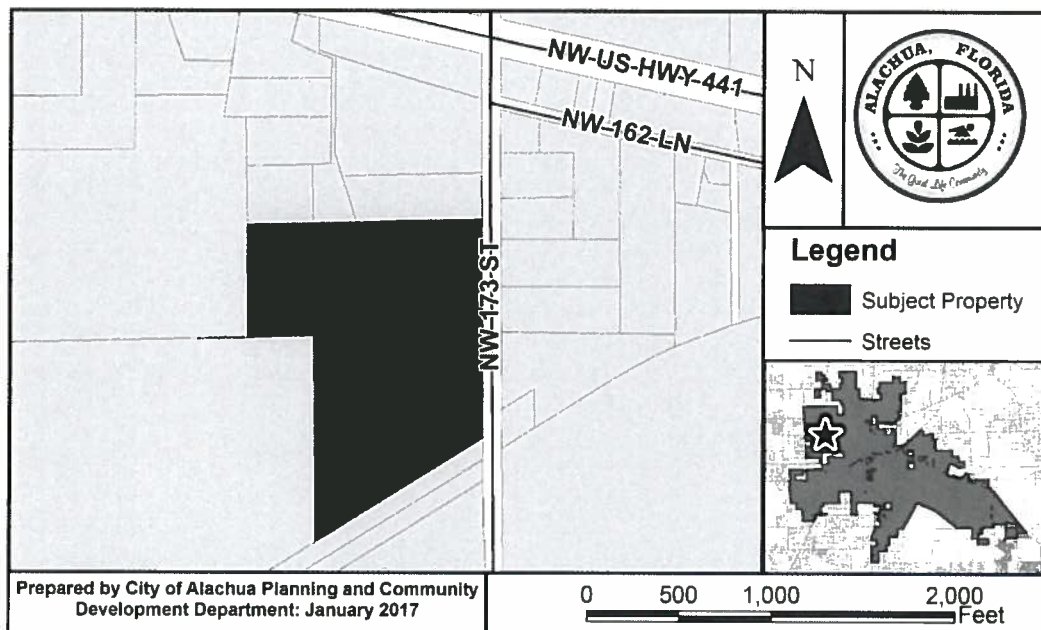
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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



WAITCUS, GREGORY MICHAEL  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

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

ACKLEY ROBERT L & MARY J  
15817 NW 173RD ST  
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
6036 NW 112TH PL  
ALACHUA, FL 32615-7423

WAITCUS, JOHN J TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

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MIAMI, FL 33172

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ALACHUA, FL 32615-7423

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PO BOX 2092  
ALACHUA, FL 32616

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

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

THOMAS & THOMAS & THOMAS HEIRS  
PO BOX 44  
HIGH SPRINGS, FL 32655-0044

TOMOKA HILLS FARMS INC  
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LEXINGTON, KY 40511

VICKORY WILLIAM A & SUSAN S  
15404 NW 173RD ST  
ALACHUA, FL 32615

VICKORY W H & FAYE  
15310 NW 173RD ST  
ALACHUA, FL 32615-5222

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

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

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

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

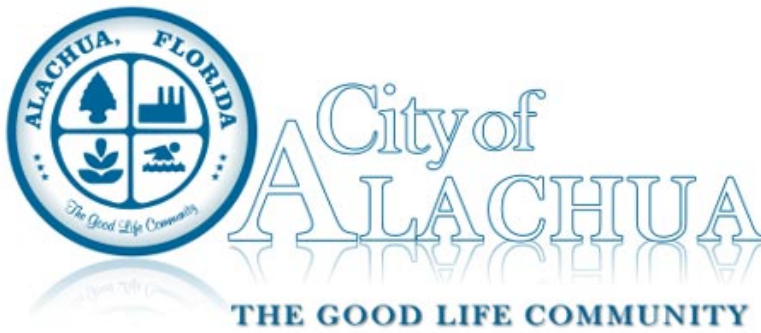
Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
All County Marion Property  
Management  
2916 NE Jacksonville Rd  
Ocala, FL 34479



## Commission Agenda Item

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**MEETING DATE:** 4/10/2017

**SUBJECT:** FY 2017 Compensation Plan Second Amendment

**PREPARED BY:** Casandra Sanjurjo, Human Resources Manager

**RECOMMENDED ACTION:**

Approve the FY 17 Compensation Plan as proposed.

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### Summary

This second amendment to the FY 17 Compensation Plan includes a propose change to the Fair Labor Standards Act (FLSA) exemption status for the Safety Specialist and several changes to our Utility Billing positions in order to restructure the department. Staff is proposing to convert the Safety Specialist from non-exempt from the FLSA to exempt. The Safety Specialist position was previously exempt from the FLSA but was required to be made non-exempt while in a part-time status. The position is currently full-time and meets the necessary salary and duties test requirements for exemption from the FLSA.

Staff is proposing a restructuring of the Utility Billing department to increase efficiency and customer service. The change to the current Cashier/Customer Service Specialist I and Cashier/Customer Service Specialist II are title changes only. Staff recommends creation of a Cashier/Customer Service Team Lead. This position would serve as the point person for the daily operations of the Cashier/Customer Service Representatives I & II and Receptionist to ensure coverage and availability of customer service to our citizens. This position would also function as a first level of escalation for customer service issues. Staff has evaluated the current Utility Billing Staff Assistant position and recommend replacing the position with a Utility Billing Supervisor. The Utility Billing Supervisor would perform many of the functions of the Utility Billing Staff Assistant but would also supervise the Cashier/Customer Service Representatives I & II, Team Lead, Receptionist and other future Utility Billing positions. This builds an additional level of leadership into the department which allows the Utility Billing Manager to focus on software needs, process optimization and department training while also serving, as needed, as a second tier of escalation for customer service issues.

The proposed changes to the FY 17 Compensation Plan do not represent an increase in the total number of full-time equivalent (FTE) positions in the City.

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**FINANCIAL IMPACT:** Yes

**BUDGETED:** Yes

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**ATTACHMENTS:**

Description

- ☐ FY 17 Compensation Plan Second Amendment Comparison
- ☐ FY 17 Compensation Plan Proposed Second Amendment

**COMPARISON**  
**Compensation Plan**  
**Fiscal Year 2016 - 2017**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Minimum</u>	<u>PROPOSED</u> <u>MIN</u>	<u>Maximum</u>	<u>PROPOSED</u> <u>MAX</u>
Accounts Payable Specialist	Non-exempt	\$ 15.47	\$	\$ 25.52	
Administrative Services Manager	Exempt	\$ 52,530.00	\$	\$ 70,599.27	
Assistant City Manager	Exempt	\$ 83,298.92	\$	\$ 112,023.38	
Assistant Deputy City Clerk	Non-exempt	\$ 16.89	\$	\$ 23.51	
Assistant Finance Director	Exempt	\$ 48,000.00	\$	\$ 76,020.37	
Assistant Public Services Director	Exempt	\$ 55,075.60	\$	\$ 84,162.52	
Assistant Recreation Director	Non-exempt	\$ 21.41	\$	\$ 30.80	
Building Assistant I	Non-exempt	\$ 14.86	\$	\$ 21.85	
Building Assistant II	Non-exempt	\$ 15.54	\$	\$ 23.75	
Building Inspector I	Non-exempt	\$ 20.97	\$	\$ 32.51	
Building Inspector II	Non-exempt	\$ 22.70	\$	\$ 33.99	
Building Official	Exempt	\$ 52,047.77	\$	\$ 79,993.73	
Cashier/Customer Service Specialist I Representative I	Non-exempt	\$ 13.71	\$	\$ 19.41	
Cashier/Customer Service Specialist II Representative II	Non-exempt	\$ 14.75	\$	\$ 20.54	
Cashier/Customer Service Team Lead	Non-exempt		\$ 15.48		\$ 24.30
Chief of Police	Exempt	\$ 78,472.47	\$	\$ 110,626.08	
City Manager	Exempt	\$ 135,327.79	\$	\$ 237,784.40	
Clerical Assistant	Non-exempt	\$ 10.79	\$	\$ 16.04	
Code Enforcement Officer	Non-exempt	\$ 22.57	\$	\$ 35.12	
Communications Operator I	Non-exempt	\$ 14.58	\$	\$ 20.40	
Communications Operator II	Non-exempt	\$ 15.67	\$	\$ 22.92	
Communications Operator Trainee	Non-exempt	\$ 13.89	\$	\$ 15.28	
Communications Supervisor	Non-exempt	\$ 16.78	\$	\$ 26.35	
Community Redevelopment Agency (CRA) Coordinator	Non-exempt	\$ 20.69	\$	\$ 26.69	
Compliance & Risk Management Director	Exempt	\$ 71,435.55	\$	\$ 105,624.17	
Compliance & Risk Management Specialist	Non-exempt	\$ 16.71	\$	\$ 23.92	
Deputy Chief of Police	Exempt	\$ 59,700.35	\$	\$ 93,357.37	
Deputy City Clerk	Exempt	\$ 47,500.00	\$	\$ 74,661.94	
Distribution/Collections Crew Leader	Non-exempt	\$ 17.66	\$	\$ 26.91	
Distribution/Collections Supervisor	Non-exempt	\$ 21.75	\$	\$ 38.05	
Distribution/Collections Technician	Non-exempt	\$ 15.41	\$	\$ 24.57	
Distribution/Collections Technician Apprentice	Non-exempt	\$ 12.17	\$	\$ 19.49	
Electric Line Crew Foreman	Non-exempt	\$ 25.67	\$	\$ 38.20	
Electric Line Worker Apprentice	Non-exempt	\$ 16.76	\$	\$ 25.79	
Electric Line Worker I	Non-exempt	\$ 22.91	\$	\$ 28.25	
Electric Line Worker II	Non-exempt	\$ 25.56	\$	\$ 31.20	
Electric Line Worker III	Non-exempt	\$ 30.06	\$	\$ 37.60	
Electric Line Worker Trainee	Non-exempt	\$ 13.45	\$	\$ 19.25	
Electric System Planner	Non-exempt	\$ 25.56	\$	\$ 40.80	
Electric System Supervisor	Exempt	\$ 57,869.15	\$	\$ 90,433.55	
Engineer	Exempt	\$ 49,230.07	\$	\$ 67,813.08	
Engineering Supervisor	Exempt	\$ 53,040.00	\$	\$ 80,580.00	
Engineering Technician	Non-exempt	\$ 15.61	\$	\$ 25.32	
Event Coordinator	Non-exempt	\$ 18.45	\$	\$ 25.53	
Executive Assistant	Non-exempt	\$ 17.99	\$	\$ 24.91	
Facilities Custodial Worker	Non-exempt	\$ 10.00	\$	\$ 15.48	
Facilities Maintenance Manager	Non-exempt	\$ 22.49	\$	\$ 34.95	
Facilities Maintenance Supervisor	Non-exempt	\$ 19.56	\$	\$ 30.39	
Facilities Maintenance Technician	Non-exempt	\$ 12.35	\$	\$ 19.23	
Facilities Maintenance Worker	Non-exempt	\$ 10.15	\$	\$ 15.49	
Finance & Administrative Services Director	Exempt	\$ 67,840.39	\$	\$ 105,624.17	
Financial Management Analyst	Non-exempt	\$ 20.95	\$	\$ 32.97	
Grants Specialist	Non-exempt	\$ 19.73	\$	\$ 31.06	
Human Resources Generalist	Non-exempt	\$ 18.39	\$	\$ 25.99	
Human Resources Manager	Exempt	\$ 52,564.67	\$	\$ 75,938.42	
Information Technology Systems Manager	Exempt	\$ 62,583.19	\$	\$ 92,380.31	
Information Technology Technical Assistant	Non-exempt	\$ 19.28	\$	\$ 25.65	
Lead Engineering Technician	Non-exempt	\$ 21.06	\$	\$ 32.15	
Meter Reader I	Non-exempt	\$ 12.48	\$	\$ 18.83	
Meter Reader II	Non-exempt	\$ 15.10	\$	\$ 22.92	

**COMPARISON  
Compensation Plan  
Fiscal Year 2016 - 2017**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Minimum</u>	<u>PROPOSED MIN</u>	<u>Maximum</u>	<u>PROPOSED MAX</u>
Meter Reader Supervisor	Non-exempt	\$ 18.67		\$ 30.16	
Parks & Recreation Director	Exempt	\$ 52,240.03		\$ 82,576.11	
Planner	Exempt	\$ 48,000.00		\$ 74,361.99	
Planning & Community Development Director	Exempt	\$ 65,935.66		\$ 100,092.76	
Planning Assistant	Non-exempt	\$ 13.61		\$ 21.22	
Planning Technician	Non-exempt	\$ 16.12		\$ 26.05	
Police Lieutenant	Non-exempt	\$ 25.69		\$ 40.31	
Police Officer I	Non-exempt	\$ 16.39		\$ 25.85	
Police Officer II	Non-exempt	\$ 18.24		\$ 27.95	
Police Officer III	Non-exempt	\$ 19.83		\$ 28.93	
Police Records Specialist	Non-exempt	\$ 14.17		\$ 22.93	
Police Sergeant	Non-exempt	\$ 23.08		\$ 36.60	
Principal Planner	Exempt	\$ 54,643.81		\$ 84,360.03	
Project Coordinator	Non-exempt	\$ 20.69		\$ 26.69	
Public Services Director	Exempt	\$ 67,840.39		\$ 111,389.87	
Public Services Technician	Non-exempt	\$ 13.31		\$ 21.30	
Public Works Crew Leader	Non-exempt	\$ 16.09		\$ 24.64	
Public Works Supervisor	Non-exempt	\$ 22.17		\$ 37.78	
Public Works Technician I	Non-exempt	\$ 10.75		\$ 16.96	
Public Works Technician II	Non-exempt	\$ 13.77		\$ 20.40	
Purchasing Specialist	Non-exempt	\$ 15.90		\$ 23.40	
Receptionist	Non-exempt	\$ 11.04		\$ 19.27	
Recreation Assistant I	Non-exempt	\$ 10.15		\$ 15.49	
Recreation Assistant II	Non-exempt	\$ 11.67		\$ 17.81	
Safety Specialist	<del>Non-Exempt</del>	<del>\$ 19.90</del>	\$ 47,500.00	<del>\$ 34.14</del>	\$ 73,980.00
Staff Assistant	Non-exempt	\$ 13.55		\$ 20.54	
<del>Utility Billing Staff Assistant</del>	<del>Non-exempt</del>	<del>\$ 15.12</del>		<del>\$ 23.44</del>	
Utility Billing Manager	Exempt	\$ 47,476.00		\$ 70,460.63	
Utility Biling Supervisor	Non-exempt		\$ 17.74		\$ 29.27
Utility Line Locator	Non-exempt	\$ 15.65		\$ 27.45	
Warehouse Coordinator	Non-exempt	\$ 14.70		\$ 23.17	
Wastewater System Supervisor	Non-exempt	\$ 23.90		\$ 38.95	
Wastewater Treatment Plant Operator Apprentice	Non-exempt	\$ 12.70		\$ 18.97	
Wastewater Treatment Plant Operator I	Non-exempt	\$ 15.97		\$ 25.62	
Wastewater Treatment Plant Operator II	Non-exempt	\$ 18.51		\$ 28.09	
Wastewater Treatment Plant Operator III	Non-exempt	\$ 20.20		\$ 31.14	
Water System Supervisor	Non-exempt	\$ 22.27		\$ 38.95	
Water Treatment Plant Operator Apprentice	Non-exempt	\$ 12.80		\$ 18.94	
Water Treatment Plant Operator I	Non-exempt	\$ 15.96		\$ 25.51	
Water Treatment Plant Operator II	Non-exempt	\$ 18.14		\$ 28.09	
Water Treatment Plant Operator III	Non-exempt	\$ 20.20		\$ 31.14	
Water/Wastewater Instrument Technician	Non-exempt	\$ 17.45		\$ 27.58	



**PROPOSED**  
**Compensation Plan**  
**Fiscal Year 2016 - 2017**

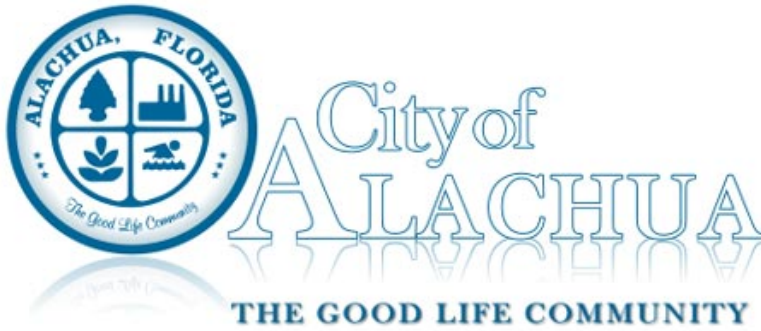
<b><u>Position Title</u></b>	<b><u>FLSA Status</u></b>	<b><u>Minimum</u></b>	<b><u>Maximum</u></b>
Accounts Payable Specialist	Non-exempt	\$ 15.47	\$ 25.52
Administrative Services Manager	Exempt	\$ 52,530.00	\$ 70,599.27
Assistant City Manager	Exempt	\$ 83,298.92	\$ 112,023.38
Assistant Deputy City Clerk	Non-exempt	\$ 16.89	\$ 23.51
Assistant Finance Director	Exempt	\$ 48,000.00	\$ 76,020.37
Assistant Public Services Director	Exempt	\$ 55,075.60	\$ 84,162.52
Assistant Recreation Director	Non-exempt	\$ 21.41	\$ 30.80
Building Assistant I	Non-exempt	\$ 14.86	\$ 21.85
Building Assistant II	Non-exempt	\$ 15.54	\$ 23.75
Building Inspector I	Non-exempt	\$ 20.97	\$ 32.51
Building Inspector II	Non-exempt	\$ 22.70	\$ 33.99
Building Official	Exempt	\$ 52,047.77	\$ 79,993.73
Cashier/Customer Service Representative I	Non-exempt	\$ 13.71	\$ 19.41
Cashier/Customer Service Representative II	Non-exempt	\$ 14.75	\$ 20.54
Cashier/Customer Service Team Lead	Non-exempt	\$ 15.48	\$ 24.30
Chief of Police	Exempt	\$ 78,472.47	\$ 110,626.08
City Manager	Exempt	\$ 135,327.79	\$ 237,784.40
Clerical Assistant	Non-exempt	\$ 10.79	\$ 16.04
Code Enforcement Officer	Non-exempt	\$ 22.57	\$ 35.12
Communications Operator I	Non-exempt	\$ 14.58	\$ 20.40
Communications Operator II	Non-exempt	\$ 15.67	\$ 22.92
Communications Operator Trainee	Non-exempt	\$ 13.89	\$ 15.28
Communications Supervisor	Non-exempt	\$ 16.78	\$ 26.35
Community Redevelopment Agency (CRA) Coordinator	Non-exempt	\$ 20.69	\$ 26.69
Compliance & Risk Management Director	Exempt	\$ 71,435.55	\$ 105,624.17
Compliance & Risk Management Specialist	Non-exempt	\$ 16.71	\$ 23.92
Deputy Chief of Police	Exempt	\$ 59,700.35	\$ 93,357.37
Deputy City Clerk	Exempt	\$ 47,500.00	\$ 74,661.94
Distribution/Collections Crew Leader	Non-exempt	\$ 17.66	\$ 26.91
Distribution/Collections Supervisor	Non-exempt	\$ 21.75	\$ 38.05
Distribution/Collections Technician	Non-exempt	\$ 15.41	\$ 24.57
Distribution/Collections Technician Apprentice	Non-exempt	\$ 12.17	\$ 19.49
Electric Line Crew Foreman	Non-exempt	\$ 25.67	\$ 38.20
Electric Line Worker Apprentice	Non-exempt	\$ 16.76	\$ 25.79
Electric Line Worker I	Non-exempt	\$ 22.91	\$ 28.25
Electric Line Worker II	Non-exempt	\$ 25.56	\$ 31.20
Electric Line Worker III	Non-exempt	\$ 30.06	\$ 37.60
Electric Line Worker Trainee	Non-exempt	\$ 13.45	\$ 19.25
Electric System Planner	Non-exempt	\$ 25.56	\$ 40.80
Electric System Supervisor	Exempt	\$ 57,869.15	\$ 90,433.55
Engineer	Exempt	\$ 49,230.07	\$ 67,813.08
Engineering Supervisor	Exempt	\$ 53,040.00	\$ 80,580.00
Engineering Technician	Non-exempt	\$ 15.61	\$ 25.32
Event Coordinator	Non-exempt	\$ 18.45	\$ 25.53
Executive Assistant	Non-exempt	\$ 17.99	\$ 24.91
Facilities Custodial Worker	Non-exempt	\$ 10.00	\$ 15.48

**PROPOSED**  
**Compensation Plan**  
**Fiscal Year 2016 - 2017**

<b><u>Position Title</u></b>	<b><u>FLSA Status</u></b>	<b><u>Minimum</u></b>	<b><u>Maximum</u></b>
Facilities Maintenance Manager	Non-exempt	\$ 22.49	\$ 34.95
Facilities Maintenance Supervisor	Non-exempt	\$ 19.56	\$ 30.39
Facilities Maintenance Technician	Non-exempt	\$ 12.35	\$ 19.23
Facilities Maintenance Worker	Non-exempt	\$ 10.15	\$ 15.49
Finance & Administrative Services Director	Exempt	\$ 67,840.39	\$ 105,624.17
Financial Management Analyst	Non-exempt	\$ 20.95	\$ 32.97
Grants Specialist	Non-exempt	\$ 19.73	\$ 31.06
Human Resources Generalist	Non-exempt	\$ 18.39	\$ 25.99
Human Resources Manager	Exempt	\$ 52,564.67	\$ 75,938.42
Information Technology Systems Manager	Exempt	\$ 62,583.19	\$ 92,380.31
Information Technology Technical Assistant	Non-exempt	\$ 19.28	\$ 25.65
Lead Engineering Technician	Non-exempt	\$ 21.06	\$ 32.15
Meter Reader I	Non-exempt	\$ 12.48	\$ 18.83
Meter Reader II	Non-exempt	\$ 15.10	\$ 22.92
Meter Reader Supervisor	Non-exempt	\$ 18.67	\$ 30.16
Parks & Recreation Director	Exempt	\$ 52,240.03	\$ 82,576.11
Planner	Exempt	\$ 48,000.00	\$ 74,361.99
Planning & Community Development Director	Exempt	\$ 65,935.66	\$ 100,092.76
Planning Assistant	Non-exempt	\$ 13.61	\$ 21.22
Planning Technician	Non-exempt	\$ 16.12	\$ 26.05
Police Lieutenant	Non-exempt	\$ 25.69	\$ 40.31
Police Officer I	Non-exempt	\$ 16.39	\$ 25.85
Police Officer II	Non-exempt	\$ 18.24	\$ 27.95
Police Officer III	Non-exempt	\$ 19.83	\$ 28.93
Police Records Specialist	Non-exempt	\$ 14.17	\$ 22.93
Police Sergeant	Non-exempt	\$ 23.08	\$ 36.60
Principal Planner	Exempt	\$ 54,643.81	\$ 84,360.03
Project Coordinator	Non-exempt	\$ 20.69	\$ 26.69
Public Services Director	Exempt	\$ 67,840.39	\$ 111,389.87
Public Services Technician	Non-exempt	\$ 13.31	\$ 21.30
Public Works Crew Leader	Non-exempt	\$ 16.09	\$ 24.64
Public Works Supervisor	Non-exempt	\$ 22.17	\$ 37.78
Public Works Technician I	Non-exempt	\$ 10.75	\$ 16.96
Public Works Technician II	Non-exempt	\$ 13.77	\$ 20.40
Purchasing Specialist	Non-exempt	\$ 15.90	\$ 23.40
Receptionist	Non-exempt	\$ 11.04	\$ 19.27
Recreation Assistant I	Non-exempt	\$ 10.15	\$ 15.49
Recreation Assistant II	Non-exempt	\$ 11.67	\$ 17.81
Safety Specialist	Exempt	\$ 47,500.00	\$ 73,980.00
Staff Assistant	Non-exempt	\$ 13.55	\$ 20.54
Utility Billing Manager	Exempt	\$ 47,476.00	\$ 70,460.63
Utility Billing Supervisor	Non-exempt	\$ 17.74	\$ 29.27
Utility Line Locator	Non-exempt	\$ 15.65	\$ 27.45
Warehouse Coordinator	Non-exempt	\$ 14.70	\$ 23.17
Wastewater System Supervisor	Non-exempt	\$ 23.90	\$ 38.95
Wastewater Treatment Plant Operator Apprentice	Non-exempt	\$ 12.70	\$ 18.97

**PROPOSED  
Compensation Plan  
Fiscal Year 2016 - 2017**

<b><u>Position Title</u></b>	<b><u>FLSA Status</u></b>	<b><u>Minimum</u></b>	<b><u>Maximum</u></b>
Wastewater Treatment Plant Operator I	Non-exempt	\$ 15.97	\$ 25.62
Wastewater Treatment Plant Operator II	Non-exempt	\$ 18.51	\$ 28.09
Wastewater Treatment Plant Operator III	Non-exempt	\$ 20.20	\$ 31.14
Water System Supervisor	Non-exempt	\$ 22.27	\$ 38.95
Water Treatment Plant Operator Apprentice	Non-exempt	\$ 12.80	\$ 18.94
Water Treatment Plant Operator I	Non-exempt	\$ 15.96	\$ 25.51
Water Treatment Plant Operator II	Non-exempt	\$ 18.14	\$ 28.09
Water Treatment Plant Operator III	Non-exempt	\$ 20.20	\$ 31.14
Water/Wastewater Instrument Technician	Non-exempt	\$ 17.45	\$ 27.58



## Commission Agenda Item

**MEETING DATE:** 4/10/2017

**SUBJECT:** Sale of Surplus Property - Parcel # 03549-000-000

**PREPARED BY:** Donna Smith, Purchasing Specialist

**RECOMMENDED ACTION:**

1) Authorize the Mayor to sign the Quit Claim Deed to remove reverter clause of Parcel # 03549-001-000 and sign the Special Warranty Deed to complete closing the sale of Parcel # 03549-000-000 for a sale price of \$1,500.00.

### Summary

On November 20, 2006 and April 7, 2014, the City Commission declared a total of twenty-three (23) parcels of City-owned real estate surplus. The City Manager was instructed to dispose of the property in the best interest of the City.

City staff sent notification letters of intent to sell to neighboring property owners and has been contacted by several potential buyers. Two parcels were approved for sale at the last City Commission Meeting on March 27, 2017. Antioch Missionary Baptist Church of Alachua, Inc. has since offered to purchase Parcel # 03549-001-000 for the 2016 Alachua County Property Appraiser assessed value of \$1,500.00.

Note, there are two deeds to Antioch Missionary Baptist Church of Alachua, Inc. The attached Quit Claim Deed conveys title to lot 11 and the Special Warranty Deed conveys title to Lot 12. Both lots are in Block 4 of Gunn Williams and Reves subdivision according to the plat recorded in Plat Book C, Page 79 of the Public Records of Alachua County. Lot 12 is a current surplus lot and is further identified as Tax Parcel 03949-000-000. Lot 12 is a surplus lot recommended for sale. The Quit Claim Deed to the same buyer (Antioch Missionary Baptist Church of Alachua, Inc.) is presented and recommended to the City Commission to clarify and confirm a prior transfer from the City to the Church by deed dated August 6, 1998 recorded on June 24, 2002 in OR Book 2471 Page 503 of the Public Records of Alachua County, and, to remove a therein included reverter clause. The execution and delivery of the Quit Claim Deed to the Antioch Church is necessary to confirm the intended transfer and remove the reverter clause, the design and intention of which has been met by the passage of nearly 19 years since its imposition.

**FINANCIAL IMPACT:** Yes

**BUDGETED:** No

**AMOUNT:** \$1,500.00

**FUNDING SOURCE:** General Fund

**ADDITIONAL FINANCIAL INFORMATION:** Funding will be received in General Fund as unanticipated revenues for FY 2016-2017.

**ATTACHMENTS:**

Description

1. Quit Claim Deed

- ❑ Quit Claim Deed
- ❑ Special Warranty Deed



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

Prepared by and return to:  
Marvin W. Bingham, Jr.  
Bingham & Mikolaitis, P.A.  
Post Office Box 1930  
Alachua, Florida 32616-1930  
File #16-284

*Tax Parcel# 03549-001-000*

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### QUIT CLAIM DEED

This Indenture, made this day of April, 2017, between City of Alachua, a municipality within Alachua County, Florida, whose post office address is Post Office Box 9, Alachua, Florida 32616, Grantor, and Antioch Missionary Baptist Church of Alachua, Inc., a Florida not-for-profit Corporation, whose post office address is Post Office Box 814, Alachua, Florida 32616, Grantee;

*WITNESSETH* that said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quitclaim unto said Grantee all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Alachua, State of Florida, to wit:

Lot 11, Block 4 of Guinn Williams & Reeves subdivision, according to the plat recorded in Plat Book C, Page 79 of the Public Records of Alachua County, Florida.

This deed is given for the purpose of confirming ownership of Lot 11 in grantee, and to remove the right of reverter contained in the original deed recorded in OR Book 2471, Page 503.

Grantor is also conveying by this Deed any rights that it would have otherwise retained under Florida Statutes Section 270.11(1).

#### SUBJECT TO:

A. Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements, easements, liens and encumbrances of record.

B. Restrictions and matters appearing on the plat and/or common to the subdivision.

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title, interest and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behalf of said Grantee.

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

Signed, sealed and delivered in our presence:

Attest:

City of Alachua, a municipality within  
Alachua County, Florida

\_\_\_\_\_  
Traci L. Gresham,  
City Manager/City Clerk

By: \_\_\_\_\_  
Gib Coerper, Mayor

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this day of March, 2017 by **Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality**, who is personally known to me.

\_\_\_\_\_  
Notary Public-State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Marian Rush, City Attorney

This instrument prepared without benefit of  
title search or legal opinion of title by:  
Marvin W. Bingham, Jr.  
Bingham &  
Mikolaitis, P.A.  
Post Office Box  
1930 Alachua,  
Florida 32616

Tax Parcel#: 03549-000-000

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SPECIAL WARRANTY DEED

*THIS SPECIAL WARRANTY DEED* made the day of April, 2017 by City of Alachua, a municipality within Alachua County, Florida, whose post office address is Post Office Box 9, Alachua, Florida 32616, hereinafter called Grantor, to Antioch Missionary Baptist Church of Alachua, Inc., a Florida not-for profit Corporation, whose post office address is Post Office Box 814, Alachua, Florida 32616, hereinafter called Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the Grantee all of that certain land situated in Alachua County, Florida, to wit:

Lots 12, Block 4 of Guinn Williams & Reeves subdivision, according to the plat recorded in Plat Book C, Page 79 of the Public Records of Alachua County, Florida.

Grantor is also conveying by this Deed any rights that it would have otherwise retained under Florida Statutes Section 270.11 (1).

SUBJECT TO:

A. Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements, easements, liens and encumbrances of record.

B. Restrictions and matters appearing on the plat and/or common to the subdivision.

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

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against no others.

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

Signed, sealed and delivered in our presence:

Attest:

City of Alachua, a municipality within Alachua County, Florida

\_\_\_\_\_  
Traci L. Gresham, City Manager/City Clerk

\_\_\_\_\_  
Gib Coerper, Mayor

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this\_ day of March, 2017 by Gib Coerper, Mayor of City of Alachua, a municipality within Alachua County, Florida, on behalf of said municipality, who is personally known to me.

(Notary Seal)

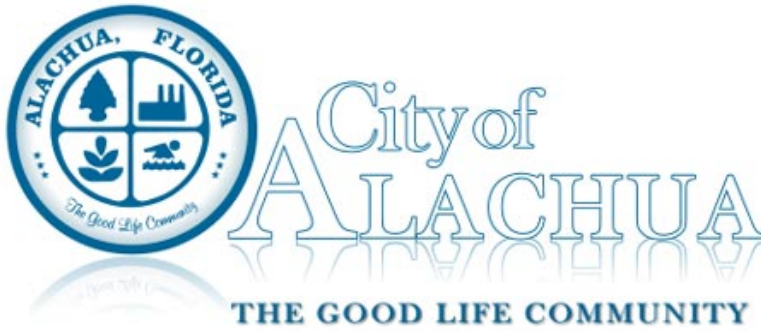
\_\_\_\_\_  
Notary Public - State of Florida

Printed Name:

My Commission Expires:

Approved as to form:

\_\_\_\_\_  
Marian Rush, City Attorney



## Commission Agenda Item

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**MEETING DATE:** 4/10/2017

**SUBJECT:** CH2M Hill Professional Services Agreement

**PREPARED BY:** Donna Smith, Purchasing Specialist

**RECOMMENDED ACTION:**

- 1) Authorize the City Manager to issue a Purchase Order to CH2M Hill for Professional Services in the amount of \$79,900.00.
- 

### Summary

CH2M Hill Engineers, Inc., a long-standing Cityworks Platinum Business Partner, recently completed Water Distribution Modeling for the City of Alachua and has a thorough knowledge of the City's assets and operations. The City has been a longtime Cityworks desktop user and requires assistance upgrading this asset management system (ASM) to the latest server-based version and environment to take advantage of improved functionality. The City wants to use this opportunity to review existing workflows and business processes for maintenance of wastewater collection linear assets (sewer gravity mains, sewer pressurized mains, sewer laterals, sewer manholes, and other related linear appurtenances), and incorporate efficiency improvements as part of the project. Training on the new Cityworks platform (training materials and method of onsite training) will reinforce the new workflows and processes.

CH2M Hill Engineers, Inc. has a continued Professional Services Agreement with the City of Alachua.

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**FINANCIAL IMPACT:** Yes

**BUDGETED:** Yes

**AMOUNT:** \$79,900.00

**FUNDING SOURCE:** Internal Services Fund

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**COMMISSION GOALS:**

Strengthen Community Services

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**ATTACHMENTS:**

Description

- Professional Engineering Services Agreement - CH2M Hill



**WORK ORDER  
PROFESSIONAL ENGINEERING SERVICES AGREEMENT**

**WORK ORDER NO.:** \_\_\_\_\_ (For tracking purposes only, to be assigned by CONSULTANT after execution).

**PURCHASE ORDER NO.:** \_\_\_\_\_ (For billing purposes only, to be assigned by CITY after execution.)

**PROJECT NAME:** Update to Cityworks Server for the CITY of Alachua

**CITY:** CITY OF ALACHUA, a municipality in Alachua County, Florida

**PROJECT MANAGER:** Jason Baker

**CONSULTANT:** CH2M HILL ENGINEERS, INC.

**CONSULTANT'S ADDRESS:** 3011 SW WILLISTON ROAD  
GAINESVILLE, FL 32608

Execution of the Work Order and issuance of corresponding Purchase Order by CITY shall serve as authorization for CONSULTANT to provide for the above project, professional services as set out in the Scope of Services attached as Exhibit A, to that certain Agreement dated January 23, 2014, between CITY and CONSULTANT and further delineated in the specifications, conditions and requirements stated in the following listed documents which are attached hereto and made a part hereof.

**ATTACHMENTS (Check all that apply):**

- ☐ DRAWINGS/PLANS/SPECIFICATIONS
- ☒ DETAILED SERVICES AND TASKS FOR PROJECT OR STUDY
- ☐ SPECIAL CONDITIONS
- ☐ \_\_\_\_\_

CONSULTANT shall provide services pursuant to this Work Order, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

**COMMENCEMENT AND COMPLETION:** The work authorized by this Work Order shall be commenced upon receipt of a Purchase Order by CONSULTANT and shall be completed within (refer to Exhibit A) calendar days from receipt of a Purchase Order by CONSULTANT.

**METHOD OF COMPENSATION:**

- (a) This Work Order is issued on a:
- ☒ "Lump Sum Basis"
  - ☐ "Hourly Rate Basis" with a "Not-to-Exceed" amount
  - ☐ "Hourly Rate Basis" with a "Limitation of Funds" amount

(b) If the compensation is based on a "Lump Sum Basis," CONSULTANT shall perform all work required by this Work Order for the sum of Seventy-nine Thousand Nine Hundred DOLLARS (\$79,900). In no event shall CONSULTANT be paid more than the "Lump Sum Fee" Amount.

(c) If the compensation is based on an "Hourly Rate Basis" with a "Not-to-Exceed" Amount, CONSULTANT shall perform all work required by this Work Order for a sum not exceeding N/A DOLLARS (\$N/A). CONSULTANT compensation shall be based on the actual work required by this Work Order.

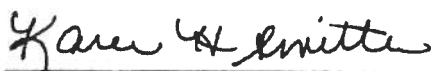
(d) If the compensation is based on an "Hourly Rate Basis" with a "Limitation of Funds" Amount, CONSULTANT is not authorized to exceed the "Limitation of Funds" amount of N/A DOLLARS (\$N/A) without prior written approval of CITY. Such approval, if given by CITY, shall indicate a new "Limitation of Funds" amount. CONSULTANT shall advise CITY when CONSULTANT has incurred expenses on this Work Order that equal or exceed eighty percent (80%) of the "Limitation of Funds" amount. CITY shall compensate CONSULTANT for the actual work performed under this Work Order.

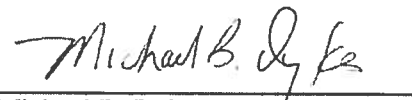
CITY shall make payment to CONSULTANT in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONSULTANT that this Work Order, until executed by CITY and a Purchase Order is issued, does not authorize the performance of any services by CONSULTANT and that CITY, prior to its execution of the Work Order and Purchase Order, reserves the right to authorize a party other than CONSULTANT to perform the services called for under this Work Order.


IN WITNESS WHEREOF, the parties hereto have made and executed this Work Order effective as of the date the last signature is affixed.

CH2M HILL ENGINEERS, INC.

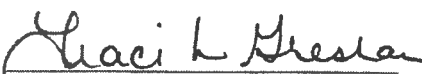
  
Witness

By:   
Michael B. Dykes, PE

Title: Vice President

  
Witness

CITY OF ALACHUA, FLORIDA

By:   
Traci L. Gresham, City Manager

**Exhibit A**  
**Scope of Services for**  
**Update to Cityworks Server for the City of Alachua**

This scope of services will be performed by CH2M HILL Engineers, Inc. (CONSULTANT), in accordance with the terms and conditions set forth in the contract documents for Professional Services Agreement with the City of Alachua (CITY), dated January 23, 2014.

**Introduction**

CONSULTANT, a long-standing Cityworks Platinum Business Partner, recently completed Water Distribution Modeling for the CITY and has a thorough knowledge of the CITY's assets and operations. The CITY has been a longtime Cityworks desktop user and requires assistance upgrading this asset management system (AMS) to the latest server-based version and environment to take advantage of improved functionality. The CITY wants to use this opportunity to review existing workflows and business processes for maintenance of wastewater collection linear assets (sewer gravity mains, sewer pressurized mains, sewer laterals, sewer manholes, and other related linear appurtenances), and incorporate efficiency improvements as part of the project. Training on the new Cityworks platform (training materials and method of onsite training) will reinforce the new workflows and processes.

**Scope of Services Tasks**

The following tasks are required to complete the project:

Task 1: Project Planning and Management

Task 2: GIS – Review and Recommendations

Task 3: Server Configuration and Cityworks Upgrade

Task 4: Business Process Review and Cityworks Configuration Improvements for Wastewater Collections (Linear Assets)

Task 5: Storeroom Configuration

Task 6: Service Request Integration with BS&A System

Task 7: SQL Reporting

Task 8: Training

Task 9: Ongoing Support

These tasks are described in detail in the following sections.

**Task 1: Project Planning and Management**

CONSULTANT will conduct a half-day Kickoff meeting at the beginning of the project to bring all participants together and to define the common goals of the project. The goals of this meeting follow:

- Introduce the project team.
- Introduce project objectives.
- Explain project approach and schedule.
- Identify individual goals.
- Identify pertinent data necessary for the project.

- Establish parameters for developing the Asset Management System (AMS) database.

CONSULTANT will formally request in writing all pertinent information necessary for the Cityworks geographic information system (GIS)/AMS development prior to the Kickoff meeting.

***Task 1 Meetings and Deliverables:***

- CONSULTANT will travel to Alachua for a 4-hour meeting that will include 3 hours for project kickoff and 1 hour for discussion of the Storeroom Configuration (Task 5), Service Request Integration with BS&A System (Task 6), and SQL Reporting (Task 7).
- CONSULTANT will provide Kickoff meeting minutes.

***Task 1 Assumptions:***

- CONSULTANT will provide information collection requests in writing in advance of the Kickoff meeting.
- CONSULTANT's attendees will be Dustin Dykes, Project Manager, and a Cityworks Professional/Senior Technologist.
- CITY will provide responses to request for information within 2 weeks from request receipt. CITY will have appropriate staff attend the project Kickoff meeting session.
- CITY will schedule the Kickoff meeting to occur the same week as the initial 2 days of configuration meetings with Wastewater Collections staff (Task 4.1).

**Task 2: GIS – Review and Recommendations**

The CITY has an existing desktop GIS using an Environmental Systems Research Institute (ESRI) file geodatabase. The geodatabase may require updates to better meet the needs of the CITY and to more fully support Cityworks.

The CITY's map layers used in Cityworks contain both reference (basemap) layers and asset layers (layers with features that are linked to Cityworks work orders and inspections for maintenance tracking). Cityworks requires that each feature in an asset layer have a unique populated FacilityId (Asset Identifier). Initial GIS data review found missing FacilityIds and inconsistent naming conventions. CITY will provide a file geodatabase of CITY GIS asset layers currently in use within Cityworks Desktop to CONSULTANT.

CONSULTANT will review GIS asset layers pertaining to wastewater collections linear assets and share findings on the status of these data sets and identify critical gaps for appropriate Cityworks functionality. CONSULTANT will work with CITY staff to address and close critical data gaps. CONSULTANT will also make recommendations on improvements to these layers to meet industry standard data capture and maintenance for wastewater linear assets.

CONSULTANT will load basemap and asset layers currently used by the Cityworks desktop software into ESRI's Spatial Database Engine (SDE). CITY will provide a copy of their Cityworks ArcMap document (project.mxd file that serves Cityworks desktop) to CONSULTANT and consultant will re-source layers to the SDE database. CONSULTANT will publish the map service for use within the Cityworks Server.

***Task 2 Meetings and Deliverables:***

- CONSULTANT will review and analyze the CITY's GIS asset layers pertaining to wastewater collections linear assets and provide findings and recommendations in a summary report.
- The summary report will include critical data capture needs (fields required to be populated for Cityworks functionality) as well as additional data capture recommendations for wastewater collections linear assets.

- CONSULTANT will assist CITY with data gap closure for critical GIS data fields within wastewater collections linear assets where feasible.
- CONSULTANT will assist CITY with publishing the map service for use by the Cityworks Server prior to training.

#### **Task 2 Assumptions**

- CITY will provide CONSULTANT with a copy of the ArcMap document map file currently in use in the Cityworks application.
- CONSULTANT will not analyze basemap, reference, or other non-asset GIS layers. Analysis will be focused on those wastewater collections linear GIS asset layers used in Cityworks to have work orders and inspections configured against them.
- CONSULTANT will not be collecting or creating any new GIS data (from field work or hard-copy information). The CITY will be responsible for resolving data conflicts if/as they arise.

#### **Task 3: Server Configuration and Cityworks Upgrade**

CONSULTANT will review the CITY's installation of software required by the AMS, including SQL Server 2008 or 2012, ArcGIS Server, and ArcGIS. Servers should be preconfigured on a remotely accessible Windows Server. Remote access to the CITY server environment will be provided by CITY for CONSULTANT's configuration review. A minimum of two servers: one to host SQL Server, and a second to host ArcGIS, ArcServer, and Cityworks Server software applications, is required. If three or more servers are configured, CITY will refer to Exhibit D for server design specifications.

##### **Subtask 3.1: SQL Server and ArcGIS Server Configuration**

CONSULTANT will remotely verify and test the existing installation of SQL Server, ArcGIS, and ArcServer on CITY-provided servers running Microsoft Windows Server. A SQL instance will be created by the CITY. The storage location for the data and log files will be determined before configuration. The CITY will configure the appropriate database backup jobs.

CONSULTANT will create three SQL databases in the SQL instance, one for GIS data, one test Cityworks database, and one Cityworks production database. CONSULTANT will configure the required pwdb\_user and cwweb\_user security roles and users on the SQL server along with other user security settings as necessary. CONSULTANT can assist with loading the existing GIS geodatabase into ArcSDE and creating read-only and editor versions as necessary. CONSULTANT will test the functionality of the data within ArcSDE to ensure that the configuration is complete.

##### **Subtask 3.2: Cityworks Server Upgrade and Test Site Configuration**

CONSULTANT will remotely install Cityworks Server and upgrade a copy of the current desktop Cityworks database to a new test SQL database and configure the test environment. The existing Cityworks templates (service requests, work orders, inspections, projects, and others), as well as employees, materials, and equipment will be brought into the test database as is. CONSULTANT will configure Cityworks to work with CITY assets within the new ArcSDE database and re-create required group and permission settings if necessary. The test environment and Cityworks website will be used during configuration activities and training.

##### **Subtask 3.3: Cityworks Production Site Configuration**

CONSULTANT will also remotely create the Cityworks Server Production site and configure as necessary for use at Go Live. Data from the current Desktop Cityworks database will be loaded into the Cityworks production SQL database just prior to Go Live to prevent loss of captured work order and service request information.

**Task 3 Meetings and Deliverables:**

- CONSULTANT will review CITY's configuration of servers and installation of ArcGIS Server, ArcGIS, and SQL Server remotely.
- CONSULTANT will install Cityworks Server and configure the Cityworks Test and Production environments remotely.
- There are no meetings included with this task.

**Task 3 Assumptions:**

- CITY will be responsible for purchasing all hardware and software to support the work for this project. The CITY will make the hardware and software (ArcGIS Server, ArcGIS, and SQL Server) for the project available to CONSULTANT to use while completing the work outlined in this Scope of Services.
- CITY will provide CONSULTANT with their Cityworks Server license file for Cityworks Server software installation and activation.
- CITY will make a remote connection available for CONSULTANT to use throughout this project. The majority of the work on this project will be performed through remote access.
- CONSULTANT accepts no liability for any security breaches (Internet or otherwise), as a result of the services performed by CONSULTANT.

**Task 4: Business Process Review and Cityworks Configuration Improvements for Wastewater Collections (Linear Assets)**

CONSULTANT will meet with CITY wastewater collections staff to review and improve current business process workflows related to linear asset maintenance. Cityworks configuration will be modified to enhance data capture while implementing efficiencies and Cityworks usage.

**Subtask 4.1: Evaluate Data and Workflow for Wastewater Collections (Linear Assets)**

CONSULTANT will meet with wastewater collections maintenance staff for discussion on overall goals for system reconfiguration and critical data capture requirements. Workflow evaluation will help CONSULTANT implement a sustainable AMS for wastewater collections. CONSULTANT will be onsite for 2 days conducting workshops with key wastewater collections personnel, to include a variety of AMS user types (supervisors, crew leaders, and main users).

Workshop will begin with CONSULTANT asking CITY collections maintenance personnel to describe how they currently identify, report, assign, and track information related to work on wastewater collections linear assets and their current interactions with Cityworks.

CONSULTANT will recommend and work with CITY staff to identify process efficiencies and Cityworks configuration options that will enhance current workflows. Current pain points with interacting with Cityworks will be shared by CITY so that CONSULTANT can work to address these issues through configuration changes. CONSULTANT will document decisions made during the workshops as well as draft updated workflows for up to four of the current major (most critical) wastewater collections business processes. Examples of workflows include response to sewer backups, response to sewer overflows, sewer line cleaning, and others. Draft workflows will include the basic steps involved in a maintenance process and the key data entry/Cityworks touch points. CITY will review and comment on CONSULTANT's draft workflows for improved business processes and provide timely feedback.

Information gathered by CONSULTANT in Task 4.1 will be the foundation for configuring the AMS in the following tasks.



***Subtask 4.2: Configure Cityworks in Test Environment for Wastewater Collections (Linear Assets)***

CONSULTANT will use the information from Subtask 4.1 to configure the AMS system in the Test environment. CONSULTANT will configure new service request and work order templates (and up to three Inspection templates if necessary), along with identified roles, groups, crews, and permissions. CONSULTANT will configure AMS, providing various scenario options where necessary for wastewater collections staff review and feedback. CONSULTANT may also provide options for service request, work order, and inspection template form modifications (xml updates) to support accurate data capture, efficiency, and improved user experience.

***Subtask 4.3: Cityworks Configuration Review***

CONSULTANT will return for 2 days of onsite configuration review with CITY wastewater collections staff reviewing the draft configuration and approach options for workflows and data capture. CONSULTANT and CITY will identify preferred configuration approaches for Work Orders, and Inspections. Form templates design improvements (XML customizations) may also be reviewed, as time and budget permit.

CONSULTANT will document configuration decisions and provide these notes to CITY for review and feedback. Any additional modifications will be conducted offsite and be reviewed by CITY in the Test Cityworks website.

CITY will notify CONSULTANT when configuration changes have been accepted and CONSULTANT can proceed with developing training documents and configuration of the Production Environment.

***Subtask 4.4: Cityworks Configuration of Production Environment***

Desired configuration approaches and new Service Requests, Work Orders, and Inspections will then be configured in the Production environment after training and prior to Go Live. XML templates, if developed, will be loaded and tested in the Production environment.

***Task 4 Meetings and Deliverables:***

- CONSULTANT will conduct 2 days of onsite workshops with wastewater collections staff for business process evaluations and workflow improvement development during the same week as the Project Kickoff meeting. The CONSULTANT's attendees will be Dustin Dykes, Project Manager, a Cityworks Professional/Senior Technologist, and a Cityworks Implementation Specialist/GIS Professional.
- CONSULTANT will provide documentation of improved workflows for maintenance of wastewater collections linear assets that include staff responsibilities for data capture in Cityworks for review and acceptance by CITY.
- CONSULTANT will provide screen shots of Cityworks out-of-the-box forms/xml templates (the user interface screens for Cityworks Service Requests, Work Orders, Inspections, and search pages) for various CITY departments staff to mark up and return as scanned documents to CONSULTANT.
- CONSULTANT will remotely configure Cityworks improvements for wastewater collections linear asset (new Service Requests, Work Orders, and Inspections) in the Test environment.
- CONSULTANT will remotely modify xml templates for review and acceptance by CITY, as time and budget permit.
- CONSULTANT's Cityworks Professional/Senior Technologist will return for 2 days of onsite configuration review with wastewater collections staff.
- CONSULTANT will remotely make final configurations (and xml updates if feasible) based on feedback during configuration review meetings.

- CITY will review the Cityworks Test environment and provide final modifications to CONSULTANT and will notify CONSULTANT of final acceptance.
- CONSULTANT will assist CITY with developing a geocoder service for use on Cityworks Server.
- CONSULTANT will configure accepted changes in the Production Environment.

**Task 4 Assumptions:**

- CITY will provide input on desired xml updates and return scanned markups to CONSULTANT within 2 weeks of receiving out-of-the-box screenshot documentation.
- CITY will provide existing documentation of business processes/standard operating procedures (SOPs), and similar documentation to CONSULTANT within 2 weeks of receiving a written request. CITY will schedule appropriate wastewater collections staff (representatives from a variety of functions from management to field crew) to attend initial configuration/workflow improvement workshops. These configuration meetings will be held during the same week as the Kickoff meeting.
- Consensus on workflows and configuration approach achieved during configuration meetings will be implemented by CONSULTANT. If consensus is not achieved, CONSULTANT will implement approach based on industry knowledge and best practice approach in order to meet the project timeline determined by CITY.
- The CITY will schedule appropriate wastewater collections staff (representatives from a variety of functions from management to field crew) to attend final 2 days of configuration review.

**Task 5: Storeroom Configuration**

CONSULTANT will install and configure Cityworks Storeroom during installation and configuration of Cityworks Server software in both test and production environments. CONSULTANT will configure appropriate permissions and administration rights for various staff as necessary. Storeroom will be configured for material receipt and issuance to work orders, tracking of suppliers, requisitions, and material transfers between storerooms as well as audits.

Up to two Storerooms will be configured for CITY. Suppliers and materials inventory information will be provided by CITY for upload into Storeroom data tables.

CONSULTANT will work with CITY to prepare data for upload into up to two Storerooms.

**Task 5 Meetings and Deliverables:**

- CONSULTANT and CITY will briefly discuss goals and requirements of Storeroom implementation during Project Kickoff meeting.
- CONSULTANT will conduct one 1-hour remote (or onsite as schedule allows during Trip 2) configuration meeting with CITY to review questions and progress of configuration.
- CONSULTANT will upload database information provided by CITY one time in the test environment and one time in the production environment.

**Task 5 Assumptions:**

- CITY will provide CONSULTANT with comprehensive supplier and material inventories in an Excel or other database format usable by CONSULTANT for manipulation and upload into Cityworks Storeroom.

**Task 6: Service Request Integration with BS&A System**

CITY uses an existing financial software system for call tracking and new meter requests. CITY is interested in integrating this BS&A software with Cityworks so that calls logged within BS&A

automatically create a Service Request in Cityworks. Both application have Microsoft SQL Server databases, which offer flexibility for such integrations.

CONSULTANT will discuss the needs and goals with CITY for integration and proceed with configuration of database triggers, scripts, and/or jobs for ongoing auto-creation and population of Cityworks Service Requests with information captured in BS&A. A linked database or view into the BS&A database may be required for integration. Cityworks service requests will be created as necessary to adequately capture call types. Service Request custom fields may be desired for specific data tracking and these will also be configured.

***Task 6 Meetings and Deliverables:***

- CONSULTANT will configure triggers/scripts/jobs as necessary to automatically push data from BS&A system into Cityworks Service Requests.
- CONSULTANT will conduct one 1-hour remote configuration meeting with CITY to review questions and progress of configuration.
- CONSULTANT will test integration and load into the production environment.

***Task 6 Assumptions:***

- CITY will identify required tables and fields in BS&A database desired to be transferred into Cityworks Service Requests.
- CITY will provide a view into the BS&A database, or have an interim database created with ongoing data update scripts from BS&A data tables for consumption by Cityworks.

**Task 7: SQL Reporting**

CONSULTANT will discuss with CITY desires and requirements for up to 10 SQL Reports. An initial 1-hour meeting will be held after the Kickoff meeting for CITY managers to share with CONSULTANT desires and requirements for reports. If fewer than 10 management reports are identified, CONSULTANT will work with wastewater collections staff to identify additional reports to support wastewater collections operations and management. These reports will be identified during the business process review meetings.

CONSULTANT will develop report specifications for review and feedback from CITY. Once specifications are accepted, CONSULTANT will configure up to 10 SQL Reports and configure Cityworks so that reports are accessible within the Cityworks software program.

***Task 7 Meetings and Deliverables:***

- CONSULTANT and CITY will discuss reporting goals and requirements during the Project Kickoff meeting.
- CONSULTANT will continue to identify desired reports during the wastewater collections business process review meetings if less than 10 management reports are identified.
- CONSULTANT will provide CITY with draft report specifications for review and feedback from CITY.
- CONSULTANT will configure report accessibility and permissions in Cityworks.

***Task 7 Assumptions:***

- CITY will come to the Project Kickoff meeting prepared to share desired reports and requirements.
- CITY will review and provide feedback on draft report specifications provided by CONSULTANT within 2 weeks of draft report specifications delivery by CONSULTANT.
- CONSULTANT will provide updates to report specifications and resubmit for final acceptance by CITY.

- CONSULTANT will configure reports as per accepted report specifications.
- CONSULTANT and CITY will both test report functionality for final adoption/implementation in Cityworks production.

### **Task 8: Training**

CONSULTANT will provide knowledge transfer throughout the project to support internal application maintenance after Go Live. Formal on-site training will include 1 day of training for each of the following subject areas:

Cityworks Designer – providing CITY identified Cityworks power users with the knowledge and skills to administer Cityworks (including updating passwords, GIS requirements and trouble-shooting GIS Services, creating custom codes, creating new service request templates, creating new work order templates and Cityworks Server website design).

Cityworks User Training – providing CITY Cityworks user training on creating and updating Service Requests, Work Orders and Inspections as well as performing searches and customizing Inbox panels.

Storeroom Training – providing identified CITY Storeroom administrators training on updating Storeroom Administrators and permissions and updating Suppliers and Materials, as well as Storeroom functionality (including searching, transfers, requisitions, audits, material receipt and issuance to Work Orders).

Remote training through Skype or other online meeting hosting application will be provided for the following training:

SQL Reporting Training – providing identified CITY report development power users training on creating basic reports (including report parameters, connection to the database and tables, table joins and formatting reports).

The training will use the CITY data in the Test environment, and hard copy training materials will be supplied by CONSULTANT.

A training room with computers and/or laptops having Mozilla FireFox pre-installed and configured for Cityworks use will be provided by CITY (specifications can be provided by CONSULTANT).

#### **Task 8 Deliverables:**

- CONSULTANT will develop and provide Cityworks SOP/How-To documentation for training sessions. One set of hard-copy documents will be used during training and CONSULTANT will configure links to SOP documents from within a Cityworks Inbox Tab.
- CONSULTANT's Cityworks Professional/Senior Technologist will be onsite for 3 days of training sessions (Cityworks Designer, Cityworks Users and Storeroom).
- CONSULTANT's Database Technologist/Asset Management Specialist will provide 1 day of remote SQL Reporting training.

#### **Task 8 Assumptions:**

- The CITY will provide a suitable training room with enough Windows desktop and/or laptop computers for use in training CITY staff.
- CONSULTANT will provide Cityworks Designer, Cityworks User, and Cityworks Storeroom training within 4 consecutive working days.
- CITY may elect to conduct SQL Reporting training during a separate week from Cityworks trainings, as SQL Reporting training will be led by an SQL database expert and hosted remotely.
- The CITY will assist with scheduling training sessions and scheduling staff attendance.

- 1 day of Go-Live onsite support can be provided (using Task 9, Ongoing Support funds) if Go Live is scheduled to occur within 3 calendar days from last day of Cityworks Designer, Cityworks User, and Cityworks Storeroom training.
- If Go Live is scheduled outside of 3 calendar days, CONSULTANT will provide remote support identified in Task 9 to be used as needed by CITY.

### **Task 9: Ongoing Support**

CONSULTANT will provide up to 20 hours of as-needed support to CITY. Up to 8 hours may be used for one day of onsite Go-Live support if Go Live is scheduled within 3 days of the last day of training.

#### **Task 9 Deliverables:**

- CONSULTANT will provide 20 hours of remote support to be used as needed by CITY.

#### **Task 9 Assumptions:**

- CITY may elect to use up to 8 hours of ongoing support for onsite support from CONSULTANT if scheduled within 3 calendar days of the last day of Designer, Cityworks, and Storeroom training.

### **Project Managers Contact Information**

City: Jason Baker (email at ja\_baker@cityofalachua.org)

CH2M: Dustin Dykes (email at dustin.dykes@ch2m.com)

### **Schedule**

CONSULTANT will complete Tasks 1 through 8 within 6 months from receiving the notice to proceed. Refer to Schedule.

The CITY requests an aggressive project schedule. CONSULTANT will provide a critical path method (CPM) schedule to the CITY. CITY will adhere to the schedule's requirements for timely review and comment, and work with CONSULTANT to achieve desired implementation timeframe. This schedule will include three onsite visits from CONSULTANT during which CITY and CONSULTANT will work toward consensus on the configuration approach. Onsite meetings will include the following:

#### **Onsite Visit 1 – Meetings to be held over 4 consecutive business days:**

- CH2M attendees to include a Senior Project Manager, a Cityworks Professional/Senior Technologist, and a Cityworks Implementation Specialist/GIS Professional
  - Task 1. Project Kickoff meeting (3 hours)
  - Task 5 (Storeroom Configuration), Task 6 (Service Request Integration with BS&A System), and Task 7 (SQL Reporting) goals and requirements identification meeting (1 hour)
  - Task 4.1. Initial Configuration/Business Process Improvement Workshops for Wastewater Collections Linear Assets (2 days)

#### **Onsite Visit 2 – Meetings to be held over 3 consecutive business days:**

- CH2M attendees to include a Senior Project Manager and a Cityworks Professional/Senior Technologist
  - Task 4.3. Configuration review meetings (2 days)
  - Task 5. Storeroom Configuration review meeting (1 hour)
  - Task 6. Service Request Integration with BS&A System configuration review meeting (1 hour)

**Onsite Visit 3** – Meetings to be held over 4 consecutive business days:

- CH2M attendees to include a Cityworks Professional/Senior Technologist
  - 3 days of onsite training for Designer Training, Cityworks Training, and Storeroom Training (one additional day of Go-Live onsite support will be made available if Go Live is scheduled within 3 business days after training)

## Schedule

Task/Subtask	Duration
<b>Task 1: Project Planning and Management</b>	
Written Information Request Sent to CITY	1 week after Notice to Proceed (NTP)
CITY provision of requested information to CONSULTANT	3 weeks after NTP
Project Kickoff	3 weeks after NTP
Ongoing Project Management	6 months after NTP
<b>Task 2: GIS – Review and Recommendations</b>	
GIS Wastewater Collections Linear Asset Layers Review and Findings/Recommendations Documentation	3 weeks after receipt of geodatabase containing only Cityworks asset layers
<b>Task 3: Server Configuration and Cityworks Upgrade</b>	
Subtask 3.1. CITY Server installation/configuration with ArcGIS, ArcServer, and SQL Software and provision of remote access to CONSULTANT	4 weeks from NTP
CONSULTANT review and testing of server configuration	6 weeks from NTP
Subtask 3.2. CONSULTANT install of Cityworks Server and configuration of Cityworks Test Environment	7 weeks from NTP
Subtask 3.3. CONSULTANT configuration of Production Cityworks website	Prior to Go Live
<b>Task 4: Business Process Review and Cityworks Configuration Improvements for Wastewater Collections (Linear Assets)</b>	
Subtask 4.1. 2-day onsite workshop with wastewater collections staff on business process workflows	3 weeks after NTP (same trip as Kickoff meetings)
Draft updated business process workflows submitted to CITY for review	5 weeks after NTP
CITY feedback/comments on draft business processes provided to CONSULTANT	2 weeks after draft business process workflows submitted to CITY
Subtask 4.2. Configuration of Test Environment for CITY Review	8 weeks after NTP
Subtask 4.3. 2 days onsite Cityworks configuration review meetings	12 weeks after NTP
Incorporation of review meeting comments (offsite)	2 weeks after Task 4.3 Review Meetings
CITY review of Test website and final modifications (offsite) until CITY acceptance	4 weeks after Task 4.3 Review Meetings
Subtask 4.4. Configuration of production environment with CITY accepted configuration changes.	2 weeks after CITY acceptance of Test site configuration



## Schedule

Task/Subtask	Duration
<b>Task 5: Storeroom Configuration</b>	
Brief Storeroom goals and requirements discussion	During Kickoff Meeting (4 <sup>th</sup> hour). 3 weeks after NTP
Storeroom configuration discussion meeting	12 weeks after NTP
Storeroom Configuration Review and Acceptance by CITY	17 weeks after NTP
<b>Task 6: Service Request Integration with BS&amp;A System</b>	
Brief service request integration goals and requirements discussion	During Kickoff Meeting (4 <sup>th</sup> hour). 3 weeks after NTP
Service request Integrations configuration discussion meeting	12 weeks after NTP
Service request integration Configuration Review and Acceptance by CITY	18 weeks after NTP
<b>Task 7: SQL Reporting</b>	
Initial reporting needs discussion (1 hour; held same day as Project Kickoff meeting)	3 weeks after NTP
Draft report specifications submittal	3 weeks after configuration review meetings
<b>Task 8: Training</b>	
Designer training	20 weeks after NTP
Cityworks training	20 weeks after NTP
Storeroom training	20 weeks after NTP
SQL Reporting training	20 to 22 weeks after NTP
<b>Task 9: Ongoing Support</b>	
1 day onsite support for Go Live if Go Live is not scheduled within 3 calendar days from last day of training	Up to 3 months after Go-Live
200 hours total ongoing support	

## Billing

Billing may be submitted monthly to City. Each "invoice" will be processed, if in form acceptable to City, and must be allocated by task and also show the percentage of task completed and currently billed. The final invoice will reflect the percentage of each task completed, amount previously paid, and the final amount due. Payment for the services described herein will be based on a Lump Sum Total of \$79,900.00. The CITY Professional Services Billing Rates for the CONSULTANT are included as Exhibit B. Exhibit C includes a table that provides a breakdown of the level of effort per task.

**Exhibit B**  
**City of Alachua Professional Services Billing Rates for CH2M HILL Engineers, Inc.**  
**and CPM Schedule**

**City of Alachua Professional Services Billing Rates (2017) for CH2M HILL Engineers, Inc.**

<b>Category</b>	<b>Billing Rate</b>
Engineer 1/Technologist 1	\$93.00
Engineer 2/Technologist 2	\$124.00
Engineer 3/Technologist 3	\$148.00
Engineer 4/Technologist 4	\$177.00
Engineer 5/Technologist 5	\$211.00
Key Individual	\$316.00
Senior Project Manager	\$233.00
Project Accountant	\$76.00
Project Assistant	\$76.00

## Schedule for Critical Path Method

Trip	Task	Description	CH2M Attendee	Allotted Meeting Hours
Offsite: CONSULTANT to draft written information requests (GIS asset layers, existing SOPs, business processes, daily forms, and other) and submit to CITY.				
Onsite Meetings - Trip 1	Task 1	<b>Project Planning and Management</b> Kickoff Meeting - 3 hours	Senior Project Manager	4
			Cityworks Professional/Senior Technologist	4
	Tasks 6 and 7	<b>Service Request Integration with BS&amp;A System and SQL Reporting</b> 1 hour to discuss desired reports, Storeroom, and service request integration requirements	Senior Project Manager	1
			Cityworks Professional/Senior Technologist	1
	Task 4	<b>Business Process Review and Cityworks Configuration Improvements for Wastewater Collections (Linear Assets)</b>		
	Subtask 4.1	Develop critical sewer collections workflows - 2 days onsite	Senior Project Manager	4
			Cityworks Professional/Senior Technologist	16
			Cityworks Specialist/GIS Professional	16
	Offsite: CONSULTANT to document workflows and initial recommendations documentation. Draft of business process workflows and recommendations to be sent to CITY for review and feedback. Server configuration testing and Cityworks test site development. Cityworks initial Cityworks configuration for sewers.			
	Task 4	<b>Business Process Review and Cityworks Configuration Improvements for Wastewater Collections (Linear Assets)</b>		
On-Site Meetings - Trip 2		Cityworks draft configuration review with wastewater collections	Senior Project Manager	12
	Subtask 4.3		Cityworks Professional/Senior Technologist	16
	Task 5	<b>Storeroom Configuration</b> Finalization of Storeroom configuration	Senior Project Manager	1
			Cityworks Professional/Senior Technologist	1
	Task 6	<b>Service Request Integration with BS&amp;A System</b> Finalization of service request integration needs	Senior Project Manager	1
			Cityworks Profession/Senior Technologist	1
	Offsite: Final configurations of Cityworks, Storeroom, service request integration, and reports. Training SOPs developed.			
	Task 8	<b>Training</b>		
Onsite Meetings - Trip 3		Designer training	Cityworks Professional/Senior Technologist	8
		Storeroom training	Cityworks Professional/Senior Technologist	8
		Cityworks training for sewers	Cityworks Professional/Senior Technologist	8
Remote Training		SSRS/SQL Reports Training	Database Professional/Asset Management Specialist	8

**Exhibit C  
Level of Effort**

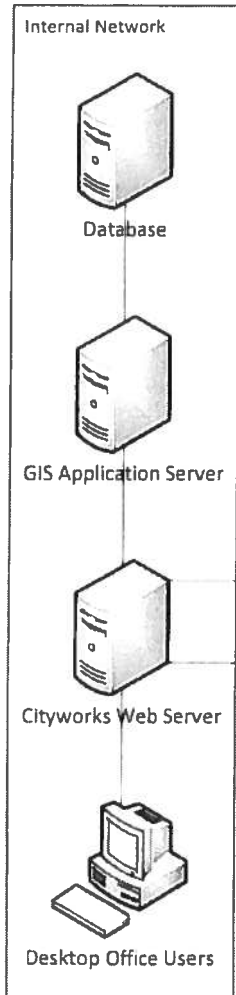
Contract Rate		\$ 148.00	\$ 93.00	\$ 231.00	\$ 177.00	\$ 177.00	\$ 76.00	\$ 76.00		
Staff Type	Project Manager	GIS Professional	Technology Specialist	Cityworks Lead	Asset Manager	Project Assistant	Project Accountant	Total Hours	Expenses (Travel & Other Direct Costs)	Task Total CH2M HILL
	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL		
1 Project Planning and Management										
Accounting						20	17			37
Kickoff Meeting: 2 hours - 1 hour for SR										
Integrations Discussion	8			10						18 \$ 1,480
PM	26									26 \$ 3,888
HSSE										
Total Task Hours	34	0	0	10	0	20	17			81
Total Task Price \$	\$ 5,032	\$ 0	\$ 0	\$ 1,770	\$ 0	\$ 1,520	\$ 1,292			\$ 9,614 \$ 100 \$ 10,010
2 GIS - Review and Recommendations										
Brief GIS Review of Sewer Collections Asset										
Layers for Required CW Data & recommendations for additional data		5		4						10
Modifications to layers		5		3						8
Total Task Hours	0	11	0	7	0	0	0			18
Total Task Price \$	\$ 0	\$ 1,023	\$ 0	\$ 1,239	\$ 0	\$ 0	\$ 0			\$ 2,262 \$ 2,262
3 Server Configuration and Cityworks Upgrade										
SQL & ArcServer Configuration										
Review/modifications			12							12
Cityworks Upgrade and Configuration - Test				12						12
Cityworks Upgrade and Configuration - Production	0			12						12
Total Task Hours	0	0	12	24	0	0	0			36
Total Task Price \$	\$ 0	\$ 1,116	\$ 2,772	\$ 4,248	\$ 0	\$ 0	\$ 0			\$ 8,136 \$ 8,136
Cityworks AMS Data Development and Implementation for Wastewater Collections										
Develop critical sewer collections workflows: 2 days onsite & initial recommendations										
1. documentation	4	24		20						48 \$ 7,000
Configure Cityworks in Test & WO AM:										
2. Customization		10		10						20
3. OnSite Cityworks Config Review in Test	12	6		24						42 \$ 6,300
4. Configuration of Production environment		10		10						20
Total Task Hours	16	66	0	64	0	0	0			146
Total Task Price \$	\$ 2,368	\$ 6,138	\$ 0	\$ 11,320	\$ 0	\$ 0	\$ 0			\$ 19,826 \$ 200 \$ 20,026

**Exhibit C  
Level of Effort**

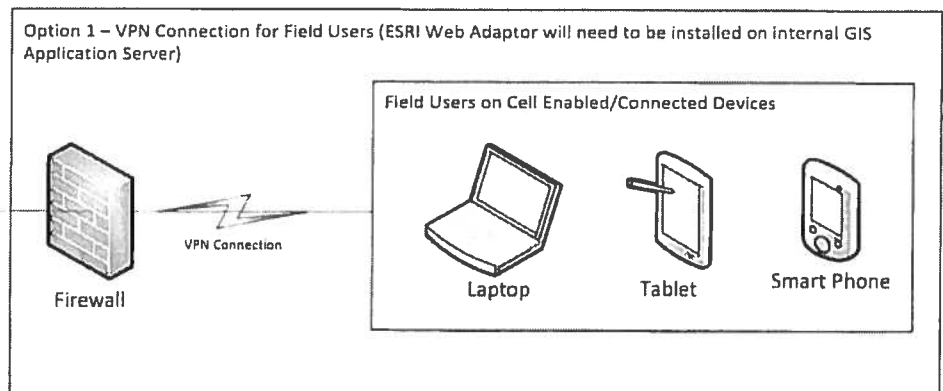
Contract Rate	\$ 144.00	\$ 93.00	\$ 211.00	\$ 177.00	\$ 177.00	\$ 76.00	\$ 76.00			
Staff Type	Project Manager	GIS Professional	Technology Specialist	Cityworks Lead	Asset Manager	Project Assistant	Project Accountant	Total Hours	Expenses (Travel & Other Direct Costs)	Task Total CH2M HILL
<b>5 Storeroom Configuration</b>	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL	CH2M HILL		
Materials review and data preparation	4			12				16		
Materials Load into Cityworks, Testing				2	9			11		
Total Task Hours	4	0	0	12	9	0	0	25		
Total Task Price \$	592 \$	- \$	- \$	2,124 \$	1,593 \$	- \$	- \$	4,309 \$	- \$	4,309
<b>6 Service Request Integration with BS&amp;A System</b>										
Discuss needed SR templates	2			10				12		
Determine Integration Approach					8			8		
Complete Integrations (SQL Triggers) & Cityworks SR Config		4		4	14			32		
Total Task Hours	2	4	0	14	32	0	0	52		
Total Task Price \$	286 \$	372 \$	- \$	2,478 \$	5,664 \$	- \$	- \$	8,810 \$	- \$	8,810
<b>7 SSMS/SQL Reporting</b>										
Specifications Development for up to 10 Reports	4	8		6				18		
Reporting Configuration					32			32		
Total Task Hours	4	8	0	6	32	0	0	50		
Total Task Price \$	592 \$	744 \$	- \$	1,062 \$	5,664 \$	- \$	- \$	8,062 \$	- \$	8,062
<b>8 Training</b>										
# 1 Designer Training		10		10				20	\$ 400	
# 2 SSRS/SQL Reports Training					16			16		
# 3 Storeroom Training				14				14	\$ 400	
# 4 Cityworks Training for Sewers		4		10				14	\$ 400	
Total Task Hours	0	14	0	34	16	0	0	64		
Total Task Price \$	- \$	1,302 \$	- \$	6,018 \$	2,832 \$	- \$	- \$	10,152 \$	1,200 \$	11,352
<b>9 Ongoing Remote Support</b>										
20 Hours of Ongoing Support	3	6		14				23		
Total Task Hours	3	6	0	14	0	0	0	23		
Total Task Price \$	444 \$	558 \$	- \$	2,478 \$	- \$	- \$	- \$	3,480 \$	- \$	3,480
<b>PROJECT TOTAL HOURS</b>	<b>78</b>	<b>109</b>	<b>12</b>	<b>185</b>	<b>69</b>	<b>20</b>	<b>17</b>	<b>508</b>		
<b>PROJECT TOTAL LABOR</b>	<b>\$10,804.00</b>	<b>\$10,137.00</b>	<b>\$2,532.00</b>	<b>\$32,745.00</b>	<b>\$15,753.60</b>	<b>\$1,520.00</b>	<b>\$1,292.00</b>	<b>74783</b>	<b>\$5,100.00</b>	<b>\$79,843.00</b>

## Exhibit D

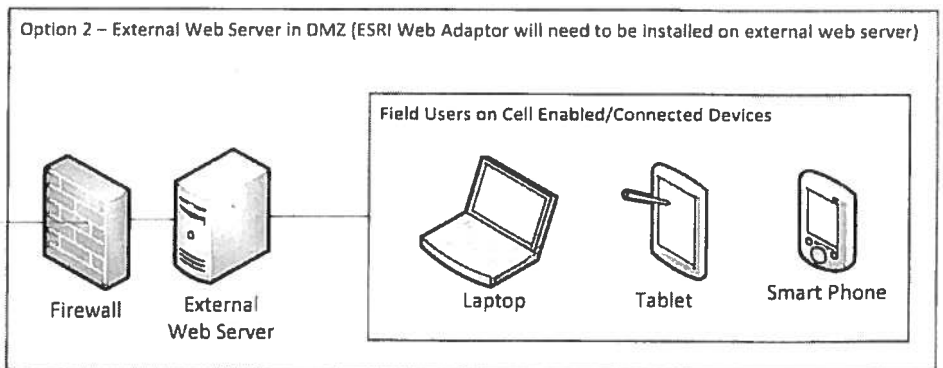
### CH2M Cityworks Architecture – 2015.1 version – 12/11/16



Option 1 – VPN Connection for Field Users (ESRI Web Adaptor will need to be installed on internal GIS Application Server)



Option 2 – External Web Server in DMZ (ESRI Web Adaptor will need to be installed on external web server)







## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

G.B. WILSON, J.D.  
COMPLIANCE & RISK MANAGEMENT DIRECTOR

Name: Rodolfo Valladares, Public Services Director  
Department: Public Services

☒ Approved

☐ Returned

CH2M Hill Work Order for the Update of Cityworks on City Server. This document has been reviewed, amended and approved as to form by C&RM on 03/21/2017.

COMMENT: None

G. Wilson

Compliance & Risk Management Director

March 21, 2017

Date