

Regular City Commission Meeting Agenda February 12, 2024

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: February 12, 2024

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

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

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

I. SPECIAL PRESENTATIONS

- A.** A.L. Mebane Middle School Student Performing Arts Appreciation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

- A.** Parks & Recreation Advisory Board Appointment

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A.** Ordinance 24-05, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Site Specific Amendment to the Official Zoning Atlas of the City of Alachua; Amending the Official Zoning Atlas of a ± 8.36-Acre Property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8); Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 3869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Quasi-Judicial Hearing)
- B.** Ordinance 24-04, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Small Scale Comprehensive Plan Amendment of the City of Alachua Comprhenisve Plan Future Land Use Map; Amending the Future Land Use Map Classification of a ± 8.36-Acre Property from Community Commercial and Commercial to Medium Density Residential; Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 03869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Legislative Hearing)
- C.** Ordinance 24-06, First Reading: An Ordinance of the City of Alachua, Florida, relating to the amendment of the City's Land Development Regulations ("LDRs"); Amending Subpart B of the City of Alachua Code of Ordinances, Land Development Regulations; Amending Article 4, Section 4.3.4(J), relating to use-specific standards for vehicle sales and services; providing a repealing clause; providing severability; and providing an effective date.

V. AGENDA ITEMS

- A.** Second Amendment to Solar Power Purchase Agreement

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

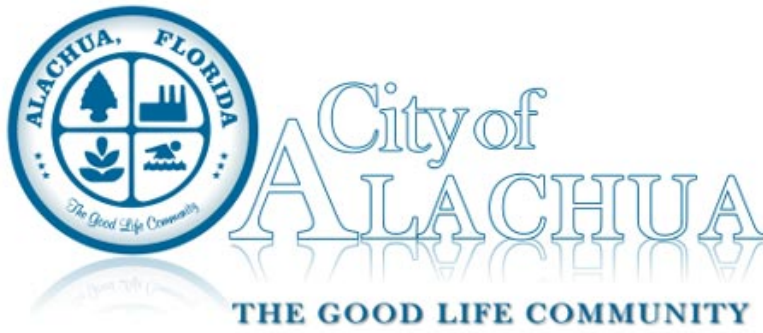
VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

- Owner Direct Purchases - Alachua Water Quality & Resiliency Improvement Project
- January 22, 2024, City Commission Meeting Minutes
- January 22, 2024, Joint City of Alachua - School Board of Alachua County Minutes



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: A.L. Mebane Middle School Student Performing Arts Appreciation

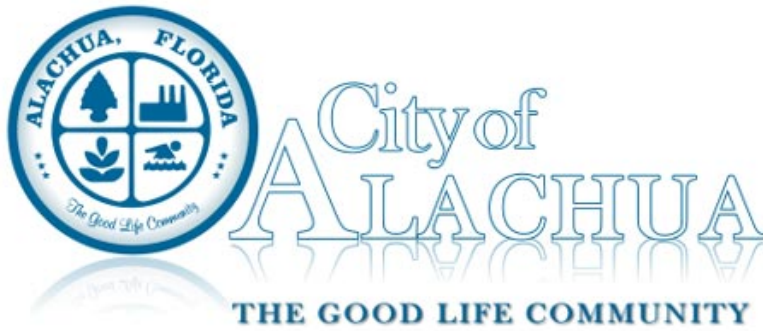
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

Performing arts offers a human connection like no other. It is a way of expressing thoughts and emotions through a variety of mediums. Tonight, we will receive the benefit of music. A.L. Mebane Middle School Concert Band will be performing *Imperium* by Michael Sweeney for our pleasure. After the Commission receives the performance, Mayor Coerper and Ms. Jacqueline Holbrook will hand out the certificates to the musicians.



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Parks & Recreation Advisory Board Appointment

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Appoint one applicant to the Parks & Recreation Advisory Board, for a three-year term expiring February 21, 2027.

Summary

The City of Alachua Code of Ordinances Sec. 2-934 establishes the five-member Parks and Recreation Advisory Board. The purpose of this board is to serve in an advisory role to the City Commission concerning recreation services and potential long-range capital improvements, as well as evaluate existing programs, recommend changes and enhancements, and promote and review citizen participation in planning and utilizing city services and facilities.

The Parks & Recreation Advisory Board is made up of five (5) members who serve staggered three (3)-year terms and are appointed by the City Commission. The Board has one (1) seat, with a term expiring on February 21, 2024. The city advertised for applications for the board in Alachua County Today on January 11, 2024, and January 18, 2024. Notice of the vacancy was also posted on community bulletin boards and the city's website. The City received two (2) applications:

Gloria Jones Andrews

Laurie Hall

As provided by Florida State Statute 943.04351, the city conducted a search of each applicant's name against the registration information regarding sexual predators and sexual offenders maintained by the Florida Department of Law Enforcement. None of the applicants were found in the registry.

Additionally, Sec. 2-935 requires that members of the Parks & Recreation Advisory Board be residents of the city of Alachua, for which the applicants qualifies.

The applicants have been contacted about their potential appointment and informed of

their right to be present, should they wish to speak at this meeting.

FINANCIAL IMPACT: No

BUDGETED:No

ATTACHMENTS:

Description

- ▢ App - Jones Andrews
- ▢ App - Hall
- ▢ Ballot
- ▢ Ad - Alachua County Today

JAN 29 '24 PM 12:44



APPLICATION FOR PARKS AND RECREATION BOARD MEMBERSHIP

NAME Gloria Jones Andrews DATE 1/28/24
ADDRESS 15505 NW 141st Street Alachua, Fla. 32615
MAILING ADDRESS SAA
PHONE (Daytime) 386-418-2184
E-MAIL, IF AVAILABLE _____

Are you available to meet on at least a quarterly basis? ☒ Yes ☐ No

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

BRIEFLY STATE WHY YOU WANT TO BE A PARKS AND RECREATION
BOARD MEMBER:

I was born in the City of Alachua and have
a Degree in Recreation from the University
of Florida. I would be a viable asset surrounding
the services, policies, the effectiveness of existing
programs, the enhancement of new programs, and
other specified needs/areas of the Recreation
Dept.

By signing and submitting this application, applicant agrees to allow the City of Alachua to perform a sexual predators and sexual offenders check via the Florida Department of Law Enforcement's website of registered sexual predators and offenders.

SIGNATURE: Gloria Jones Andrews

PLEASE FORWARD COMPLETED APPLICATION TO: CITY OF ALACHUA, ATTN:
CITY MANAGER'S OFFICE, P.O. BOX 9, ALACHUA, FL 32616.



APPLICATION FOR PARKS AND RECREATION BOARD MEMBERSHIP

NAME Laurie F. Hall DATE 1.29.24

ADDRESS 12204 NW 122nd Terrace

MAILING ADDRESS 12204 NW 122nd Terrace

PHONE (Daytime) 352-215-7321

E-MAIL, IF AVAILABLE laurieh@chw-inc.com

Are you available to meet on at least a quarterly basis? ☒ Yes ☐ No

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

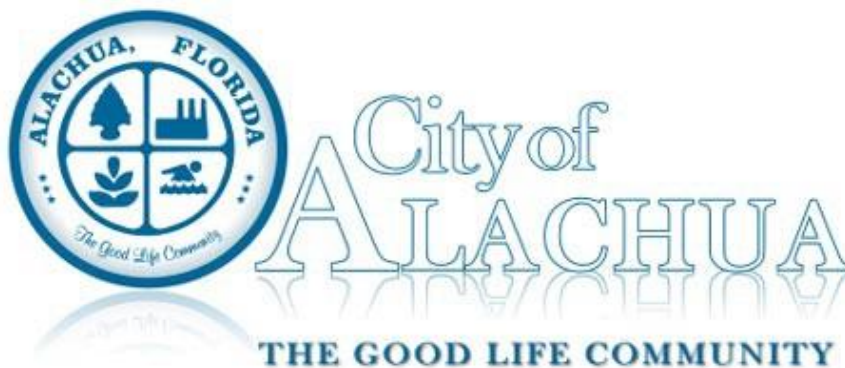
BRIEFLY STATE WHY YOU WANT TO BE A PARKS AND RECREATION BOARD MEMBER:

I am honored to have served as a member of the City of Alachua's Parks and Recreation Board since 2012.
During this time, I have enjoyed meeting members of the community and being involved in the
development of wonderful facilities such as Legacy Park. I admire and appreciate the City's efforts to
maintain the highest level of community and quality of life for its citizens. Professionally, I also work in
Alachua for CHW, where I am a Vice President and part of the Landscape Architecture team. As a
Landscape Architect, I have spent my career designing parks, municipal facilities, and public/private open
spaces throughout the City of Alachua and Alachua County. I recently served as a member of the Alachua
Chamber of Commerce Alachua 2.0 task force, where we identified opportunities for continued growth
for the City. Personally, I am a mother of three young children, and it has been a joy to watch my own
kids participate in the programs and facilities I have been a part of planning and designing. I am thankful
to both live and work in a community that places such value on parks and recreation.

By signing and submitting this application, applicant agrees to allow the City of Alachua to perform a sexual predators and sexual offenders check via the Florida Department of Law Enforcement's website of registered sexual predators and offenders.

SIGNATURE: _____

PLEASE FORWARD COMPLETED APPLICATION TO: CITY OF ALACHUA, ATTN:
CITY MANAGER'S OFFICE, P.O. BOX 9, ALACHUA, FL 32616.



February 12, 2024 – Parks and Recreation Ballot
Vote for a maximum of one.


_____Gloria Jones Andrews

_____Laurie Hall

_____February 12, 2024

Signature

The Commissioner will set the term of office by motion
to be a three-year term ending February 21, 2027.



City of

ALACHUA

NOTICE OF BOARD
VACANCY

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

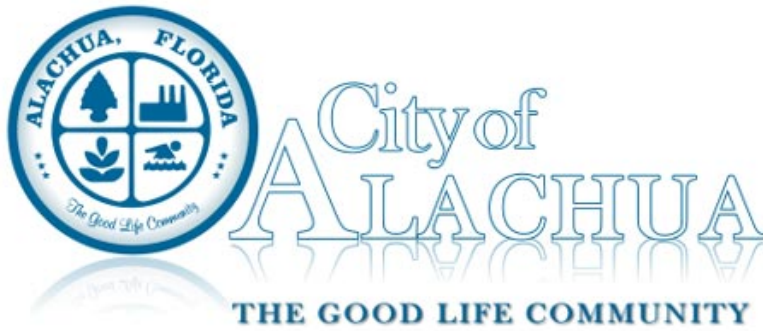
The appointment will be for a three-year term. Interested applicants must be residents of Alachua, be willing to attend meetings on at least a quarterly basis, and have a keen interest in parks and recreation. To apply, you may obtain an application and information from either our website www.cityofalachua.com,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

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

Notice of Board Vacancy -
Parks and Recreation Advisory Board
Publication Dates: 01/11/2024; 01/18/2024

2 col x 4.3 in
\$88.15 at current dimensions

Total Cost (2-week Publication):
\$176.30



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Ordinance 24-05, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Site Specific Amendment to the Official Zoning Atlas of the City of Alachua; Amending the Official Zoning Atlas of a \pm 8.36-Acre Property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8); Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 3869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Quasi-Judicial Hearing)

PREPARED BY: Carson J. Crockett, AICP Candidate, Planner; Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. approve Ordinance 24-05 on first reading; and,
2. schedule second and final reading of Ordinance 24-05 for February 26, 2024.

Recommended Motion:

I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance Number 24-05 on first reading and (2) schedules second and final reading of Ordinance Number 24-05 for February 26, 2024.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of a site-specific amendment to the Official Zoning Atlas. The proposed amendment would change the zoning designation of a \pm 8.36-acre subject property from Community Commercial (CC) and Commercial (CI) to Residential Multiple Family District-8 (RMF-8).

The applicant has submitted a companion application for a Small-Scale Comprehensive Plan Amendment, which proposes to amend the future land use category of the subject property from Community Commercial and Commercial to Medium Density Residential.

The subject property is generally located south of US Highway 441, between

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Proposed Zone District

The general purposes of the residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) Provide appropriately located lands for residential development. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) Protect from harmful effects. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) Provide lands with varying degrees of density. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family District – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

3.4.2(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

The Planning & Zoning Board held a public hearing on January 9, 2024 and voted 5-0 to recommend approval of the proposed Site-Specific Amendment to the Official Zoning Atlas.

FINANCIAL IMPACT: No

ATTACHMENTS:

Description

- ☐ Ordinance 24-05
- ☐ 01-09-2024, Staff Report & Supporting Materials
- ☐ Application Package
- ☐ Public Notice Materials

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on January 9, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City Commission held duly advertised public hearings on _____, 2024 and _____, 2024 on the proposed Amendment 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 the City of Alachua’s Land Development Regulations (“LDRs”); and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 Amendment is consistent with the City of Alachua Comprehensive Plan and the City of Alachua's LDRs.
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. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8) on a ± 8.36-acre subject property, consisting of Tax Parcel Numbers 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, 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

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 24-04. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

PASSED on first reading the ____ day of _____, 2024.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

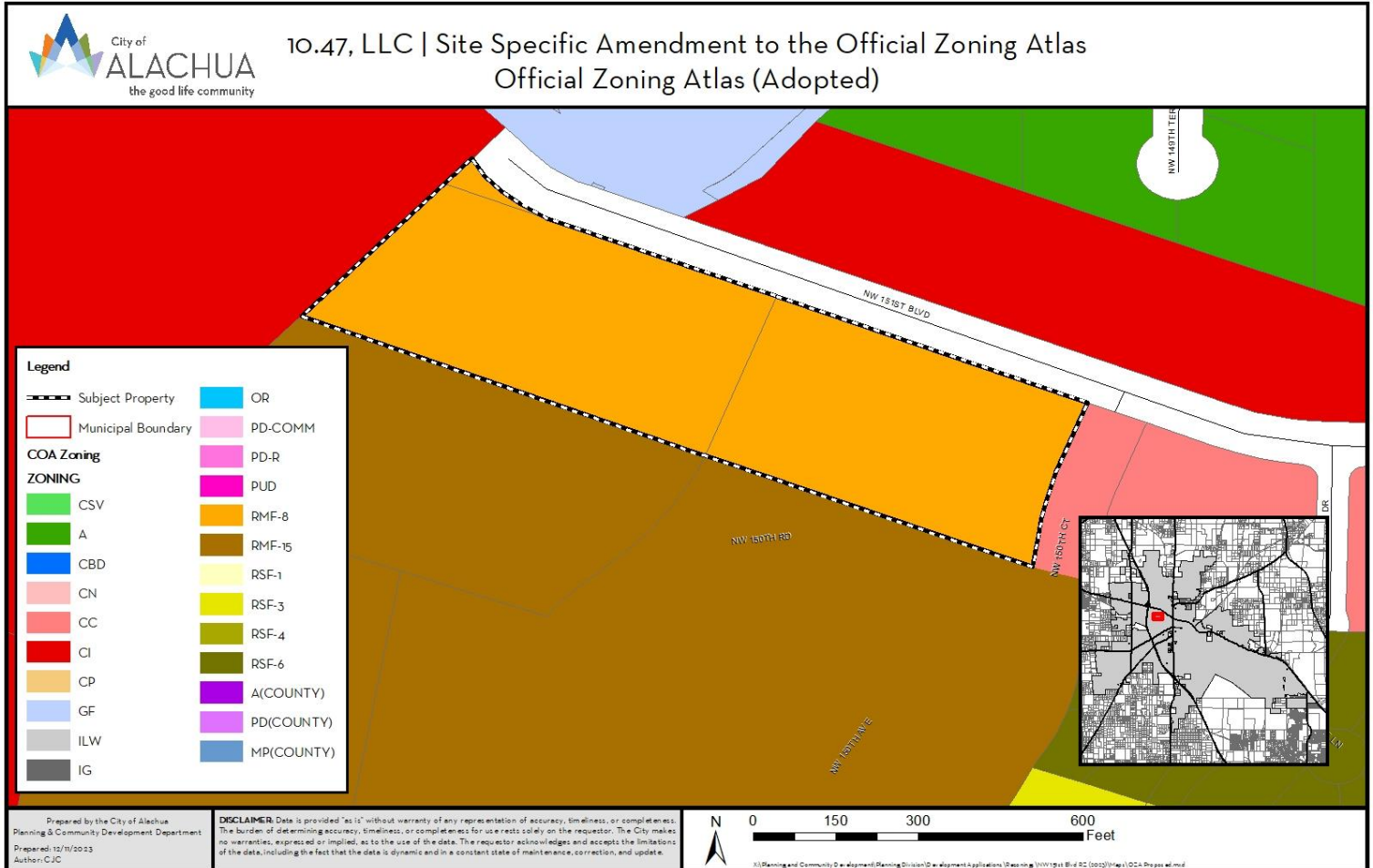
EXHIBIT “A”**LEGAL DESCRIPTION:****Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000**

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of “Wyndswept Hills”, a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North $12^{\circ}01'38''$ West, along the West line of said “Wyndswept Hills”, 209.98 feet to a corner of said “Wyndswept Hills”; thence North $83^{\circ}40'32''$ West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North $07^{\circ}22'32''$ East, along the westerly line of said certain parcel of land, 976.42 feet; thence North $17^{\circ}11'13''$ East, 308.61 feet to the northwest corner of said certain parcel of land; thence North $41^{\circ}03'33''$ East, 417.57 feet to the Point of Beginning; thence continue North $41^{\circ}03'33''$ East, 394.77 feet to a point on the southerly Right of Way line of N.W. 151st Boulevard (80' Right of Way); thence South $45^{\circ}40'51''$ East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of $25^{\circ}44'36''$, an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South $58^{\circ}33'09''$ East, 196.04 feet; thence South $71^{\circ}13'57''$ East, along said Right of Way line, 851.46 feet; thence South $18^{\circ}46'03''$ West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of $13^{\circ}17'10''$, an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $12^{\circ}07'28''$ West, 115.68 feet; thence South $05^{\circ}28'50''$ West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North $71^{\circ}13'57''$ West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

January 9, 2024

SUBJECT:	A request to amend the Official Zoning Atlas from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP of eda consultants, inc.
PROPERTY OWNER:	10.47, LLC
LOCATION:	Generally located south of US Highway 441, between Interstate 75 and NW 147 th Drive, along NW 151 st Boulevard.
PARCEL ID NUMBER:	03869-007-000, 03869-009-000 (portion of), and 03869-010-000
FLUM DESIGNATION:	Community Commercial; Commercial (Current) Medium Density Residential (Proposed)
ZONING:	Community Commercial (CC); Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	± 8.36
PROJECT PLANNER:	Carson J. Crockett, AICP Candidate Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of 10.47, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.</i>

SUMMARY

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of a site-specific amendment to the Official Zoning Atlas. The proposed amendment would change the zoning designation of a ± 8.36-acre subject property from Community Commercial (CC) and Commercial (CI) to Residential Multiple Family District-8 (RMF-8).

The applicant has submitted a companion application for a Small-Scale Comprehensive Plan Amendment, which proposes to amend the future land use category of the subject property from Community Commercial and Commercial to Medium Density Residential.

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Proposed Zone District

The general purposes of the residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

- 3.4.1 *General purposes.* The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:
- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
 - (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
 - (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family District – 8 (RMF-8) zone district is established and described in Section 3.4.2(G) of the City's Land Development Regulations (LDRs):

- 3.4.2(G) *RMF-8, Residential Multiple Family District-8.* The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing Zone Districts	Proposed Zone District
Zone District:	Community Commercial (CC); Commercial Intensive (CI)	Residential Multiple Family District – 8 (RMF-8)
Max. Gross Density:	N/A	66 dwellings
Max. Floor Area:	182,080 square feet	N/A
Typical Uses*:	CC: Upper story dwellings; community facilities; eating establishments; offices; and limited retail. CI: Residential dwellings: single family attached; townhouse; multiple-family; two- to four- family; eating establishments; limited industrial services; offices; retail sales and services; and vehicle sales and services.	Residential dwellings: multi-family; single family attached and detached; townhouse; two-to-four family dwellings; community facilities; religious intuitions; parks; and schools
Net Increase/ Decrease:	<i>Increase of 66 dwellings</i> <i>Decrease of 182,080 square feet non-residential uses</i>	
<i>*This is a non-comprehensive list. Refer to Table 4.1-1. Table of Allowed Uses in the City of Alachua Land Development Regulations for a complete list of permitted uses in each zone district.</i>		

Figure 1. Existing Future Land Use Map with Subject Property

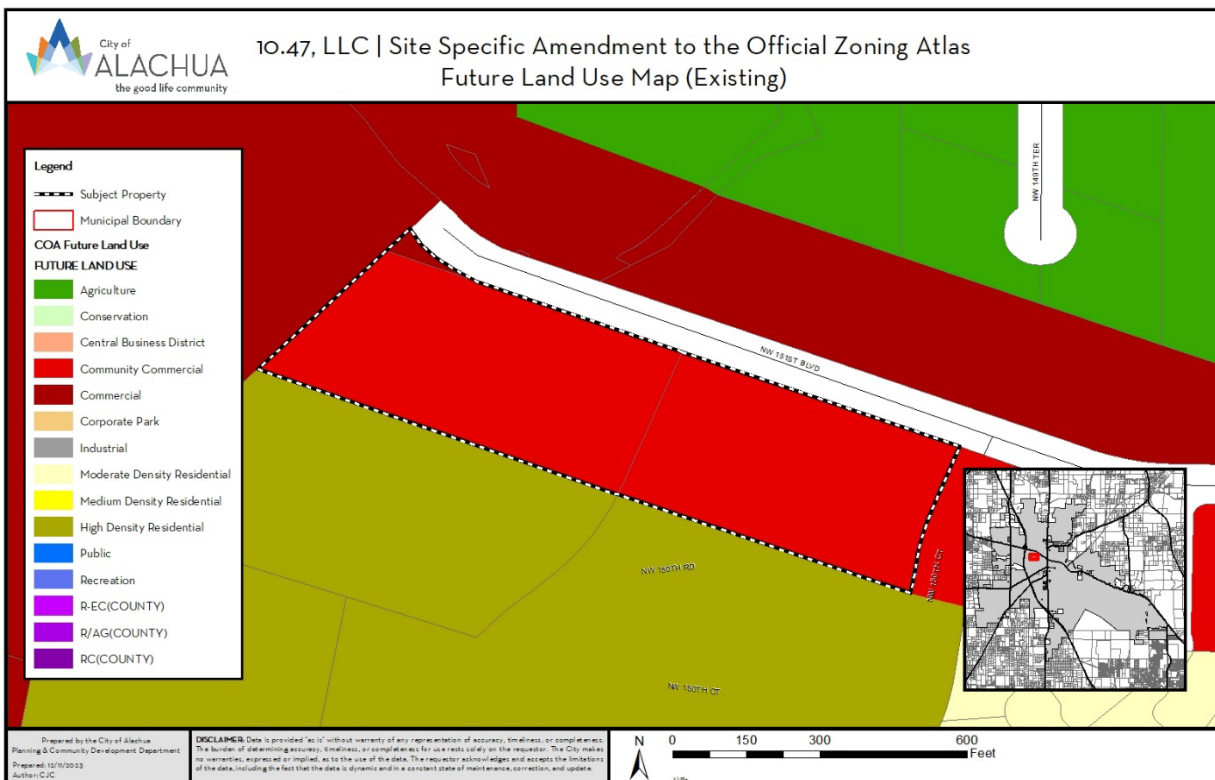


Figure 2. Proposed Future Land Use Map with Subject Property

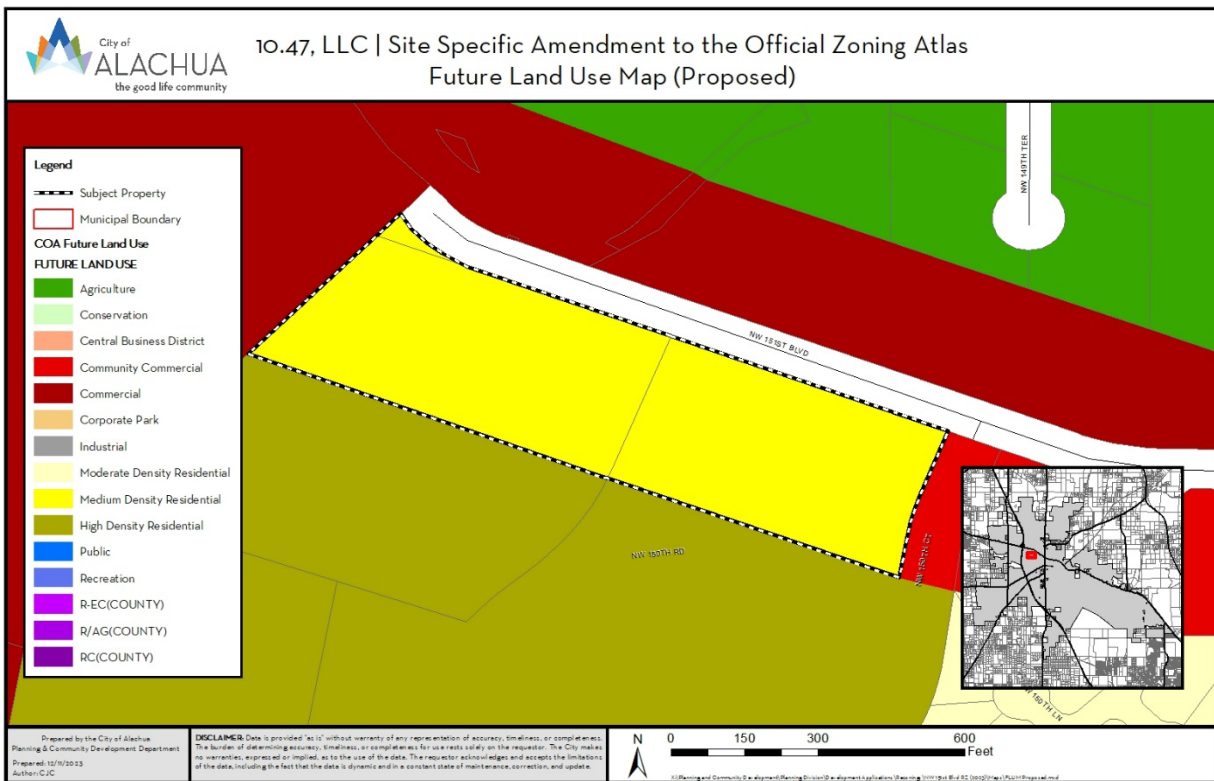


Figure 3. Existing Official Zoning Atlas with Subject Property

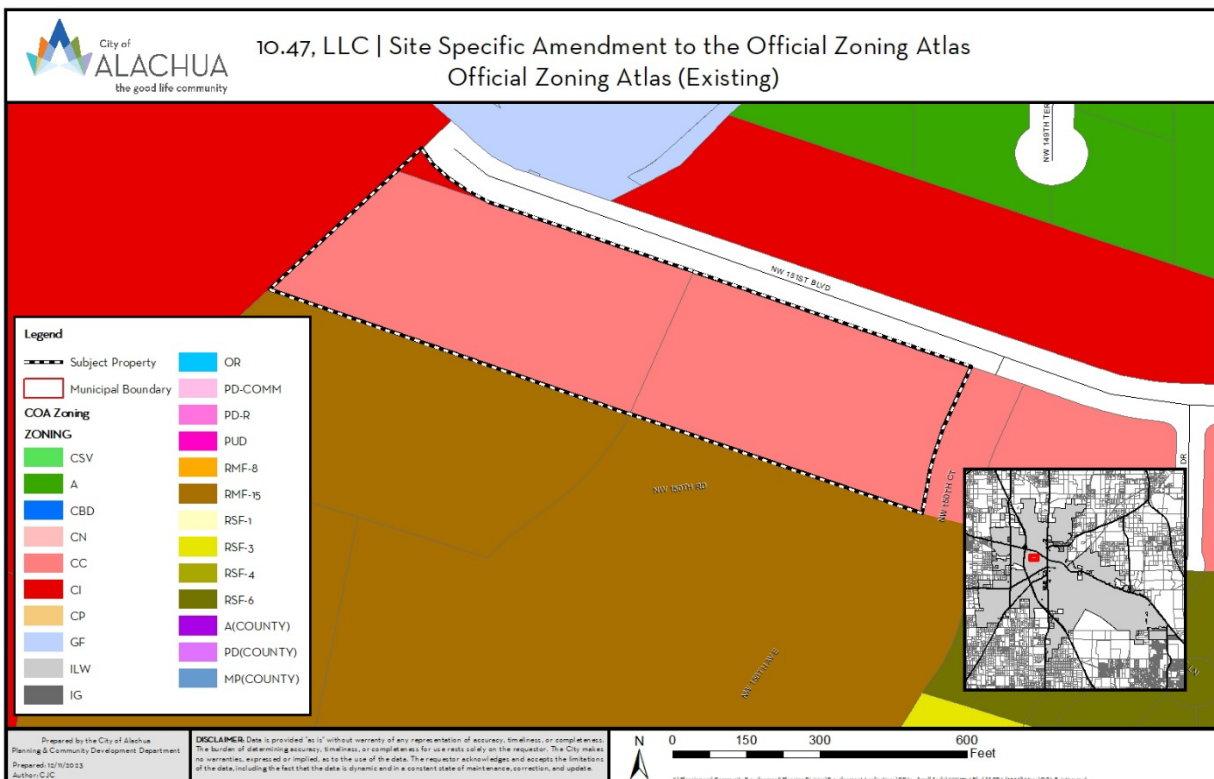
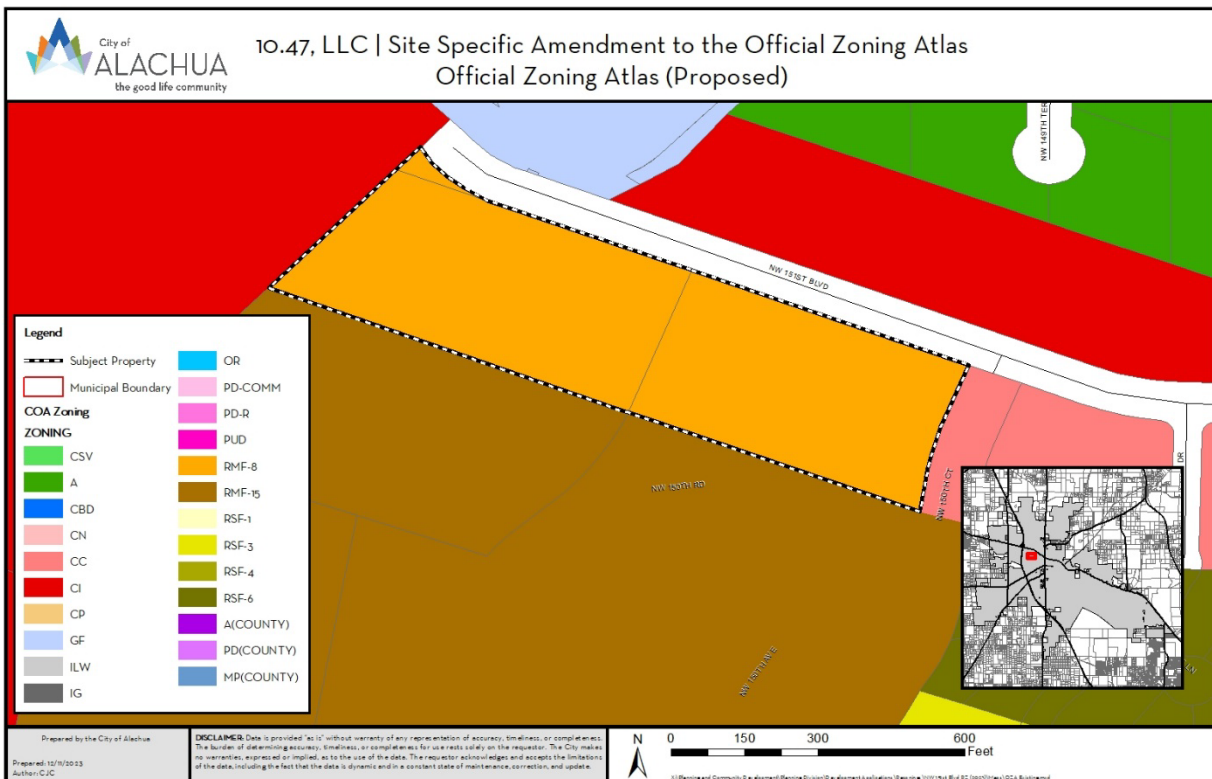


Figure 4. Proposed Official Zoning Atlas with Subject Property



EXISTING USES

The property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

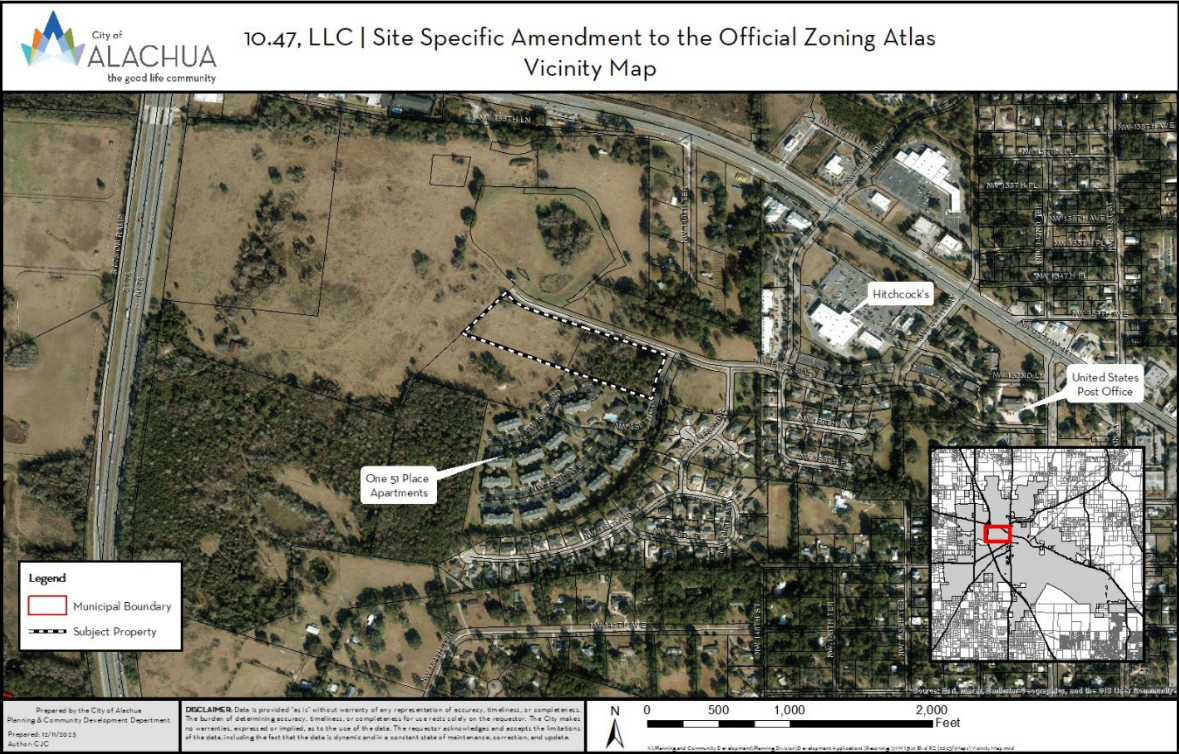
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 2. Figure 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. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)
South	Dwelling, Multiple Family	High Density Residential	Residential Multiple Family District-15 (RMF-15)
East	Vacant	Community Commercial	Community Commercial
West	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)

Figure 5. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on October 30, 2023 at 14913 NW 140th Street, Alachua, Florida 32615 (Alachua County Library, Alachua Branch). The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Table 3 shows the proposed Future Land Use Map (FLUM) designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM designation for the property subject to this application. An evaluation and findings of consistency with the identified GOPs is also provided below.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
03869-007-000	± 3.78	Medium Density Residential	Residential Multiple Family District-8 (RMF-8)	<input checked="" type="checkbox"/>
Portion of 03869-009-000	± 4.50	Medium Density Residential	Residential Multiple Family District-8 (RMF-8)	<input checked="" type="checkbox"/>
03869-010-000	± 0.08	Medium Density Residential	Residential Multiple Family District-8 (RMF-8)	<input checked="" type="checkbox"/>

Future Land Use Element

Goal 1: Future Land Use Map 2035

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

Objective 1.2: Residential

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

Policy 1.2.c: *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 Residential land use category:

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

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The amendment would apply the Residential Multiple Family District-8 (RMF-8) zoning designation to the subject property. The lands contiguous to the south of the subject property are presently designated for residential uses and are consistent with the Residential Multiple Family District-8 (RMF-8) zoning district.

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: Based on the best available data, there are no significant environmental resources that would limit or impact future development of the subject property.

Objective 5.2: Availability of facilities and services

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

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

Analysis of Consistency with Objective 5.2 and Policy 5.2.a: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place.

Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Objective 9.1 and Policy 9.1: The subject property is within the potable water and wastewater service area. Future development of the subject property will be required to connect to 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: The variety of allowable housing types in the Residential Multiple Family District-8 (RMF-8) zoning district would support additional housing within the City, thereby furthering Policy 1.1.a.

Transportation Element

Objective 1.1: Level of Service

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

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

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provided 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 Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.1.d and Policy 1.2.a: The subject property is located within the City's wastewater service area and future development will be required to connect. An analysis of the impacts to wastewater facilities has been provided within this report, which demonstrates no decrease in the level of service for wastewater facilities as a result.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Analysis of Consistency with Policy 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste facilities.

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

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

Policy 4.1.c: The City establishes the following level of service standards for potable water:

- a) ***Quality:*** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) ***Quantity:*** System-wide potable water collection and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
- c) ***Capacity:*** Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted capacity design, 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.

Analysis of Consistency with Policy 4.1.b and Policy 4.1.c: The subject property is located within the City's potable water service area and future development will be required to connect. An analysis of the impacts to potable water facilities has been provided within this report, which demonstrates no decrease in the level of service for potable facilities as a result.

Conservation and Open Space Element

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.

Analysis of Consistency with Objective 1.2 and Policy 1.2.a: There are no known significant native communities or ecosystems such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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: There are no known listed species habitat nor listed species located on or known to exist on the subject property. If any listed species or listed species habitat are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Objective 1.10: *Wetlands*

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Analysis of Consistency with Objective 1.10 and Policy 1.10.a: There are no known wetlands or karst sensitive features located on or known to exist on the subject property. If any wetlands or karst sensitive features are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (DEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance of flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain and development activity that threatens to raise the base flood elevation.

Analysis of Consistency with Policy 1.12.e and Policy 1.12.f: There are no flood prone areas located on the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation: There are no delineated wetlands on the subject property. If wetlands are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the site have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Soil Survey

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

There are three (3) soil types found within the subject property:

Table 4. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick sand, 2 to 5 % slopes	A	Well drained	Slight	Slight	31.19
Norfolk loamy fine sand, 2 to 5 % slopes	B	Well drained	Slight	Slight	24.19
Norfolk loamy fine sand, 5 to 8 % slopes	B	Well drained	Slight	Slight	44.61

Evaluation: The soil types present on the subject property do not pose any significant limitations for the development types allowed in the Residential Multiple Family District-8 (RMF-8) zoning district.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is not identified as a Karst sensitive area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP).

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

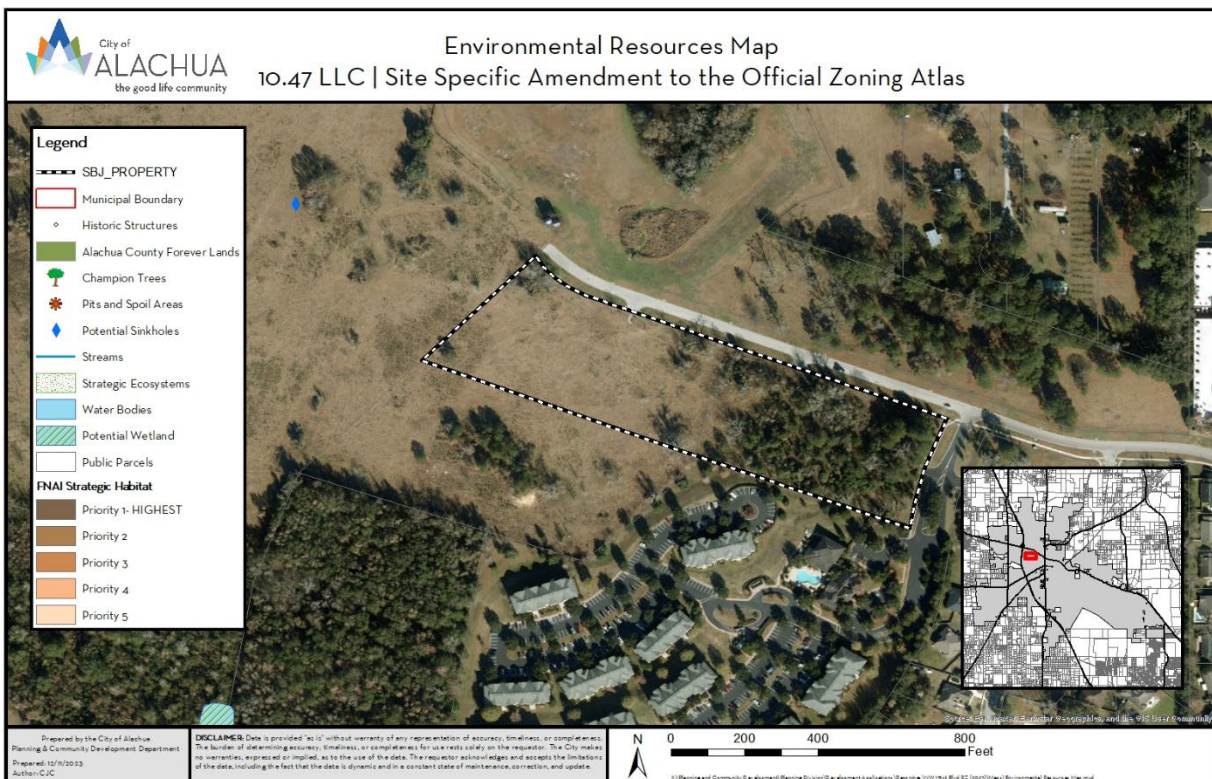
Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

Figure 6. Environmental Resources Map



FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

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

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

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

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

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

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

Evaluation and Findings: The lands located to the south are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family District-15 (RMF-15). The proposed Residential Multiple Family District-8 (RMF-8) zoning would act as a step down from the RMF-15 zone, transitioning to the adjacent business zone districts. Based upon the surrounding zone districts and adjacent land uses, the proposed amendment would result in a logical and orderly development pattern.

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

Evaluation and Findings: The subject property is located within an urban area of the City, proximate to existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands adjacent to the south contain high density/intensity residential uses and land adjacent to the north and west are designated for urban uses. Future development of the property would not create premature development in an undeveloped or rural area.

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

Evaluation and Findings: The lands located to the south are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family Distirct-15 (RMF-15). The proposed Residential Multiple Family Distirct-8 (RMF-8) zoning would act as a step down from the RMF-15 zone, transitioning to the adjacent business zone districts. Based upon the surrounding zone districts and adjacent land uses, the uses permitted by the proposed amendment would be compatible with the uses permitted by the zone district classifications of adjacent lands.

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

Evaluation and Findings: The subject property is located near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the subject property will be less intense with the densities and/or intensities of use permitted on lands adjacent to the south. As shown within this report, impacts to the transportation system are presently acceptable and would not degrade the Level of Service (LOS) of any monitored facility to an unacceptable level.

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

Evaluation and Findings: The lands located to the south are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family Distirct-15 (RMF-15). The proposed Residential Multiple Family Distirct-8 (RMF-8) zoning would act as a step down from the RMF-15 zone, transitioning to the adjacent business zone districts. Based upon the surrounding zone districts and adjacent land uses, the uses permitted by the proposed amendment will not deviate from the development pattern which would be permitted on adjacent lands.

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

Evaluation and Findings: Chapter 163.3164(52), Florida Statues, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Staff finds that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The lands located to the south are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family Distirct-15 (RMF-15). The proposed Residential Multiple Family Distirct-8 (RMF-8) zoning would act as a step down from the RMF-15 zone, transitioning to the adjacent business zone districts. The proposed amendment will not result in creation of isolated zoning districts.

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

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the NW 151st Blvd right-of-way, adjacent to the subject property.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 5. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	US 441 From SR 235 to I-75	4/D	Principle Arterial	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].					

Table 6-1. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 5 US 441 From SR 235 to I-75
Average Annual Daily Trips	
Maximum Service Volume ¹	39,000
Existing Traffic ²	22,581
Reserved Trips ³	3,172
Available Capacity ³	13,247
Increase/Decrease in Daily Trips Generated by Development ⁴	452
Residual Capacity After Development's Impacts	12,795
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua November 2023 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 220 (6.74 / Unit) Trip Distribution: Segment 5 - 100%.	

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)

Traffic System Category	Segment 5 US 441 From SR 235 to I-75
Average Annual Daily Trips	
Maximum Service Volume ¹	3,510
Existing Traffic ²	2,145
Reserved Trips ³	271
Available Capacity ³	1,094
Increase/Decrease in Daily Trips Generated by Development ⁴	34
Residual Capacity After Development's Impacts	1,060
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua November 2023 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 220 (0.51 / Unit) Trip Distribution: Segment 5 - 100%.	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of the roadway segment identified above and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,390,833
Reserved Capacity ²	364,705
Available Capacity	544,462
Increase/Decrease in Potable Water Demand from Application ³	18,425
Residual Capacity	526,037
Percentage of Permitted Design Capacity Utilized	77.13%
Sources: ¹ City of Alachua Public Services Department, September 2023 ² City of Alachua November 2023 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 275 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of potable water facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	719,250
Reserved Capacity ²	341,199
Available Capacity	439,551
Increase/Decrease in Sanitary Sewer Demand from Application ³	16,750
Residual Capacity	422,801
Percentage of Permitted Design Capacity Utilized	71.83%
Sources: ¹ City of Alachua Public Services Department, September 2023 ² City of Alachua November 2023 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of sanitary sewer facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	43,376.00	7,916.12
Reserved Capacity ²	40,378.55	7,369.09
Increase/Decrease in Demand Generated by Application ³	616.02	112.50
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).		
² City of Alachua November 2023 Development Monitoring Report.		
³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.3 residents per unit		
⁴ New River Solid Waste Facility, April 2022.		

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of solid waste facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Recreation Facilities

Table 10-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	54.22
Reserved Capacity ¹	8.67
Potential Demand Generated by Development ³	0.79
Residual Recreational Capacity After Impacts	71.71
<i>Sources:</i> ¹ City of Alachua November 2023 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population (2022); Policy 1.2.b, Recreation Element ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2,37 persons per unit x 67 units / [5 acres/1,000 persons] = 0.79 acres)	

Table 10-2. Passive Recreational Impacts

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	12.58
Existing Improved Passive Park Space Provided ²	34.82
Potential Demand Generated by Development ³	0.16
Residual Recreational Capacity After Impacts	22.08
<i>Sources:</i> ¹ City of Alachua November 2023 Development Monitoring Report. ² Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres) ³ Formula: 2,37 persons per unit x 67 units / [5 acres/1,000 persons]] x 0.20 = 0.16 acres	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of recreation facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) 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. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on December 13, 2023, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

EXHIBIT “A”
TO
10.47 LLC (NW 151ST BLVD)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

TABLE 4.1-1. TABLE OF ALLOWED USES

Table 4.1-1. Table of Allowed Uses

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

Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P				P	A		A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A		A	A	A	4.3.2(A)
Library						S			P	P	P	P	P					P	A		A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P				P			A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P				P			A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S					A		A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P		P				A		A	A	A	4.3.2(B)(1)

Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P								A			
Overnight child care center		S				S	S	S	P	P	P	P	P										A		4.3.2(B)(1)
Educational facilities																									
College or university						S		P	P	S		P	P	P	P	P	P	P	A		A	A	A		
School		P	S	S	S	P	P	P	P	P		P	P				P	A	A	A					4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A			4.3.2(C)(1)
Government facilities																									
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A		4.3.2(D)
Government office											P		P	P	P	P		P	A		A	A			4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P	P	A	A	A	A			4.3.2(D)
Health care facilities																									
Blood collection facility														P	P	P	P		A			A			
Birth center											P	S	P	P	P	P		A		A	A				
Hospital		S							S	S			P	P		P		P	A		A	A			4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P		A		A	A				
Medical and dental lab													P		P	P	P	A			A				

[illegible]

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

Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A		A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A		A	A	A	
Public safety																									
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)
Transportation																									
Airport		S											S		S			S	P				A		
Airplane landing strip		S											S		S			S	P	A		A		A	4.3.2(H)(1)
Helicopter landing facilities		S											S	S	S	S	S	S	P	A				A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A					
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)

Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)
Agri-entertainment		P																							4.3.3(A)(1)

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

General industrial service														P	P	P	P	P	P								A		
Heavy equipment sales, rental, or repair																P			P										4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities														P	P	P											A		4.3.4(C)(3)
Machine shop																S			P										4.3.4(C)(1)
Repair of scientific or professional instruments														S		S	P	P	P		A					A			
Tool repair																S	P	P	P										4.3.4(C)(1)
Manufacturing and production																													
Asphalt/concrete batch plant																			S									4.3.4(D)(1)	
Manufacturing, heavy ¹																			P									4.3.4(D)(1)	
Manufacturing, light																	P	P	P		A					A			
Medical marijuana processing																													
Medical radioisotope laboratory																	P												
Non-medical marijuana processing																													

	Offices																									
Business services												P	P	P	P	P	P				A		A	A		
Financial services												P	P	P	P	P	P				A		A	A		
Professional services											S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio														P	P	P	P	P	P		A			A		
Sales														P	P	P	P				A		A	A		
Parking, commercial																										
Parking lot														P	P	P	P	P	P	P	A		A	A	A	4.3.4(E)(1)
Parking structure														P	P	P	P	P	P	P	A		A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																										
Banquet hall														P	P	P	P			P	A			A	A	4.3.4(F)(1)
Commercial recreation, indoor											S	S			P	P	P	P		P	P	A		A	A	
Internet Café/simulated gaming establishment																										
Neighborhood recreation center					S	S	S				P	P		P				P			P	A		A	A	

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

Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home										S			P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Microbrewery														P	P	P	P			A		A		4.3.4(G)(11)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment										S	S		P	P	P	P	P			A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment										S	S		S	P	P	P	P			A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S	P	P						4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)

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

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

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

EXHIBIT “B”
TO
10.47 LLC (NW 151ST BLVD)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT ORDINANCE 24-05

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on January 9, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City Commission held duly advertised public hearings on _____, 2024 and _____, 2024 on the proposed Amendment 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 the City of Alachua’s Land Development Regulations (“LDRs”); and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 Amendment is consistent with the City of Alachua Comprehensive Plan and the City of Alachua's LDRs.
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. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8) on a ± 8.36-acre subject property, consisting of Tax Parcel Numbers 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, 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

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 20-04. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

PASSED on first reading the ____ day of _____, 2024.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”**LEGAL DESCRIPTION:****Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000**

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of “Wyndswept Hills”, a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North $12^{\circ}01'38''$ West, along the West line of said “Wyndswept Hills”, 209.98 feet to a corner of said “Wyndswept Hills”; thence North $83^{\circ}40'32''$ West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North $07^{\circ}22'32''$ East, along the westerly line of said certain parcel of land, 976.42 feet; thence North $17^{\circ}11'13''$ East, 308.61 feet to the northwest corner of said certain parcel of land; thence North $41^{\circ}03'33''$ East, 417.57 feet to the Point of Beginning; thence continue North $41^{\circ}03'33''$ East, 394.77 feet to a point on the southerly Right of Way line of N.W. 15¹st Boulevard (80' Right of Way); thence South $45^{\circ}40'51''$ East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of $25^{\circ}44'36''$, an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South $58^{\circ}33'09''$ East, 196.04 feet; thence South $71^{\circ}13'57''$ East, along said Right of Way line, 851.46 feet; thence South $18^{\circ}46'03''$ West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of $13^{\circ}17'10''$, an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $12^{\circ}07'28''$ West, 115.68 feet; thence South $05^{\circ}28'50''$ West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North $71^{\circ}13'57''$ West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

EXHIBIT “B”

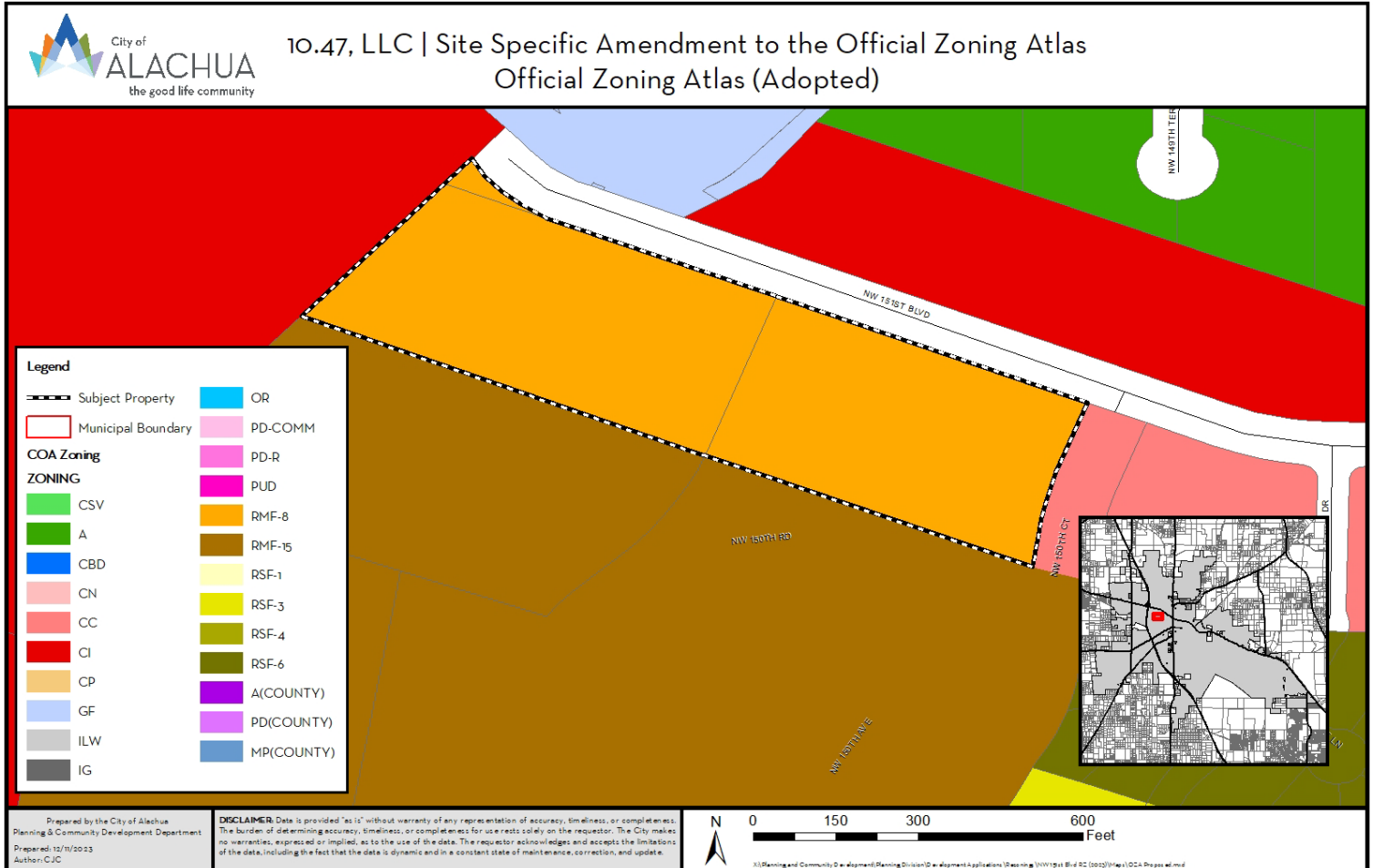


EXHIBIT “C”
TO
10.47 LLC (NW 151ST BLVD)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

10/31/2023

NAME & DESCRIPTION OF PROJECT

151st Blvd. Land Use Change & Rezoning

Amend land use to medium density residential and rezone to RMF-8.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

15149 NW 151st Blvd.

Tax Parcel Numbers

03869-007-000, 03869-009-000 (portion of), 03869-010-000,

Acreage

8.36 (+/-)

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐

Exempt (See exemptions on page 2)

Number of Units

Number of Units

67

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="67"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="67"/>	units X 0.03 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="67"/>	units X 0.03 High School Multiplier	<input type="text" value="2"/>	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : 151st Blvd.

PROJECT #:

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

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

Elementary SCSA

Northwest

Capacity Required 4

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 302

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required 2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 455

Available Capacity

Available Capacity

High SCSA

Santa Fe

2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 131

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


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

Date:

12.13.2023

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Notice of Hearing to be Scheduled for NW 151st Blvd SSCPA and Rezoning Applications

Dear Mr. Sweger,

On November 30, 2023 the City of Alachua received your revised small-scale comprehensive plan amendment and site-specific amendment to the official zoning atlas (rezoning) applications for the subject property totaling approximately ±8.36 acres on Alachua County Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000. Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **January 9, 2024** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, December 18, 2023**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, December 25, 2023** (note that signs will not be available for pick-up on this day as City Hall will be closed in observance of Christmas). You will be notified when these signs are ready for pick up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 8, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1606 or via email at ccrockett@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson Crockett'.

Carson J. Crockett, AICP Candidate
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 22, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Staff Review Comments for NW 15th Blvd SSCPA and Rezoning Applications

Dear Mr. Sweger,

On October 31, 2023 the City of Alachua received your small-scale comprehensive plan amendment and site-specific amendment to the official zoning atlas (rezoning) applications for the subject property totaling approximately ±8.36 acres on Alachua County Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000. The applications propose amending the future land use of the subject property from Community Commercial and Commercial to Medium Density Residential and propose amending the zoning from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).

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 applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting may be scheduled to discuss these comments upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Tuesday, December 5, 2023. A total of four (4) copies of the complete application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. If all comments are addressed by the resubmission date above, the application may be scheduled for the January, 2024 Planning & Zoning Board (PZB) Meeting.

Address the following insufficiencies:

The following comments apply to both applications

1. Background
 - a. The background section of both justification reports refers to parcel 03869-002-000, which is not included in the application. Correct the parcel reference.
2. Concurrency Analysis
 - a. Include residual capacity as part of the traffic calculations table.
3. Needs Analysis
 - a. Clarify the statement "reduce density". Currently, density is not an applicable standard to the subject property. A "net reduction of potential impacts" may be more applicable.
 - b. Provide further analysis of a need for additional residential land.
4. Urban Sprawl Analysis
 - a. Provide further analysis in the response of indicator 4 (balance of land uses), addressing more directly how the proposed changes result in balanced land uses.

The following comments apply only to the rezoning application

5. Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas
 - a. Response provided for comprehensive plan consistency refers to future land use category. Revise response to apply specifically to the rezoning application.
 - b. Provide further analysis in the response related to logical development patterns, addressing how the proposed changes result in a logical pattern of development.

If you have any questions regarding the information above, please contact either of us at 386-418-6100 x 1606 (Carson Crockett) and x 1602 (Justin Tabor) or via e-mail at ca_crockett@cityofalachua.org and jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Carson J. Crockett
Planner



Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 14, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Completeness for NW 151st Blvd Small Scale Comprehensive Plan Amendment and Site Specific Amendment to the Official Zoning Atlas (Rezoning) applications

Dear Mr. Sweger,

On November 14, 2023, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 10.47, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±8.36 acre subject property, comprised of Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, from Community Commercial (±8.28 acres) and Commercial (±0.08 acres) to Medium Density Residential and to rezone the subject property from Community Commercial (±8.28 acres) and Commercial Intensive (CI) (±0.08 acres) to Residential Multiple Family - 8 (RMF-8).

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 applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at ca_crockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson J. Crockett'.

Carson J. Crockett
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 7, 2023

Submitted electronically to csweager@edaff.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Conditional Completeness for NW 151st Blvd Small Scale Comprehensive Plan Amendment and Site Specific Amendment to the Official Zoning Atlas (Rezoning) applications

Dear Mr. Sweger,

On October 31, 2023, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 10.47, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±8.36 acre subject property, comprised of Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, from Community Commercial (±8.28 acres) and Commercial (±0.08 acres) to Medium Density Residential and to rezone the subject property from Community Commercial (±8.28 acres) and Commercial Intensive (CI) (±0.08 acres) to Residential Multiple Family - 8 (RMF-8).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than 5:00 PM on Wednesday, November 15, 2023. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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

Please address the following:

1. Provide proof of payment of taxes for tax parcels 03869-009-000 and 03869-010-000. Proof of payment was only provided for tax parcel 03869-007-000.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at ca_crockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett
Planner

cc: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: NW 151st Blvd. Rezoning Application
2. Address of Subject Property: 15149 NW 151st. Blvd.
3. Parcel ID Number(s): 03869-007-000, 03869-009-000 (portion of) & 03869-010-000
4. Existing Use of Property: Undeveloped
5. Future Land Use Map Designation: Medium Density Residential (Proposed)
6. Existing Zoning Designation: Community Commercial (CC) & Commerical Intensive (CI)
7. Proposed Zoning Designation: RMF-8
8. Acreage: 8.36 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): 10.47, LLC
Mailing Address: 15260 NW 147th Drive
City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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



Signature of Applicant

Signature of Co-applicant

Clay Sweger, Director of Planning

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua


The foregoing application is acknowledged before me this 24th day of October, 2023, by Clay Sweger

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

NOTARY SEAL



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



Signature of Notary Public, State of Florida

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15149 NW 151st Boulevard

Parcel ID Number(s): 03869-007-000, 03869-009-000 & 03869-010-000

Acreage: 8.2 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley

Title: _____

Company (if applicable): 10.47 LLC

Mailing Address: 15260 NW 147TH DR

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-316-0732

FAX: N/A

e-mail: MCCAULEYJMD@YAHOO.COM

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: _____

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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

James McCauley
Signature of Applicant

Signature of Co-applicant

James McCauley
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of October, 2023, by James

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

NOTARY SEAL

Heather A. Hartman
Signature of Notary Public, State of Florida



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

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185379 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 676
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 4,536.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.



2185379

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

By: [Signature] (Seal)

Printed Name: Marlene Pendergast
Witness

James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

[Signature]
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

[Signature]
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

DESCRIPTION PARCEL:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEG.12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNING SUBDIVISION; THENCE SOUTH 87 DEG.14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R. BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 41 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'58", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.598 ACRES, MORE OR LESS.

INSTRUMENT # 2185379

3 PGS

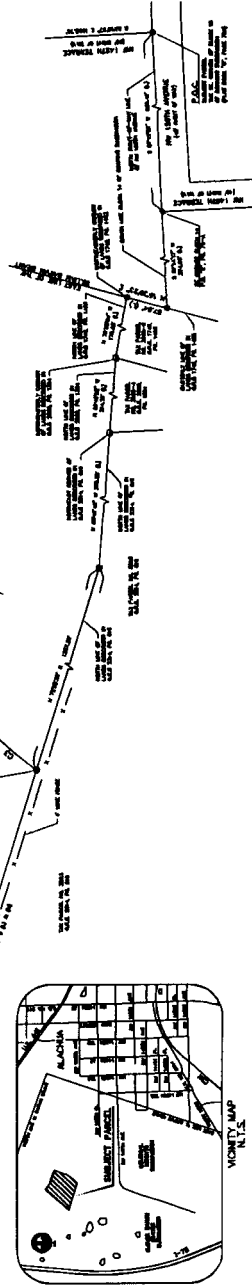
BOUNDARY SURVEY
OF A PORTION OF TAX PARCEL NO. 3869 LYING IN THE WILLIAM
GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

[illegible]

SUBJECT PARCEL
±10.590 ACRES (L)±(M)
(VACANT)

[illegible]

SURVEYOR'S NOTES:

[illegible][illegible]

LEGEND:

- ① - HIT AND RUN CAR
- ② - TRUCK
- ③ - CONCRETE SUBWAY
- ④ - IRON ROD
- ⑤ - CALCULATED
- ⑥ - DEPARTMENT OF TRANSPORTATION
- ⑦ - FBI LABOR DESCRIPTION
- ⑧ - FIELD OBSERVED
- ⑨ - PHOTO
- ⑩ - PHOTO
- ⑪ - OFFICIAL RECORDS BUREAU
- ⑫ - POINT OF ORIGIN
- ⑬ - POINT OF DEPARTURE
- ⑭ - POINT OF INTEREST
- ⑮ - POINT OF INTEREST
- ⑯ - POINT OF INTEREST
- ⑰ - POINT OF INTEREST
- ⑱ - POINT OF INTEREST
- ⑲ - POINT OF INTEREST
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CRATING SCALE: 1" = 60'

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2044556 3 PGS
2004 JUN 07 10:51 AM BK 2929 PG 874
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#192951
Doc Stamp-Deed: 2,933.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number:



Warranty Deed

This Indenture, Made this 1st day of June, 2004 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 3024 NW 21st Way, Gainesville, FL 32609

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida
limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: Phillip M. Hawley (Seal)
Printed Name: Phillip M. Hawley, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by
**Phillip L. Hawley, Manager of First Street Group, L.C., a Florida
limited liability company on behalf of the corporation**
he is personally known to me or he has produced his **Florida driver's license** as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBIT "A"

INSTRUMENT # 2044556

3 PGS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 541.25 FEET TO **THE POINT OF BEGINNING;**

THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89.12 FEET;

THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET;

THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.473 ACRES, MORE OR LESS.

EXHIBIT "A" continued

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

INSTRUMENT # 2044556
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616



Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company
of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

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

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

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

By: (Signature) (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

(Signature)
Printed Name: DARRYL J. TOMPKINS
Witness

(Signature)
Printed Name: Marlene Pendergast
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

(Signature)
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE

POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151st BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

OF A PARCEL OF LAND LYING IN THE WILLIAM GARYN GRANT, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

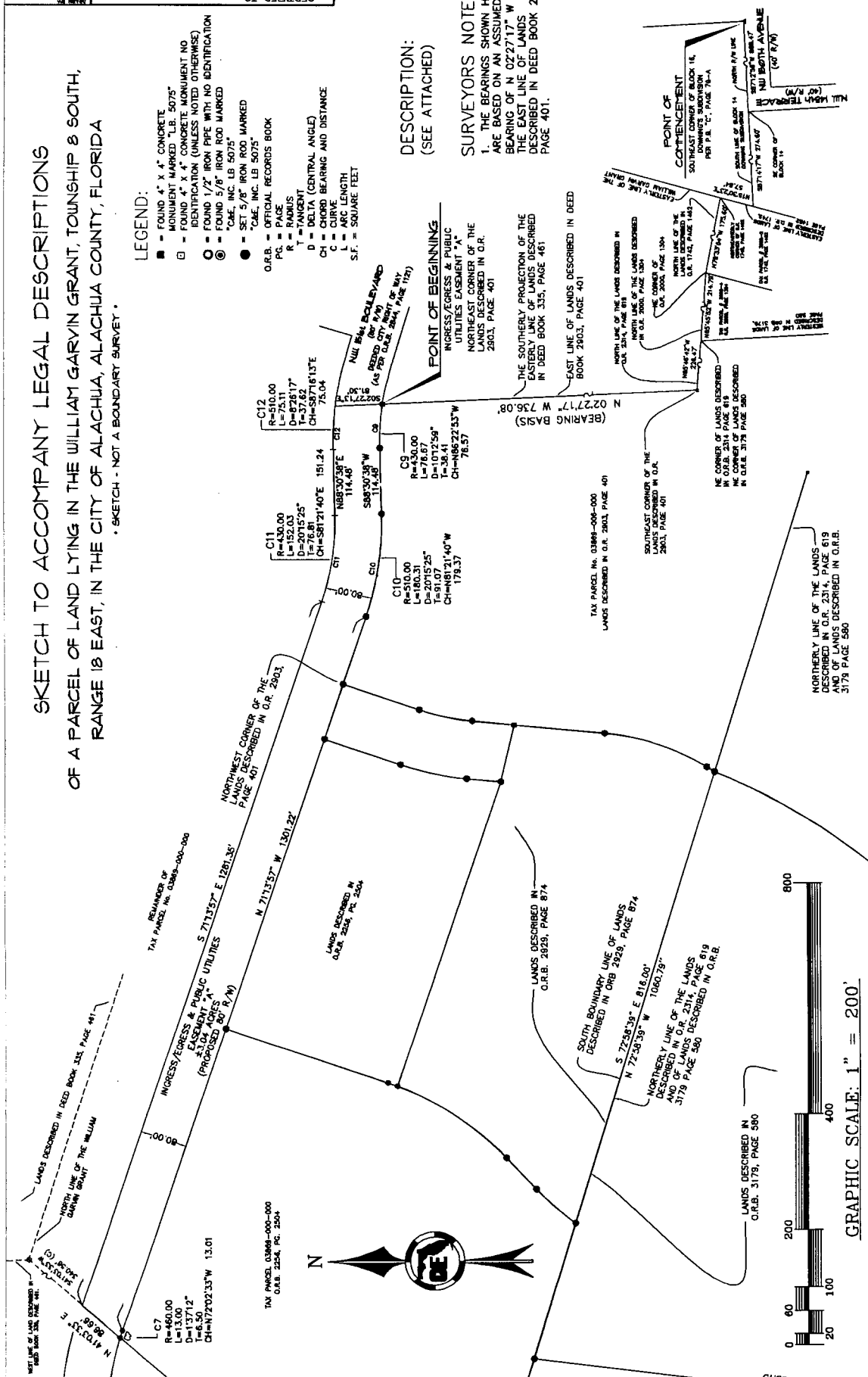
SKETCH - NOT A BOUNDARY SURVEY.

LEGEND:

- = FOUND 4" x 4" CONCRETE
 □ = FOUND 4" x 4" CONCRETE MONUMENT NO IDENTIFICATION (UNLESS NOTED OTHERWISE)
 ○ = FOUND 1 1/2" IRON PIPE WITH NO IDENTIFICATION
 ⊙ = FOUND 5/8" IRON ROD MARKED
 ● = SET 5/8" IRON ROD MARKED
 ● = CAZ, INC. LB. 5075
 ○ = OPTICAL RECORDS BOOK
 PC. = PAGE
 R. = RADIUS
 D. = DIAMETER
 D. = DELTA (CENTRAL ANGLE)
 CH = CHORD BEARING AND DISTANCE
 C = CURVE
 L = ARC LENGTH
 SF. = SQUARE FEET

DESCRIPTION:
(SEE ATTACHED)

SURVEYORS NOTES:
1. THE BEARINGS SHOWN HEREON
WERE BASED ON AN ASSUMED
BEARING OF N 02°27'17" W ALONG
THE EAST LINE OF LANDS
DESCRIBED IN DEED BOOK 2903,
PAGE 401.

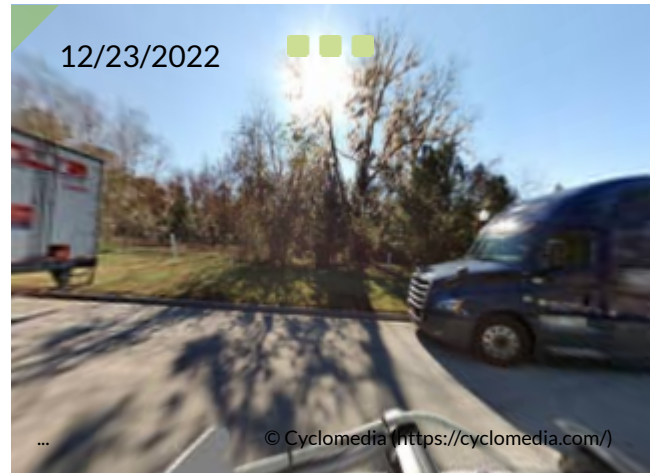


[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 03869-007-000
Prop ID 15060
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area Subdivision 233200.50
Legal Description COM SE COR BK 16 DOWNINGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DE
Property Use Code GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng 15-08-18
Tax Area ALACHUA (1700)
Acres 3.8
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Agricultural (Market) Value	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Just (Market) Value	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Assessed Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	3.80	165528	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2004	\$419,000	WD	2929	874	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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[Last Data Upload: 11/28/2023, 8:03:07 AM](#)

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Parcel Summary

Parcel ID	03869-009-000	No Image Available
Prop ID	15063	
Location Address	UNASSIGNED LOCATION RE	
Neighborhood/Area	233200.50	
Subdivision		
Legal Description	DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 D (Note: *The Description above is not to be used on legal documents.)	
Property Use Code	GRZGSOIL CLASS1 (06000)	
Sec/Twp/Rng	15-08-18	
Tax Area	ALACHUA (1700)	
Acres	10.6	
Homesteaded	False	

[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Agricultural (Market) Value	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000
Just (Market) Value	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000
Assessed Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	10.60	461736	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	\$648,000	SD	3247	676	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



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Developed by



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Parcel Summary

Parcel ID 03869-010-000
Prop ID 15064
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.94
Subdivision
Legal Description DOWNINGS S/D PB C-79A COM SE COR BK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 226.47 FT N 02 DE
(Note: *The Description above is not to be used on legal documents.)
Property Use Code RIGHT-OF-WAY (09400)
Sec/Twp/Rng 15-08-18
Tax Area ALACHUA (1700)
Acres 0.09
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

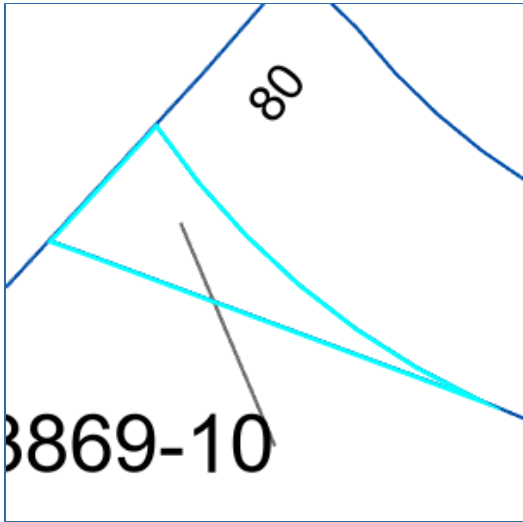
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	\$100	SD	3247	682	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



Photos



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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[Search](#) > Account Summary

Real Estate Account #03869 007 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$284.07**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1202	
	Paid \$386.38
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 ⓘ	
2007 Annual Bill	\$0.00
	 Print (PDF)
Certificate #983	
	Paid \$43.26
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Refund	
Certificate #846	
	Paid \$8,193.72
2005 ⓘ	
2005 Annual Bill	\$0.00
	 Print (PDF)
Certificate #780	
	Paid \$9,305.84
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

[Search](#) > Account Summary

Real Estate Account #03869 009 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$801.69**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1204	
	Paid \$1,054.80
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Certificate #847	
	Paid \$18,263.04
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Search](#) > Account Summary

Real Estate Account #03869 010 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$5.54**.

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF).
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2010 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF).
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



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Detail by Entity Name

Florida Limited Liability Company
10.47 L.L.C.

Filing Information

Document Number	L04000040041
FEI/EIN Number	59-3816838
Date Filed	05/26/2004
Effective Date	05/26/2004
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Mailing Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Registered Agent Name & Address

MCCAULEY, JAMES
15260 NW 147TH DR
ALACHUA, FL 32615

Name Changed: 04/06/2009

Address Changed: 04/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

MCCAULEY, JAMES
5416 SW 97TH TERRACE
GAINESVILLE, FL 32608

Title MGRM

MCCAULEY, RITA
805 EUCLID AVE
ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	05/01/2021
2022	05/01/2022

Document Images

05/01/2022 -- ANNUAL REPORT	View image in PDF format
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06/30/2020 -- ANNUAL REPORT	View image in PDF format
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04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- CORLCDSMEM	View image in PDF format
05/15/2014 -- LC Amendment	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- Reg. Agent Resignation	View image in PDF format
04/06/2009 -- Reg. Agent Change	View image in PDF format
04/06/2009 -- LC Amendment	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
09/27/2005 -- REINSTATEMENT	View image in PDF format
05/26/2004 -- Florida Limited Liability	View image in PDF format

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

10/31/2023

NAME & DESCRIPTION OF PROJECT

151st Blvd. Land Use Change & Rezoning

Amend land use from Community Commercial & Commercial to Medium Density Residential and rezone from Commercial Intensive & Community Commercial to RMF-8.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

15149 NW 151st Blvd.

Tax Parcel Numbers

03869-007-000, 03869-009-000 (portion of) & 03869-010-000

Acreage

8.36 (+/-)

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

Number of Units 67

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="67"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="67"/>	units X 0.03 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="67"/>	units X 0.03 High School Multiplier	<input type="text" value="2"/>	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME :

PROJECT #:

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

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

Elementary SCSA

Capacity Required

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Available Capacity

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

☐ **Denial** for reasons stated

Approved by

City of Alachua Staff

School Board Staff Certification

A complete application for the development project was accepted on

Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

Signed:

Printed Name:

Date:

Legal Description

Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of "Wyndswept Hills", a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North 12°01'38" West, along the West line of said "Wyndswept Hills", 209.98 feet to a corner of said "Wyndswept Hills"; thence North 83°40'32" West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North 07°22'32" East, along the westerly line of said certain parcel of land, 976.42 feet; thence North 17°11'13" East, 308.61 feet to the northwest corner of said certain parcel of land; thence North 41°03'33" East, 417.57 feet to the Point of Beginning; thence continue North 41°03'33" East, 394.77 feet to a point on the southerly Right of Way line of N.W. 151st Boulevard (80' Right of Way); thence South 45°40'51" East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of 25°44'36", an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South 58°33'09" East, 196.04 feet; thence South 71°13'57" East, along said Right of Way line, 851.46 feet; thence South 18°46'03" West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of 13°17'10", an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 12°07'28" West, 115.68 feet; thence South 05°28'50" West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North 71°13'57" West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

NEIGHBORHOOD WORKSHOP NOTICE

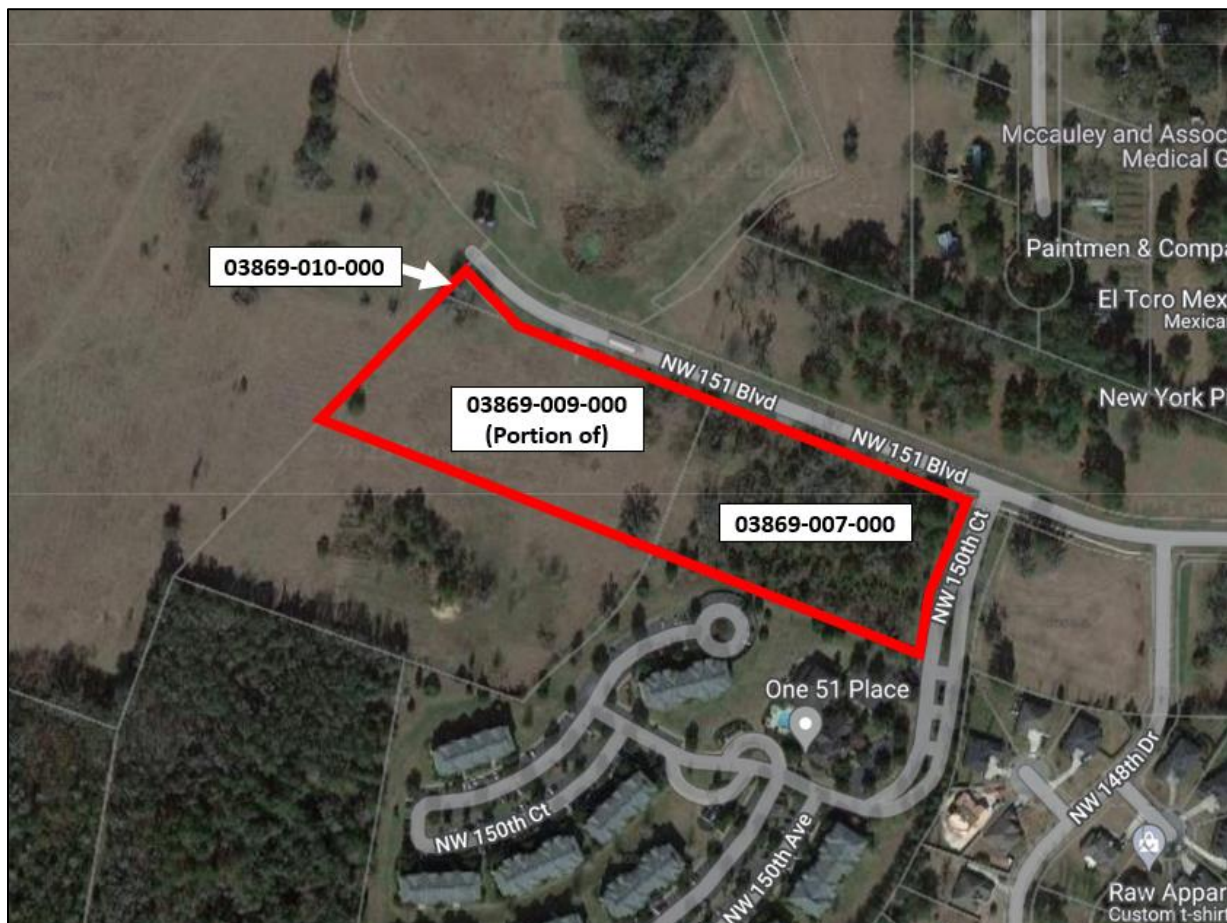
Date: Monday, October 30, 2023
Time: 5:00 p.m.
Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed future land use map change and rezoning on Alachua County tax parcel number 03869-010-000 from Commercial and Commercial Intensive (CI) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8). In addition, the proposal includes a future land use map change and rezoning on parcel numbers 03869-007-000 and a portion of 03869-009-000 from Community Commercial (CC) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8), generally located at 15149 NW 151st Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
permitting@edafl.com

eda consultants, inc.
(352) 373-3541



03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA
ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCPAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY
RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDSWAPT HILLS HOMEOWNERS
ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop - NW 151st Blvd.**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 19, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **19th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

to point out the joy and peace she enjoys in her rural lifestyle.

Coming from a large family with eight siblings matured and helped prepare her for her own family and the responsibility that brings. While things like food stamps were part of her life for a period of time, Ruthie shouldered the responsibilities of her family unaided. That commitment to family continues to this day.

Though her children are grown, she has 10 grandchildren to impart wisdom and help nurture their relationship with God. As an ordained minister and associate pastor, she is well equipped and educated to be a

spiritual leader in her family and counsel those in the community. While serving as a pastor now, Ruthie continues to serve wherever she is needed at her home church, whether singing in the choir or cleaning, she considers it all to be a privilege.

As we continued visiting, she did express sadness at some of the trends in society in current times, especially the devaluation of the nuclear family and the absence of fathers in the home. She concedes also that she is careful not to judge—she

is well aware that she was a single parent and is guilty of poor decisions—some of them costly. She confesses that these and other personal failures added to her already challenging circumstances. Even saints have flaws just like all of us do.

Ruthie has no intention of retiring from her service to the community or wherever God leads her.

Ruthie like many others all make up this tapestry which is Alachua and other small towns in this part of North Central Florida. While all of us are so imperfect, together we make up a nearly perfect community. And Ruthie is one of the brightest lights.

Email editor@
alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change and rezoning on Alachua County tax parcel number 03869-010-000 from Commercial and Commercial Intensive (CI) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8). In addition, the proposal includes a future land use map change and rezoning on parcel numbers 03869-007-000 and a portion of 03869-009-000 from Community Commercial (CC) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8), generally located at 15149 NW 151st Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Monday, October 30, 2023 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
eda consultants inc.

Phone: 352-373-3541

E-mail: permitting@edafl.com

(Published: Alachua County Today - October 19, 2023)

eda
consultants • inc.

**SURROUND YOURSELF WITH
GOOD PEOPLE**





Neighborhood Meeting Minutes

Project: NW 151st Blvd Proposed Land Use Change & Rezoning

Meeting Date & Time: October 30, 2023, 5:00 PM

Community Participants: 0 participants in total – No attendees

Project Representatives: Sergio Reyes and Clay Sweger, eda

Meeting Minutes:

No attendees entered the meeting, therefore there are no meeting minutes, and the meeting was closed at 5:15pm.



03869-010-000

03869-009-000
(Portion of)

03869-007-000

Mi Apá Latin
Café of Alachua
Cuban • S

Mccauley and Associates
Medical Group

Paintmen & Company

El Toro Mexican
Mexican • SS

New York Pizza Plus
Italian • SS

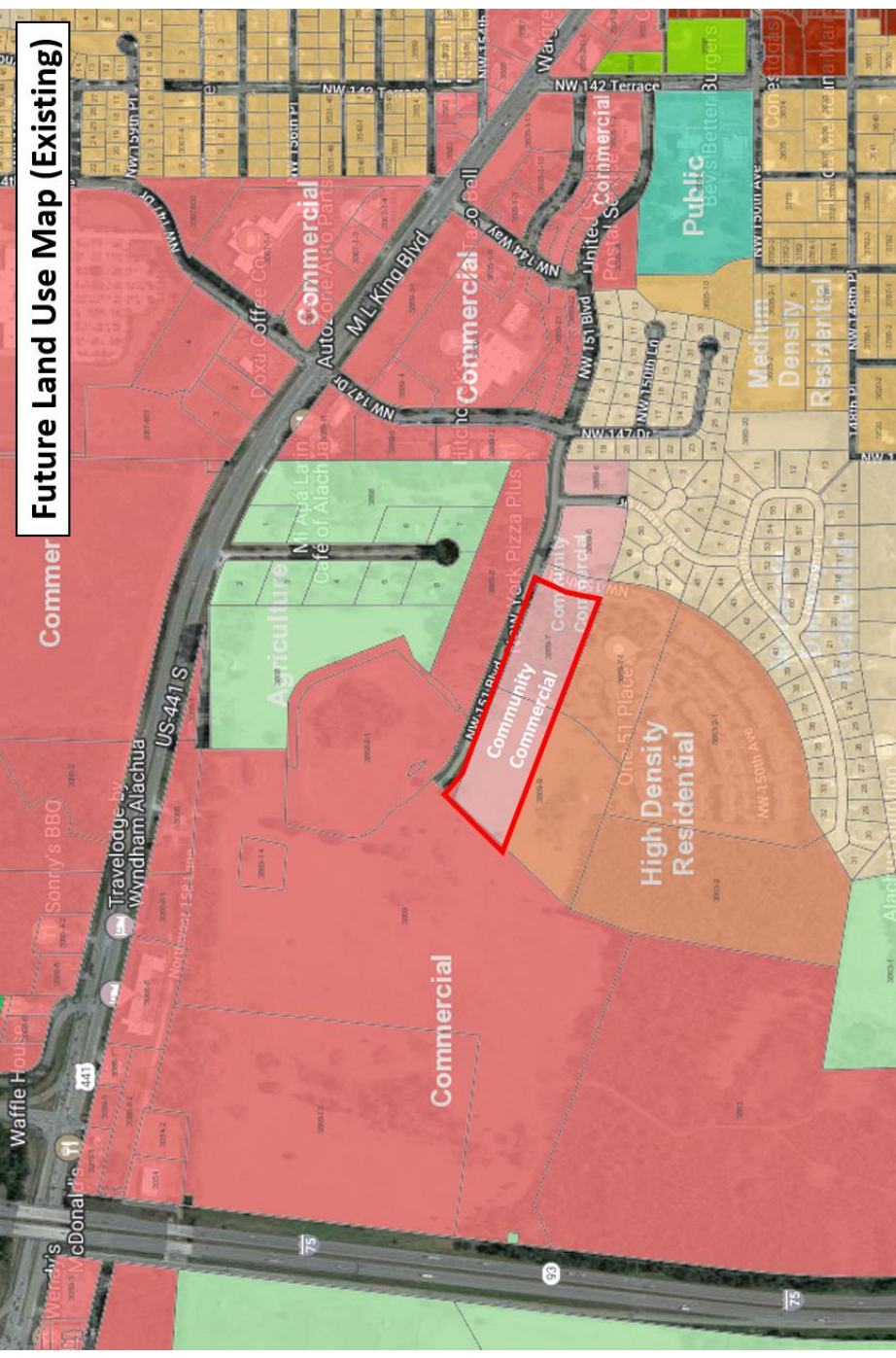
Alachua Fa

Health

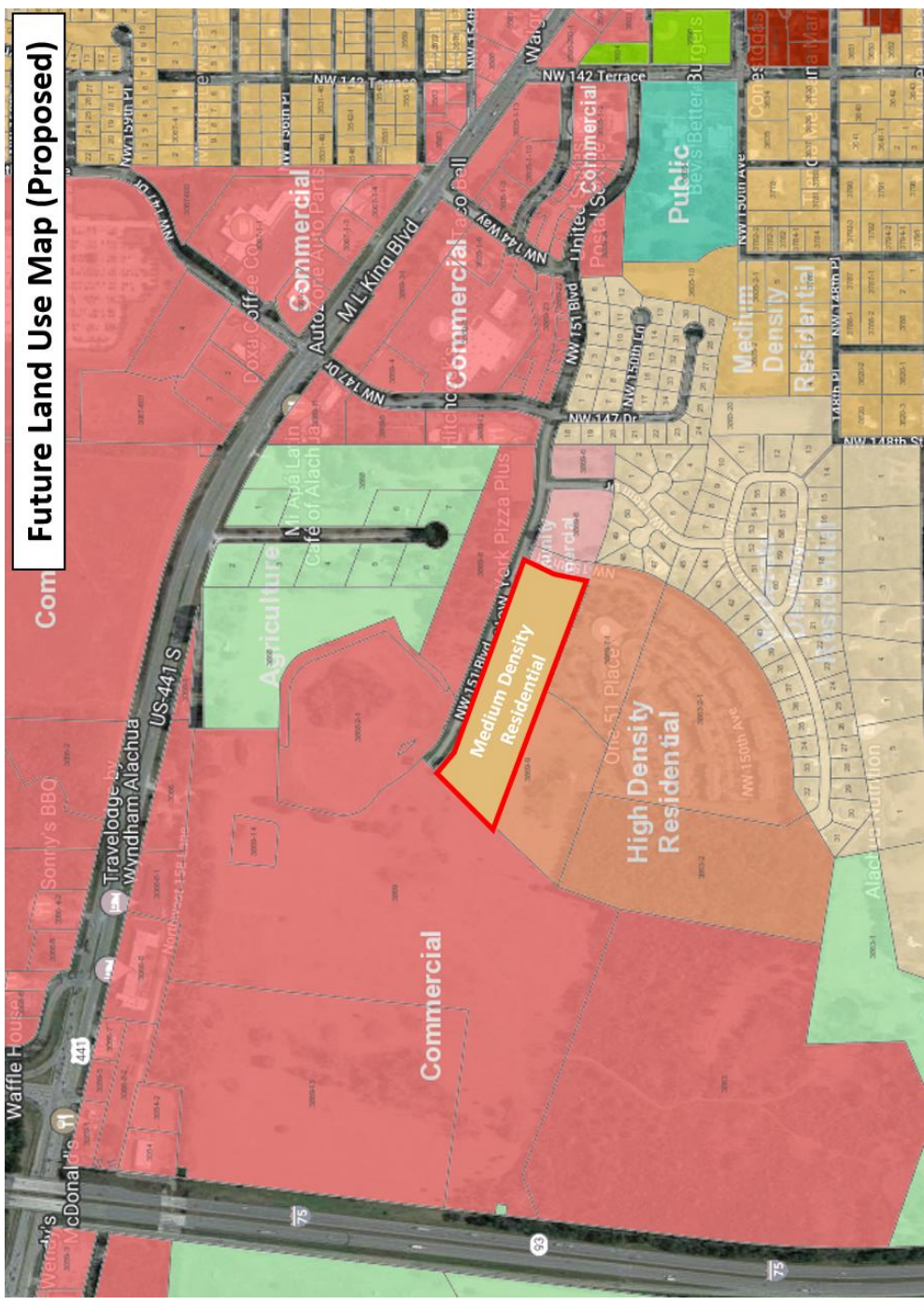
One 51 Place

Raw Apparel
Custom t-shirt store

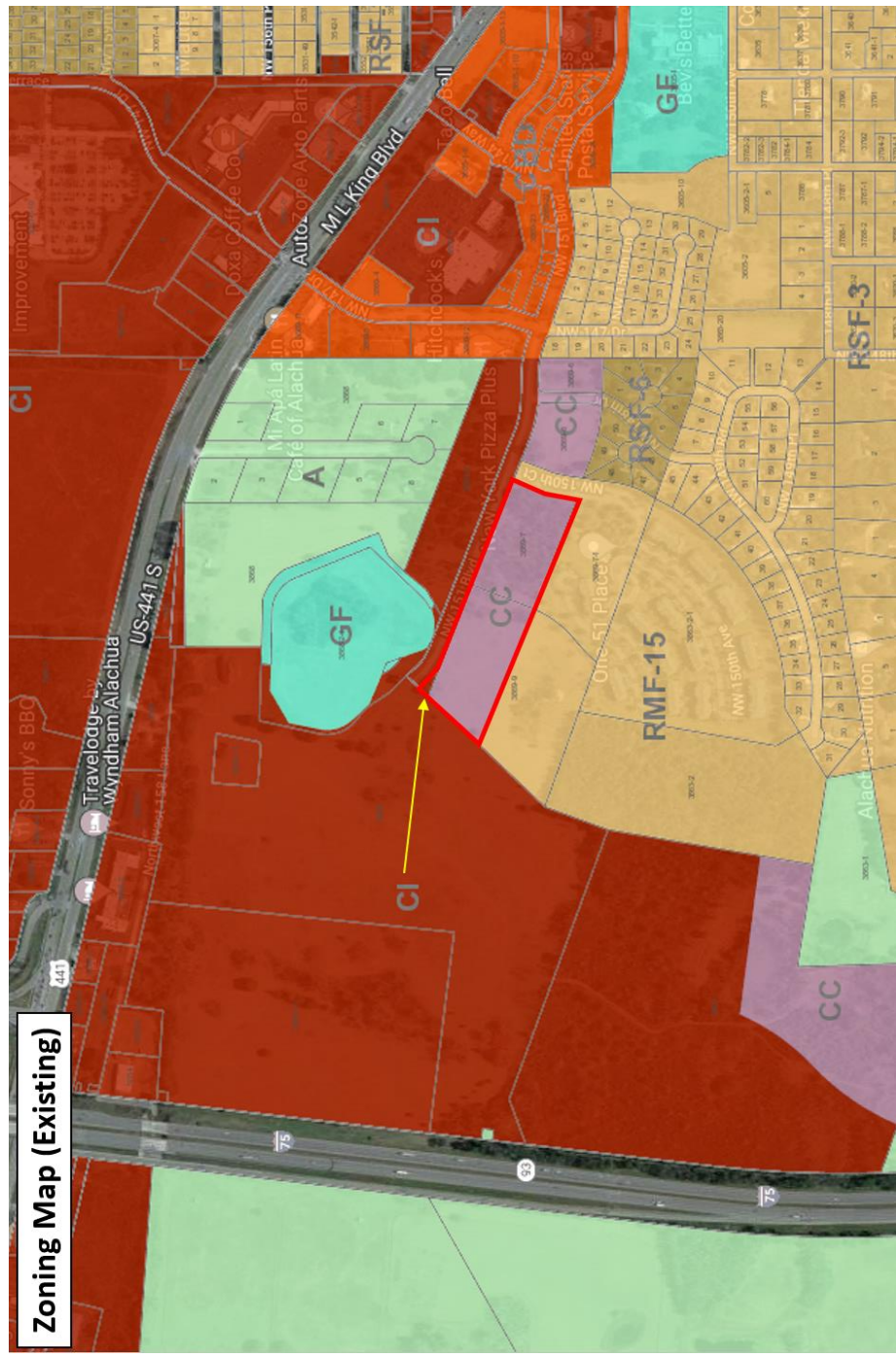
Future Land Use Map (Existing)



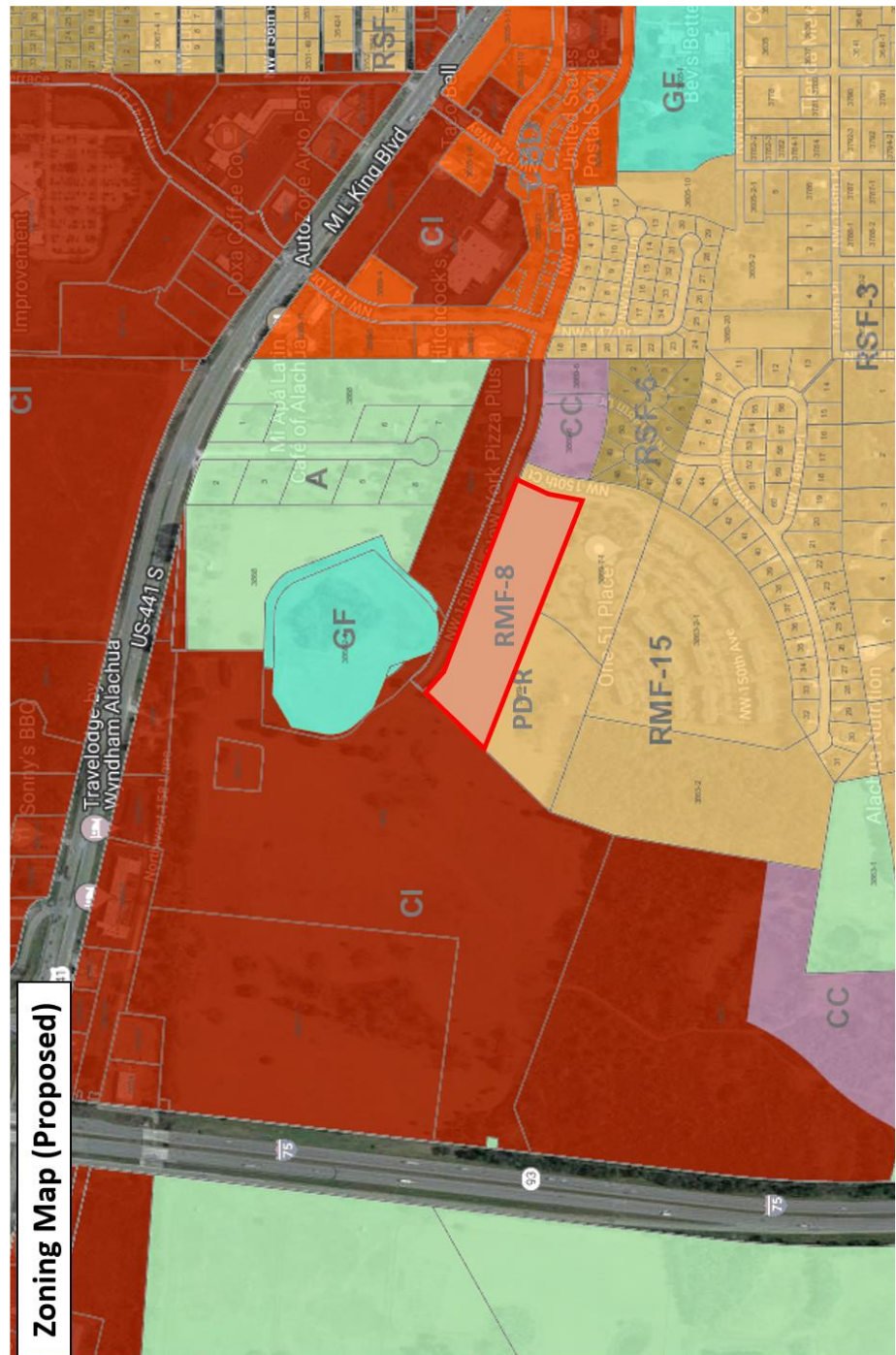
Future Land Use Map (Proposed)



Zoning Map (Existing)



Zoning Map (Proposed)



Rezoning Justification Report



Request: Rezoning application from Commercial Intensive (CI) and Community Commercial (CC) to RMF-8

Location: 15149 NW 151st Boulevard

Parcel Numbers: 03869-007-000, 03863-010-000, & a portion of 03869-009-000

Acreage: 8.36 +/- Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Agents for: 10.47, LLC

Date: October 31, 2023; Revised November 29, 2023

Background

The location of the three parcels is illustrated on the map below. The subject property is located at 15149 NW 151st Blvd. in the City of Alachua. The property is located south of NW 151st Blvd., north of One 51 Place Apartments, west of NW 150th Court, and east of undeveloped commercial land. The proposal concerns an approximately 8.36 +/- acre undeveloped property. The tax parcel numbers are 03869-007-000, 03863-010-000, and a portion of 03869-009-000. The parcels are located within Section 15, Township 8, Range 18.

The parcels currently are undeveloped according to the Property Appraiser's records.



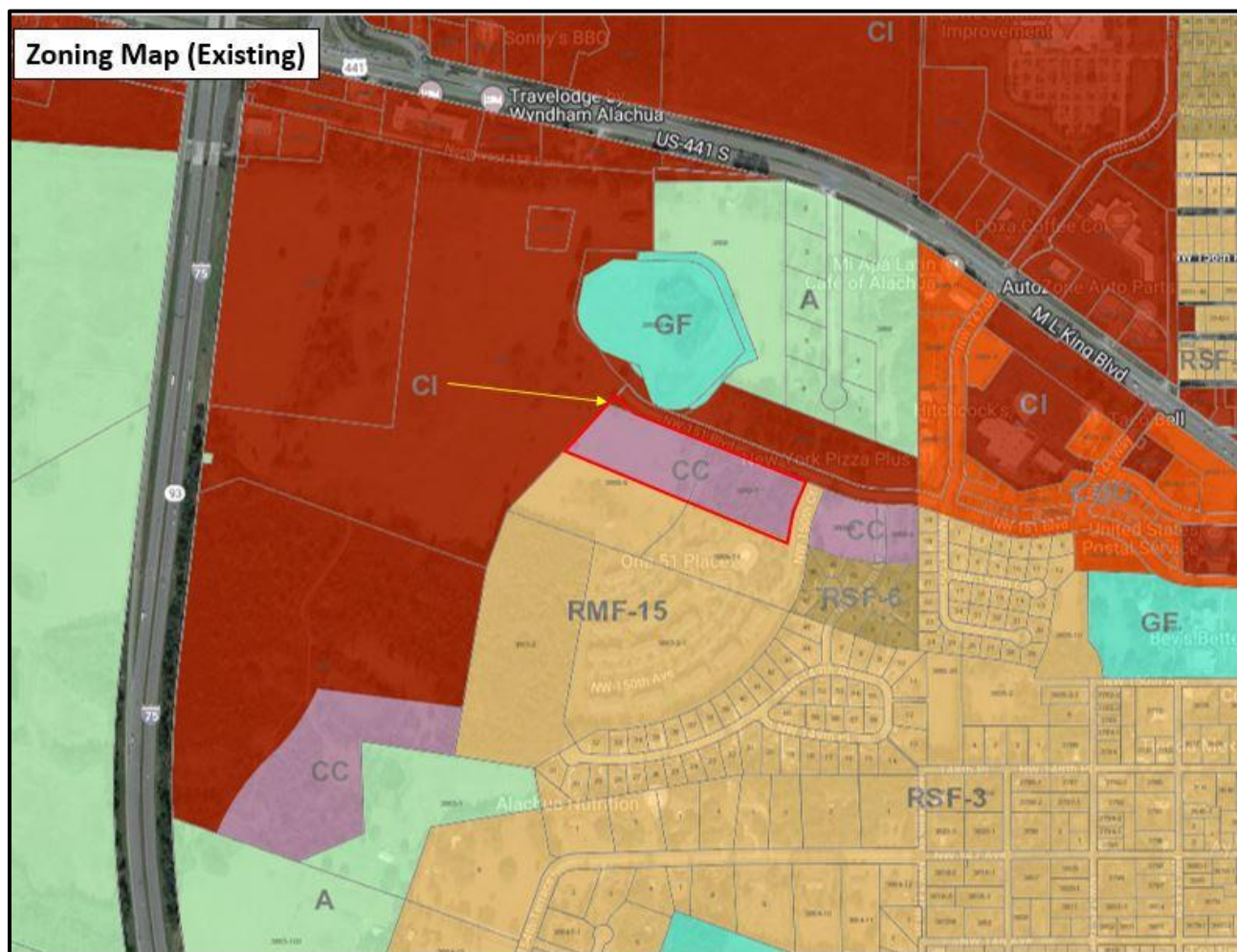
This proposed rezoning to amend the zoning map from Community Commercial (CC) and Commercial Intensive (CI) to RMF-8 is related to a small-scale land use map amendment application that has been submitted simultaneously. The related application is to amend the future land use category from Community Commercial and Commercial to Medium Density Residential. This rezoning application will create consistency with the proposed future land use designations.

Statement of Proposed Change

The property owner requests to rezone the property as shown in the table below.

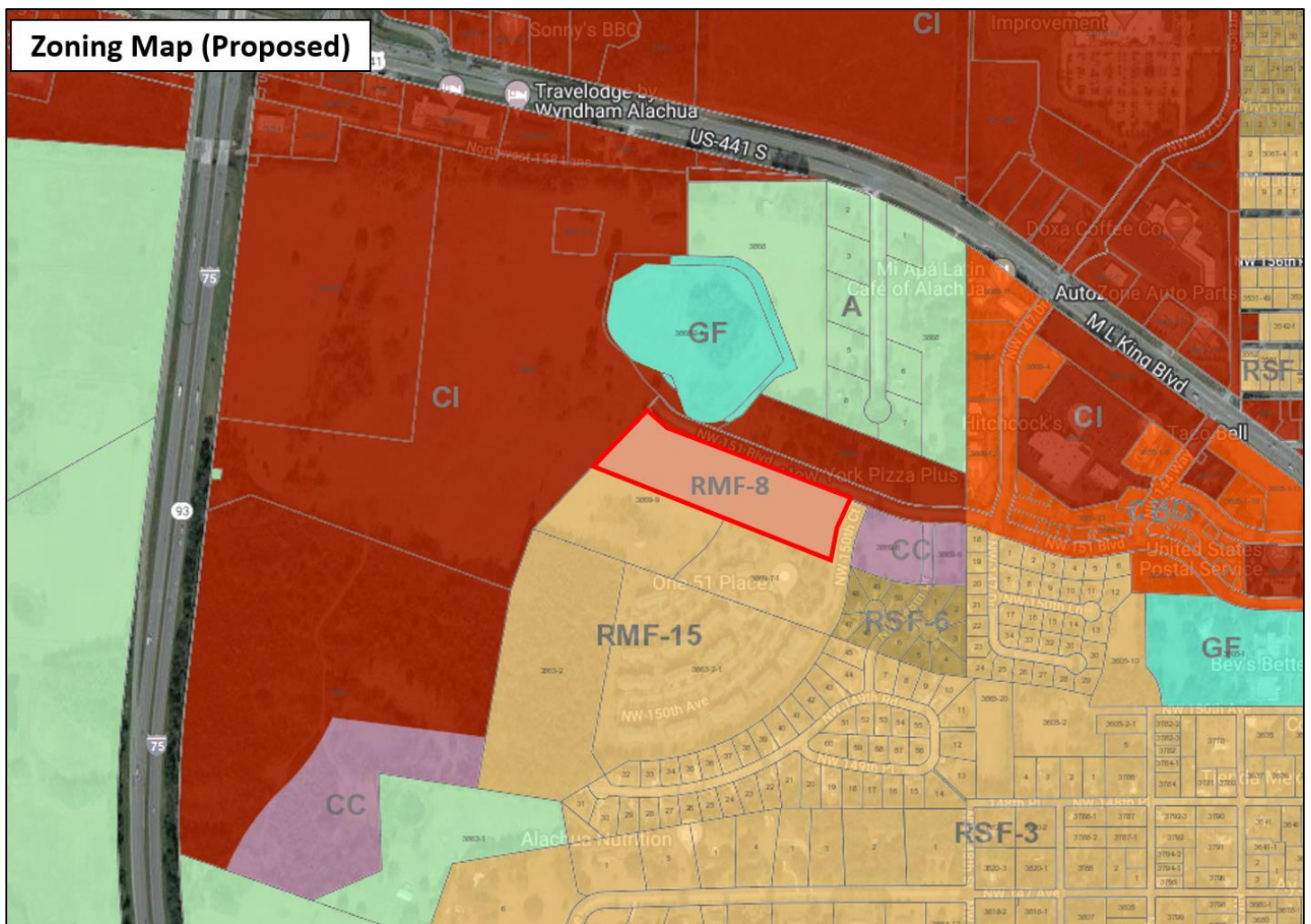
Parcel Number	Existing Zoning	Proposed Zoning
03869-007-000	Community Commercial	RMF-8
03869-009-000 (portion)	Community Commercial	RMF-8
03869-010-000	Commercial Intensive	RMF-8

The existing Zoning Map for the site is shown below:



The subject property currently is bounded by a mix of commercial and residential designations, including to the north (north of NW 151st Boulevard) and west by land with Commercial Intensive (CI) zoning. There is also an area to the north of NW 151st Boulevard that has Government Facilities (GF) zoning that contains a master stormwater management facility for the surrounding area owned by the City of Alachua. To the east across NW 150th Court are properties in the Community Commercial zoning district. To the south are properties in the RMF-15 zoning district.

Below is the Proposed Zoning Map for the subject property. As indicated earlier, the request is for a portion of Parcel 03869-009-000 and all of Parcels 03869-007-000 and 03863-010-000 to be rezoned to RMF-8 (8.36 +/- acres). A legal description identifying the exact boundary lines is included with this application.



The City of Alachua Land Development Code describes the Residential Multiple Family-8 (RMF-8) as indicated below.

RMF-8. Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached,

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

As described above, the proposed RMF-8 zoning district is appropriate for the subject property as illustrated in the previous zoning map exhibits. The proposed RMF-8 zoning district is appropriate due to its location in an area with a mix of commercial and residential developments that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

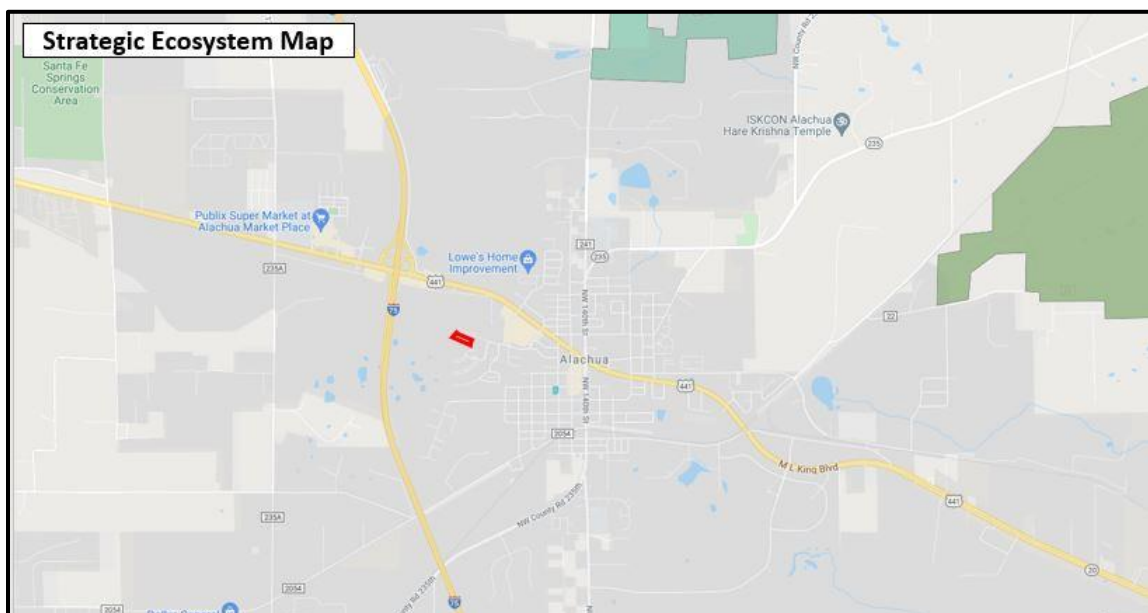
The proposed RMF-8 zoning will allow for a variety of residential uses on the subject property, as indicated above in the text from the Land Development Code. Adding the 8.36 +/- acres to the RMF-8 zoning district will provide additional residential development opportunities in the City of Alachua and provide property tax benefits to the community when development occurs. However, there is no development proposal for the site at this time.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



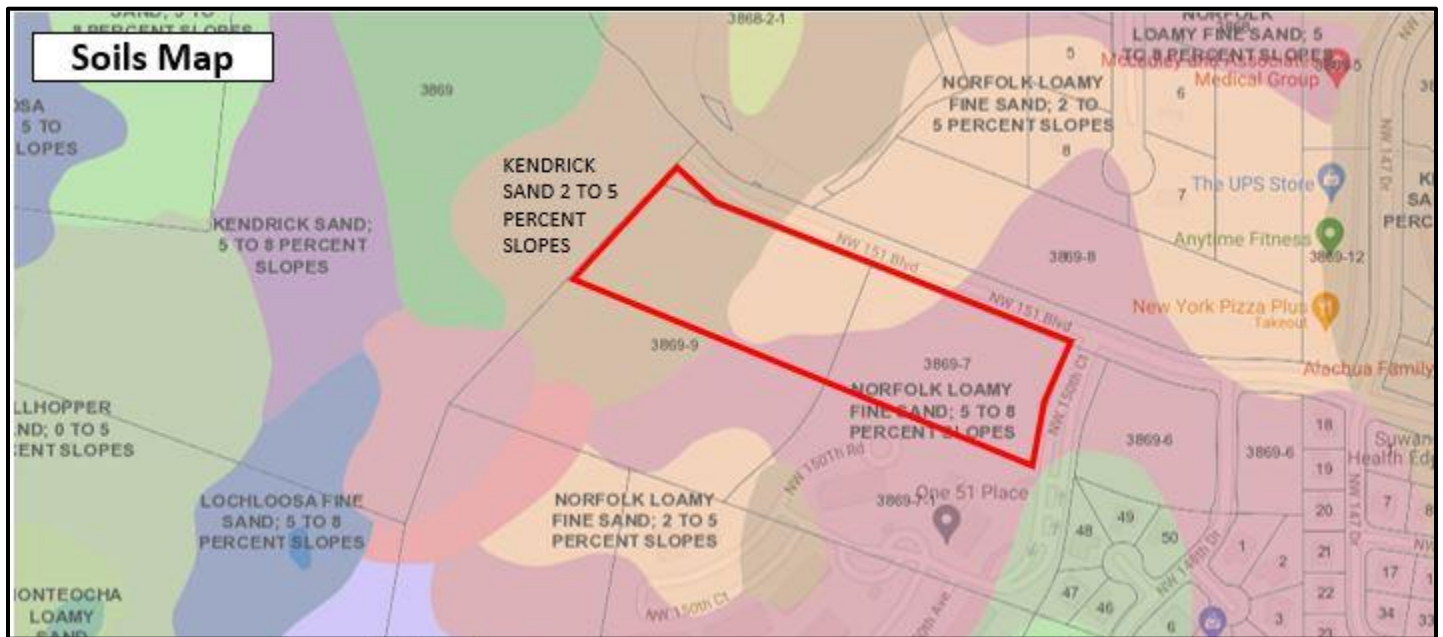
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Gainesville Norfolk Loamy Fine sand, 5 to 8 percent slopes consists of nearly level to gently sloping, well drained soils which have a uniform sandy texture to a depth of 80 inches or more. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

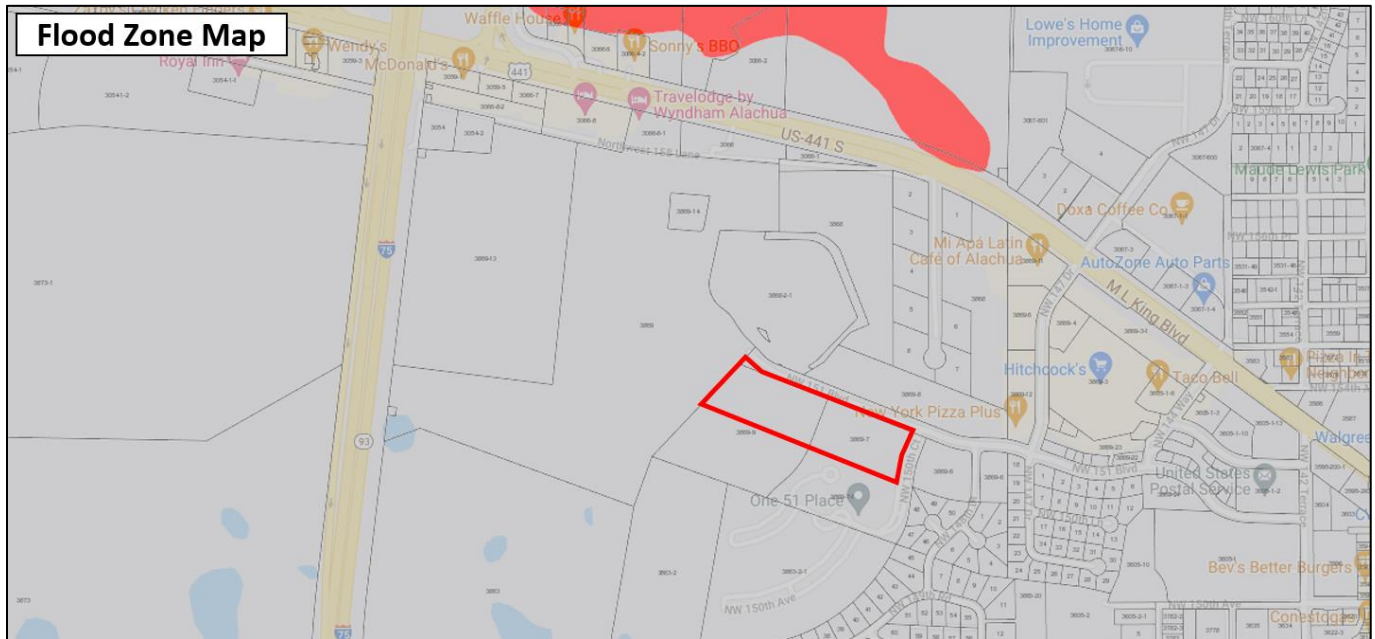


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

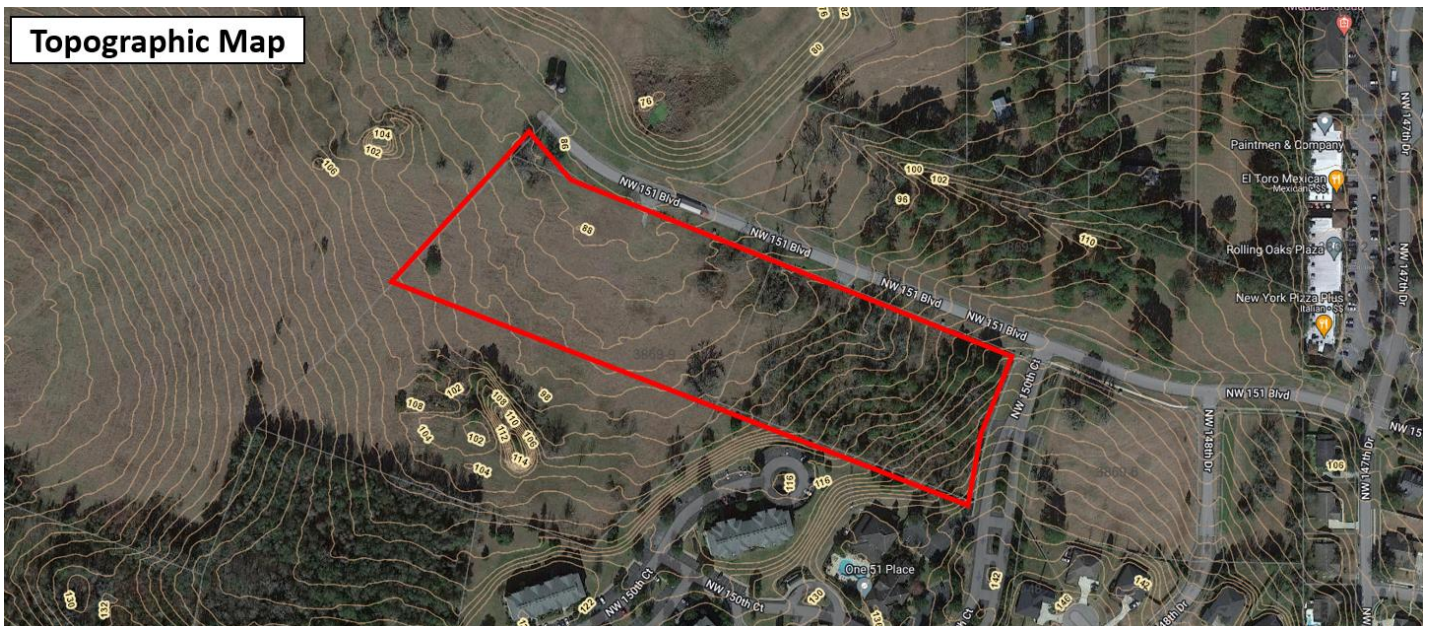
100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



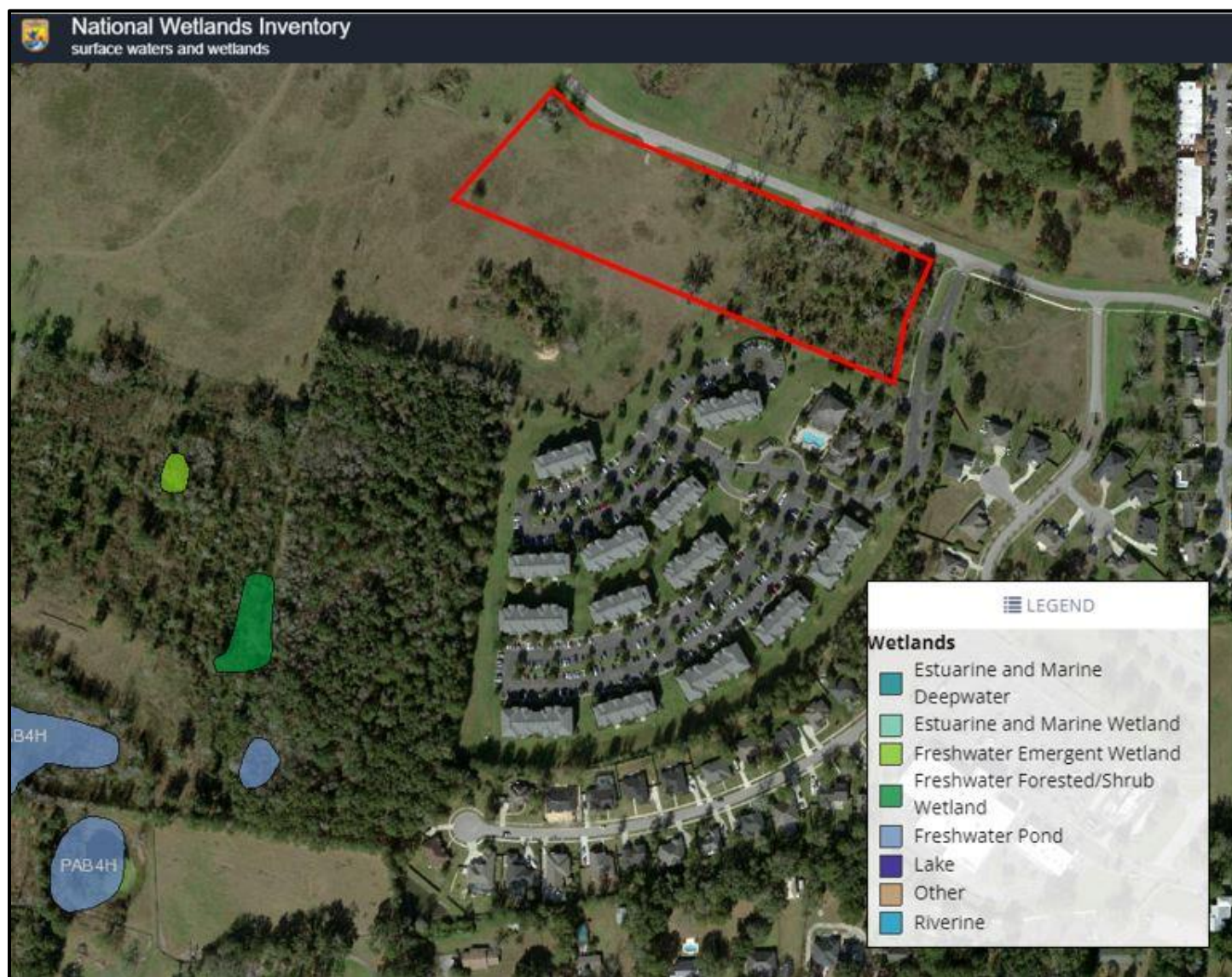
Topography:

The figure below illustrates the topography of the site. The site slopes from 136 feet in the southern portion to approximately 88 feet in the northwestern corner of the property, posing no impediments to site development.



Wetlands:

The figure below illustrates that there are no wetland areas on the subject property according to the National Wetlands Inventory map on the next page:



Comprehensive Plan Consistency

This rezoning application Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the rezoning application is consistent with the City of Alachua Comprehensive Plan and the proposed (in a concurrent application) Medium Density Residential future land use category. The proposed zoning change application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation

Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2.c: 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 Residential land use category:

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

Consistency: The City of Alachua RMF-8 zoning district allows uses and a residential density of up to eight dwelling units per acre that are consistent with the set of allowable uses in the Medium Density Residential future land use category (Policy 1.2.c) and the stated residential density of 8 dwelling units per acre. Thus, this area is appropriate for the residential development types as shown in the above policy.

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

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.

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

Consistency: The RMF-8 zoning district proposed for the site is consistent with the findings in the Environmental / Suitability section of this report. There were no identified natural features that would impede development of the site.

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

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

Consistency: As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City’s adopted LOS standards. The subject property has access to an existing public street (NW 151st Blvd.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

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

Consistency: An analysis of the proposed land use change impacts is included in this report (see the “Public Facilities Analysis” section of this Justification Report) based on land use maximum net development scenarios reveals that the proposed future land use map amendment will not result in a increase in traffic impacts and therefore, will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

- Goal 1:** *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*
- Objective 1.2** *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*
- Goal 2:** *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*
- Goal 3:** *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*
- Goal 4:** *The City shall provide an adequate supply of potable water to customers throughout the water service area.*
- Objective 4.1** *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: Consistency with this element is demonstrated in the “Public Facilities Analysis” and the “Environmental Analysis” sections of the report. New development on the parcel will be required to connect to potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental / Suitability Analysis section of this report, there are three soil types present on the site. None of these soil types has limitations for urban development.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **The Environmental Analysis section of this report did not identify any geological resources on the property.**

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: **The development is proposed to be residential in nature and therefore, no hazardous materials shall be utilized.**

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: **Currently, there are no agricultural operations within the subject property. However, the property and all surrounding lands are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **There were no wetlands identified in the Environmental / Suitability section of this report.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met when site development occurs.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. and as required by the RMF-8 zoning district. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Capital Improvements Element:

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

Consistency: Any new development of the subject parcel would require an analysis for the availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development at the site will be required to connect to the “public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer” (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Facilities Analysis (Concurrency Impact Analysis)

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in impacts on public facilities based on the associated existing and proposed zoning category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.a, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the net difference between the existing and proposed zoning designations is described below:

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
RMF-8	8.36 (+/-)	8 UPA	67 Units

Traffic:

Trip generation was calculated using the ITE Trip Generation Manual, 11th Edition.

Net Development Scenario

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	67 Units	Multifamily Housing (Low Rise)	6.74 / Unit	452
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	67 Units	Multifamily Housing (Low Rise)	0.51 / Unit	34

Increase in Daily Trips

- ADT: 452
- PM PEAK: 34

Affected Roadway Segments

- *The proposed ADT and PM Peak trips (from the proposed map change) will not exceed 5% of the MSV of any of the road segments included in the City of Alachua Development Monitoring Report. The nearest segment (US Hwy 441 – 5) would be affected by approx. 1.1% (ADT) and 1% (Peak Hour).*

Level of Service Analysis / Affected Roadway Segment (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	25,753
Project Trips (Net ADT)	452
Available Capacity	12,795

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to November 2023

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

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,416
Project Trips (Net PM Peak)	34
Available Capacity	1,060

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to November 2023

The tables above indicates that the existing transportation network and the affected road segment provide sufficient available capacity to serve future residential development activity on the rezoning site. It should be noted that, since this application involves only the rezoning of parcels, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For residential land uses, the flow rates were calculated using the ratio of 250 GPD / unit.

Maximum Development Scenario Net Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 16,750 GPD may occur.

Sanitary Sewer Impact

Sanitary Sewer Impact – Residential Land Use	16,750 GPD
--	------------

Per COA Comprehensive Plan CFNGR Policy 1.1.d (67 Units x 250 GPD/Unit)

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	719,250
Reserved Capacity	310,724
Parcel Demand for Site	16,750
Residual Capacity	453,276

Source: City of Alachua Public Services Department, Sept. 2023

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 18,425 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Residential Land Use	18,425 GPD
---	------------

Per COA Comprehensive Plan CFNGR Policy 4.1.c (67 x 275 GPD/Unit)

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,390,833
Reserved Capacity ²	330,830
Parcel Demand for Site	18,425
Residual Capacity	559,912

Source:

City of Alachua Public Services Department, Sept. 2023

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (67 units x 2.3 residents per unit x 0.73 tons/year per capita = 112.5 tons). The following table indicates the decrease in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses	112.5 Tons
--	------------

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

Public Schools:

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Multi-Family Residential Development

Elementary School	67	units	x	0.06	Elementary School Multiplier*	4	Student Stations**
Middle School	67	units	x	0.03	Middle School Multiplier*	2	Student Stations**
High School	67	units	x	0.03	High School Multiplier*	2	Student Stations**

Approval of the zoning change application would reduce the subject property's projected impact on the public school system. However, without considering the previous land use entitlements, approval of this land use change would generate 4 elementary, 2 middle and 2 high school student stations.

Recreation:

Recreational Impact Table	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	54.22
Reserved Capacity ³	8.38
Available Recreation Acreage	72.88
1. Table 5c. Recreational Facilities 2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2022); Policy 1.2.b, Recreation Element Formula: 10,844 persons / (5 acres / 1,000 persons) 3. Table 1	

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed zoning map change will allow for future development, which will require that open space area be set aside for recreational facilities for the residents of the

development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

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

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

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

(1) Competent Substantial Evidence Provided

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

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

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the “Comprehensive Plan Consistency” section of this report. The proposed RMF-8 zoning is an appropriate implementing district for the proposed Medium Density Residential land use category (concurrent application).

(b) Consistent with Ordinances

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

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

If the relevant portions of the subject property are rezoned to RMF-8, development on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Regulations. In addition, any development on the subject parcel will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to RMF-8 for the subject property will create a logical development pattern. The proposed area to be zoned to RMF-8 abuts NW 151st Boulevard (a City-maintained right-of-way) to the north and abuts RMF-15-zoned property to the south. A portion of one of the properties proposed for rezoning (Parcel 03869-009-000) already has a residential zoning district designation (RMF-15). Having this parcel unified in residential zoning creates a more logical pattern with the RMF-15 zoning district than the existing Community Commercial zoning, which is more intense. And, with Parcel 03868-007-000 abutting the multi-family residential RMF-15 zoning, the proposed RMF-8 will create a more logical development pattern for this area with it being all residential. The RMF-8 zoning forms a logical step-down

residential density development pattern with the higher density RMF-15 multi-family zoning to the south.

(d) Premature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. There is existing multi-family development to the south and existing single-family development to the southeast of the subject property. These developed properties are served by existing City public services and facilities including potable water, sewer, electric, and public roadways.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed change in zoning. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: NW 151st Blvd., Undeveloped Property & Stormwater facility
Commercial future land use designation

South: Apartment Complex and Undeveloped Property
High Density Residential & future land use designations

West: Undeveloped Property
Commercial future land use designation

East: NW 151st Court, Undeveloped Property
Community Commercial future land use designation

The proposed RMF-8 zoning is compatible with the future land use designation of Medium Density Residential future land use designation, surrounding land use designations, zoning districts and the existing development pattern in the area.



(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The proposed RMF-8 zoning is on property that has RMF-15 zoning abutting to the south. To the west and north (across NW 151st Boulevard) the existing zoning is Commercial Intensive. The character of the surrounding area is residential and commercial.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning to RMF-8 is consistent with the pattern of residential and commercial in the area.

(h) *Encourage Sprawl*

Consistency: The subject property is located in an urban area that already has development on surrounding properties and has existing public services and facilities available. To the south of the subject property is a multi-family development. There is an existing single-family development to the southeast. There is an existing, master stormwater system north of the property that was designed to serve development in the area. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the

private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Urban Sprawl Indicators

This proposed rezoning map amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

Response: This proposed zoning map amendment to RMF-8 is in a geographic area that is already urbanized and developed in the City of Alachua and located on an existing roadway: NW 151st Boulevard (a City-maintained street). The subject property is proximate to US 441 (4-lane divided highway) and Interstate 75. Development in the future shall comply with the regulations applicable to the protection of natural resources. As indicated in the Environmental / Suitability Analysis section of this report, there are no environmental resources noted on the subject property.

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

Response: The subject property is currently served by existing roadways that provide access (NW 151st Blvd and NW 151st Court.). Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Response: While the subject property does have an agricultural classification based on the Property Appraiser's records, the land use and zoning designations on the property have been non-agricultural for years and most the area is not intended for future agricultural uses, based on the Comprehensive Plan.

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

Response: The proposed land use map amendment for the property to RMF-8 will provide additional residential land in close proximity to the core of the City. This added residential population will provide support for the multiple commercial districts in the immediate area. The added residential population will create a need for more commercial goods and services that can be supplied by the nearby commercial districts.

The existing developed nature of the core area within the City of Alachua indicates that this is an urban infill situation and that there is a need for additional residential use options in the City. There is existing residential development to the south and southeast of the subject property that is built out. The subject property would provide new housing opportunities in a geographic area that does not have a significant amount of vacant residential land remaining to be developed. To the west of the subject property is a large tract of land with commercial designations that could be developed in the future as a major commercial/employment center that will need residential support for employees, which the proposed land use change to Medium Density Residential could provide.

(i) Spot Zoning

Consistency: The 8.36 +/- acres of the subject property proposed for RMF-8 zoning abut existing RMF-15 zoning to the south. RMF-15 is a multi-family zoning district like RMF-8, but it allows higher residential density. The proposed RMF-8 zoning district serves as a step-down transition from the higher density residential zoning to the south. Therefore, the proposed rezoning to RMF-8 for subject property should not be considered spot zoning.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. The subject property directly abuts NW 151st Boulevard, an existing 2-lane City-maintained roadway. As demonstrated in the “Public Facilities Analysis” section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines at the developer’s expense.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the “Environmental Analysis” section of this report, this proposed rezoning will not have adverse effects on the environment because there are no environmentally sensitive features located on the site and the soils are suitable for urban development.

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PROOF OF PUBLICATION

Brenda Dean
City Of Alachua-309
PO BOX 9
ALACHUA FL 32616

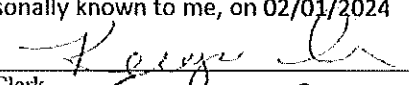
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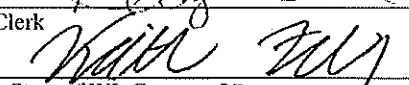
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Legal Clerk



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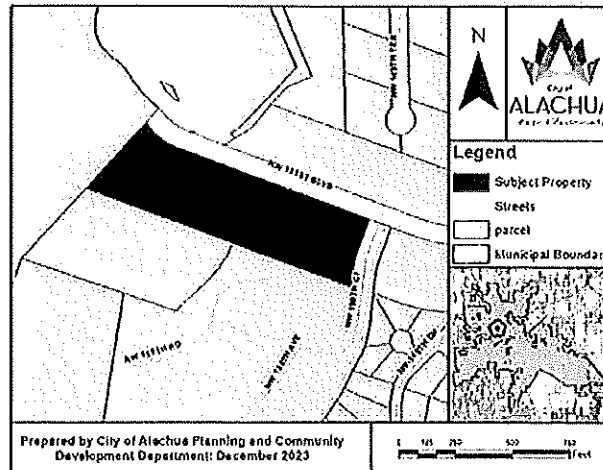
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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



City of ALACHUA

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ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(J) RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICING; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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(Published: Alachua County Today - February 1, 2024)

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Publication Date: 02/01/2024
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City of ALACHUA

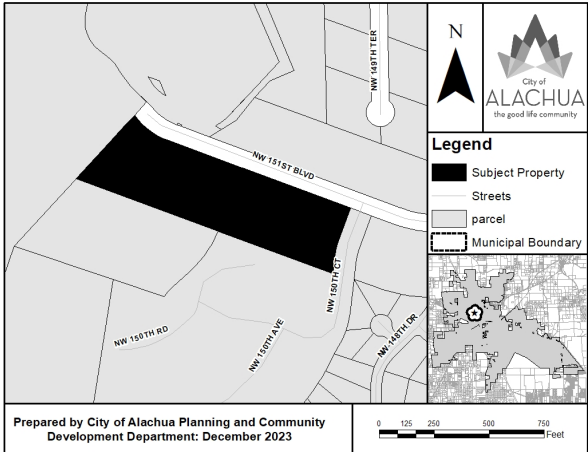
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Publication Date: 02/01/2024
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= \$264.45 at current dimensions



City of ALACHUA

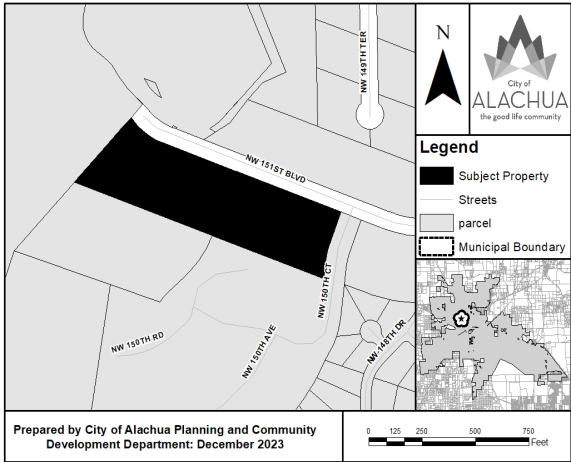
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - February 1, 2024)

City of Alachua:
NW 151st Blvd SSCPA (2023)_AD_
CCOM_2024_02_12

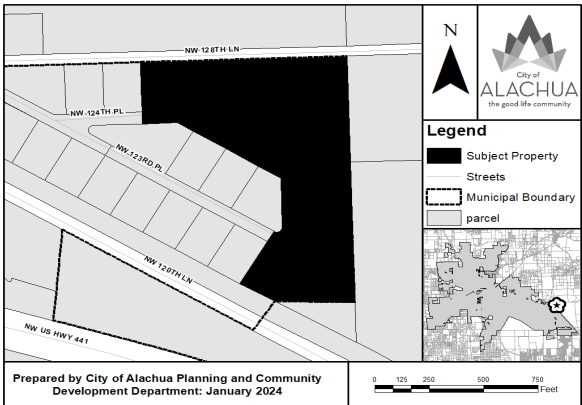
Publication Date: 02/01/2024
2 col x 12.9 in x \$10.25
= \$264.45 at current dimensions



City of ALACHUA

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

Notice is hereby given that the City of Alachua will hold public hearing(s) The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on February 13, 2024 at 6:00 p.m. to consider the following: A request by Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three (3) lots. The subject property is generally located north of US Highway 441, south of County Road NW 26 (NW 128th Ln), and east of the McGinley Industrial Park Unit No. 1 subdivision; Future Land Use Map (FLUM) Designation: Industrial; Zoning: General Industrial District (IG); Tax Parcel Number: 05893-000-000, 05893-001-000.



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

(Published: Alachua County Today - February 1, 2024)

City of Alachua:
PSP23-0015 - McGinley Minor Subdivision_
FINAL_PLAT_PZB_AD_2024_02_13

****[Formatted from Revised/Updated
Version]**

Publication Date: 02/01/2024
2 col x 11.1 in x \$10.25
= \$227.55 at current dimensions

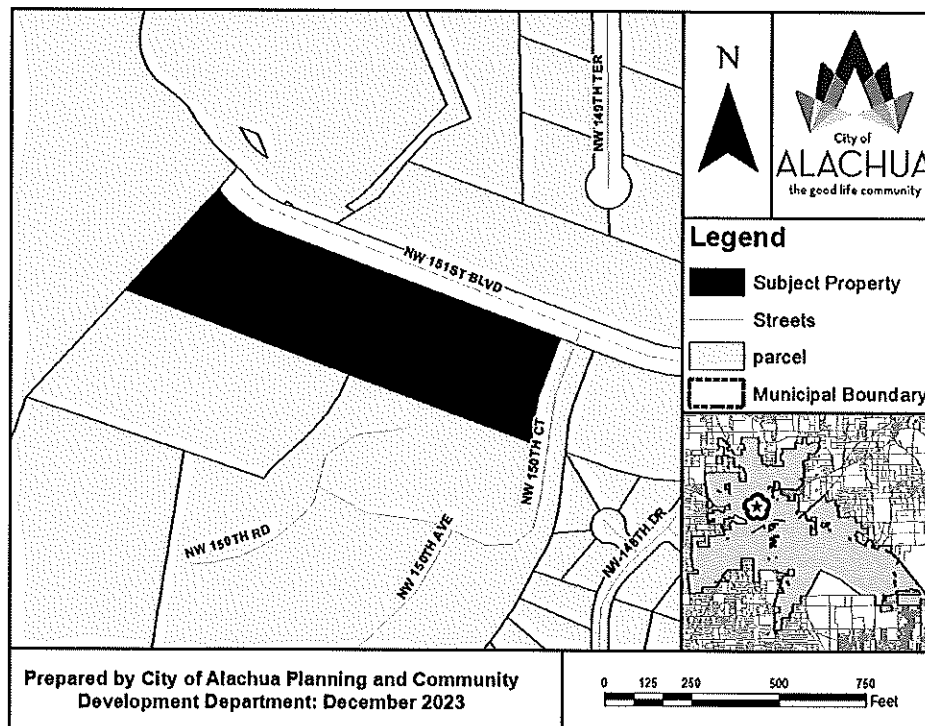
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The ordinance title is as follows:

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A \pm 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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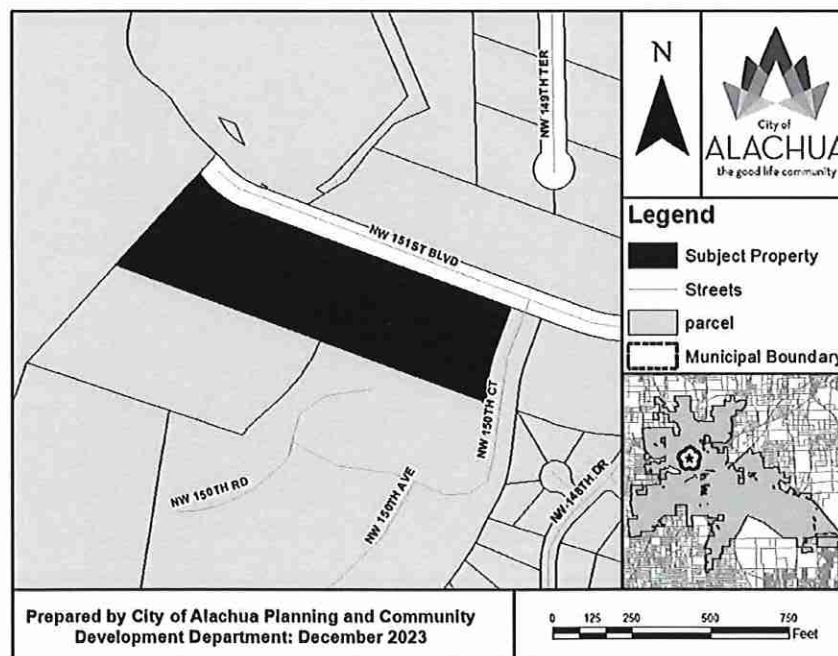
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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Pat. avery.com/patents

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160-1

03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA
ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY
RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDWEPT HILLS HOMEOWNERS
ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

Pat. avery.com/patents

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160-1

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa Watson, POSTED THE LAND USE
(Full Name)

SIGN ON 1/23/24 FOR THE NW 151st Blvd RZ
(Date) (Action name and type)

LAND USE ACTION AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT

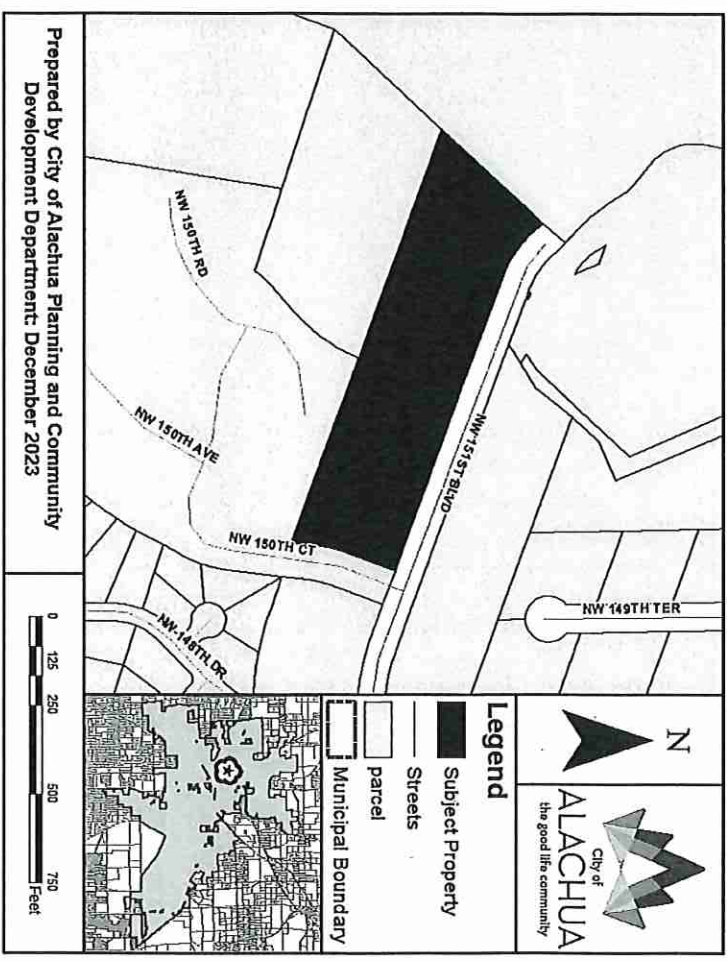
REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Three (3)
(Number of signs)

Notice is hereby given that the City of Alachua will hold a public hearing(s). The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweager, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of a site-specific amendment to the Official Zoning Atlas. The proposed amendment would change the zoning designation of a ± 8.36-acre subject property from Community Commercial (CC) and Commercial (C1) to Residential Multiple Family District-8 (RMF-8). The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Alachua County Tax Parcels 03869-007, 03869-009 (portion of), and 03869-010-000); Existing FLUM: Community Commercial and Commercial; Proposed FLUM: Medium Density Residential; Existing Zoning: Community Commercial (CC) and Commercial Intensive (C1); Proposed Zoning: Residential Multiple Family District-8 (RMF-8).

6 signs



February 12, 2024 @ 6:00 PM
February 26, 2024 @ 6:00 PM

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

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

NW 15th Blvd (2023)
SSCPA & Rezoning



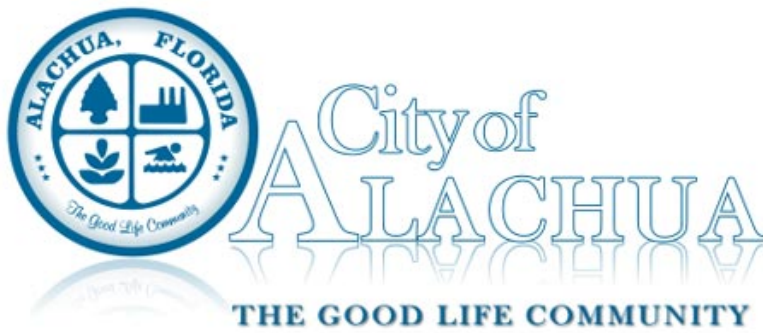
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2023
-CJC

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

0 75 150
Feet



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Ordinance 24-04, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Small Scale Comprehensive Plan Amendment of the City of Alachua Comprehensive Plan Future Land Use Map; Amending the Future Land Use Map Classification of a \pm 8.36-Acre Property from Community Commercial and Commercial to Medium Density Residential; Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 03869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Legislative Hearing)

PREPARED BY: Carson J. Crockett, AICP Candidate, Planner; Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. approve Ordinance 24-04 on first reading; and,
2. schedule second and final reading of Ordinance 24-04 for February 26, 2024.

Recommended Motion:

I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance Number 24-04 on first reading and (2) schedules second and final reading of Ordinance Number 24-04 for February 26, 2024.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of a \pm 8.36-acre subject property from Community Commercial and Commercial to Medium Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open grass and some naturally wooded

property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Existing FLUM Designations

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for more general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

Proposed FLUM Designation

Policy 1.2.c of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Medium Density Residential land use category, and states that this 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 Planning & Zoning Board held a public hearing on January 9, 2024, and voted 5-0 to recommend approval of the proposed Small-Scale Comprehensive Plan Amendment.

FINANCIAL IMPACT: No

ATTACHMENTS:

Description

- ▢ Ordinance 24-04
- ▢ 01-09-2024 Staff Report & Supporting Materials
- ▢ Application Package
- ▢ Public Notice Materials

ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; 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 Small Scale Comprehensive Plan Amendment (“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 January 9, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2024 and _____, 2024 on the proposed Amendment 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 Amendment is consistent with the City of Alachua 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 Community Commercial and Commercial to Medium Density Residential on a ± 8.36-acre subject property, consisting of Tax Parcel Numbers 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, 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

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the ____ day of _____, 2024.

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

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

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

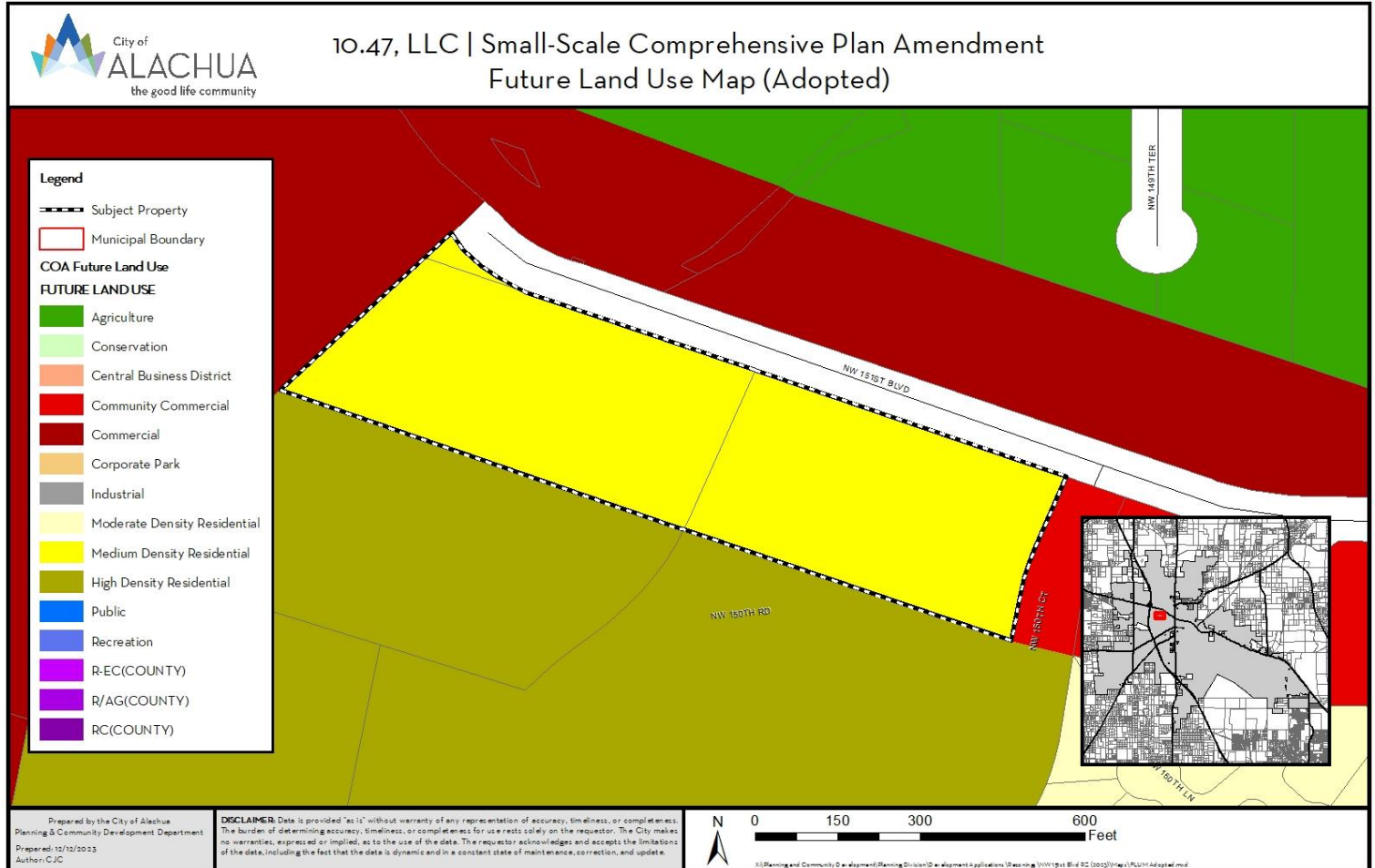
EXHIBIT “A”**LEGAL DESCRIPTION:****Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000**

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of “Wyndswept Hills”, a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North $12^{\circ}01'38''$ West, along the West line of said “Wyndswept Hills”, 209.98 feet to a corner of said “Wyndswept Hills”; thence North $83^{\circ}40'32''$ West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North $07^{\circ}22'32''$ East, along the westerly line of said certain parcel of land, 976.42 feet; thence North $17^{\circ}11'13''$ East, 308.61 feet to the northwest corner of said certain parcel of land; thence North $41^{\circ}03'33''$ East, 417.57 feet to the Point of Beginning; thence continue North $41^{\circ}03'33''$ East, 394.77 feet to a point on the southerly Right of Way line of N.W. 151st Boulevard (80' Right of Way); thence South $45^{\circ}40'51''$ East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of $25^{\circ}44'36''$, an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South $58^{\circ}33'09''$ East, 196.04 feet; thence South $71^{\circ}13'57''$ East, along said Right of Way line, 851.46 feet; thence South $18^{\circ}46'03''$ West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of $13^{\circ}17'10''$, an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $12^{\circ}07'28''$ West, 115.68 feet; thence South $05^{\circ}28'50''$ West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North $71^{\circ}13'57''$ West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

January 9, 2024

SUBJECT:	A request to amend the Future Land Use Map (FLUM) designation from Community Commercial and Commercial to Medium Density Residential on a ± 8.36-acre subject property.
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP of eda consultants, inc.
PROPERTY OWNER:	10.47, LLC
LOCATION:	Generally located south of US Highway 441, between Interstate 75 and NW 147 th Drive, along NW 151 st Boulevard.
PARCEL ID NUMBER:	03869-007-000, 03869-009-000 (portion of), and 03869-010-000
FLUM DESIGNATION:	Community Commercial; Commercial
ZONING:	Community Commercial (CC); Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	± 8.36
PROJECT PLANNER:	Carson J. Crockett, AICP Candidate Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.</i>

SUMMARY

This application is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of a ± 8.36-acre subject property from Community Commercial and Commercial to Medium Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).

The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard. The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

Existing FLUM Designations

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for more general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

Proposed FLUM Designation

Policy 1.2.c of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Medium Density Residential land use category, and states that this 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.

Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Community Commercial; Commercial	Medium Density Residential
Max. Gross Density:	N/A	66 dwellings
Max. Floor Area:	182,080 square feet	N/A
Typical Uses:	<ul style="list-style-type: none"> • neighborhood commercial establishments • residential/offices and live-work units • business and professional offices • personal services • financial institutions • retail sales and services • eating establishments • indoor recreation/entertainment • outdoor recreation and entertainment • single-family and multi-family above first floor commercial uses • tourist-related uses • bed and breakfasts • hotels and motels • commercial shopping centers • auto-oriented uses • office/business parks • limited industrial services • supporting community services such as schools, houses of worship, parks, and community centers • employment center planned developments • commercial recreation centers • traditional neighborhood planned developments 	<ul style="list-style-type: none"> • single family attached and detached units; accessory dwelling units • manufactured or modular homes meeting certain design criteria • mobile homes only within mobile home parks • duplexes and quadplexes • apartments and townhomes • live/work units • residential planned unit developments • traditional mixed-use neighborhood planned developments • supporting community services such as schools, houses of worship, parks, and community centers
Net Increase/ Decrease:	<p style="text-align: center;"><i>Increase of 66 dwellings</i> <i>Decrease of 182,080 square feet non-residential uses</i></p>	

Figure 1. Existing Future Land Use Map with Subject Property

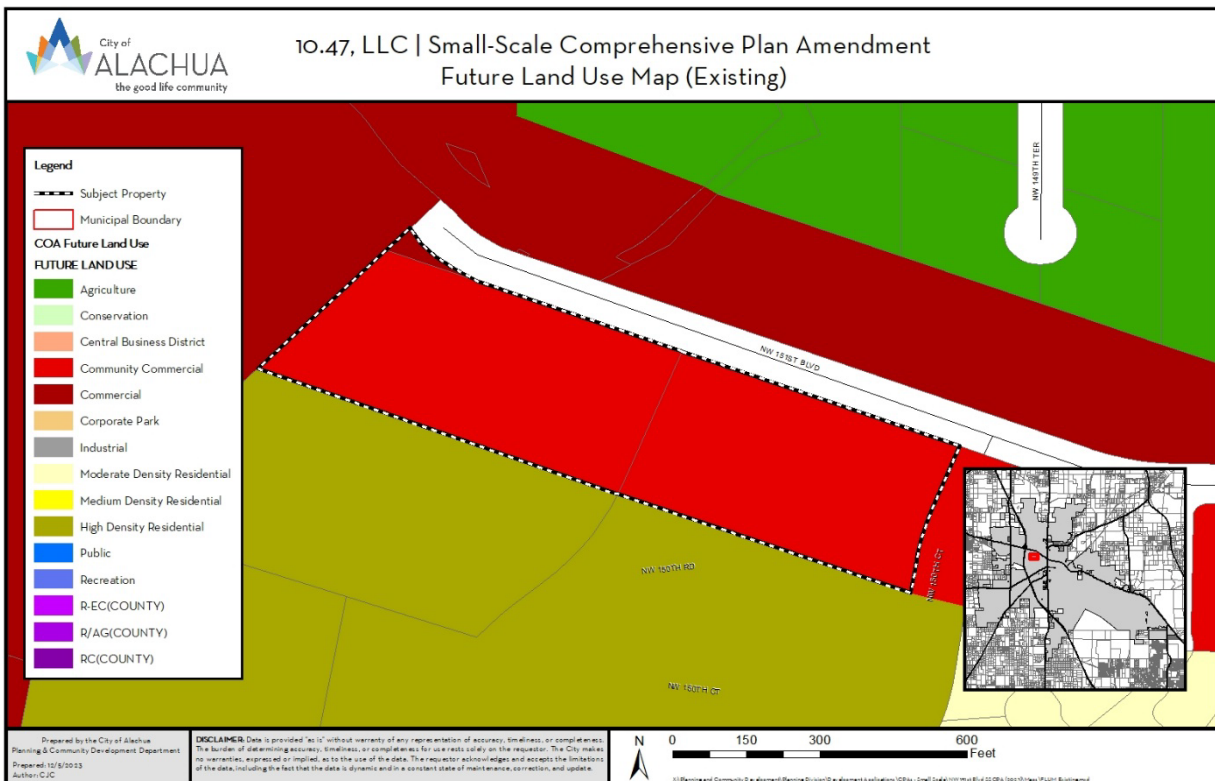
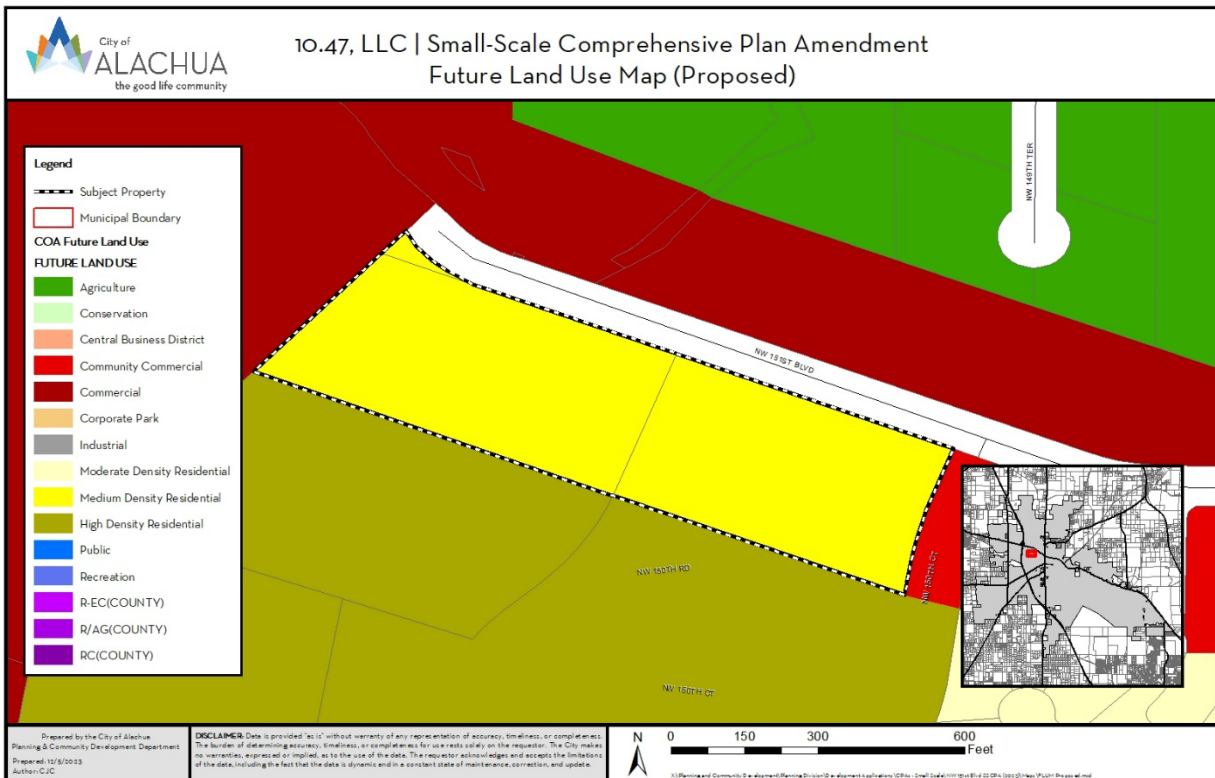


Figure 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

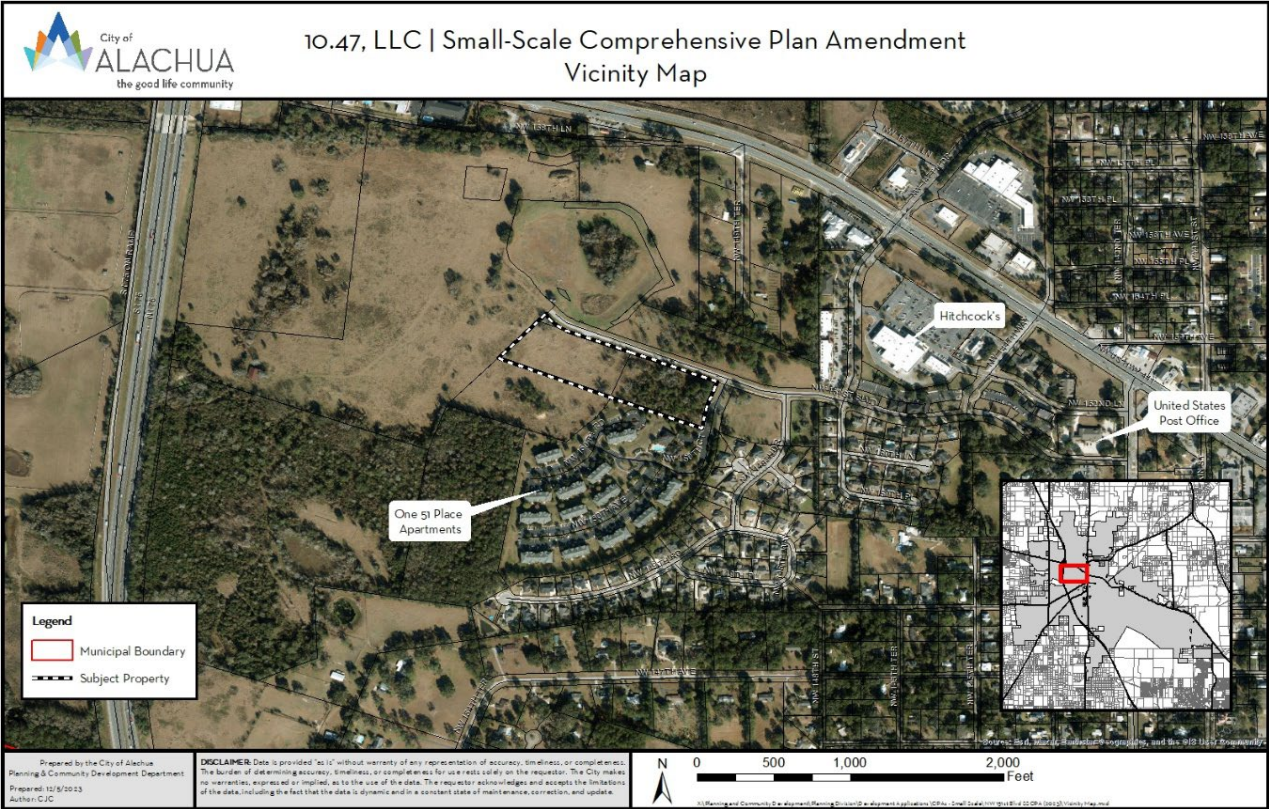
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 2. Figure 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. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)
South	Dwelling, Multiple Family	High Density Residential	Residential Multiple Family District-15 (RMF-15)
East	Vacant	Community Commercial	Community Commercial
West	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)

Figure 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the subject property, a Neighborhood Meeting was held. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on October 30, 2023 at 14913 NW 140th Street, Alachua, Florida 32615 (Alachua County Library, Alachua Branch). The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the Public.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statutes, requires the Future Land Use Element of a Comprehensive Plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate 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.

The applicant contends that: the subject property is located within the urbanized core of the City, with close proximity to US 441 and Interstate 75; public services are available to serve the subject property at adequate capacity to accommodate on-site development; development of the land would support the concept of urban infill development; and the amendment would provide new housing opportunities to support population growth within the City in an area within close proximity to existing residential development, diversifying housing stock while resulting in a net reduction of potential impacts associated with development.

URBAN SPRAWL ANALYSIS

Urban Sprawl Indicators

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 Medium Density Residential land use category permits multifamily development at a maximum density of 8 dwelling units per acre. It is the second densest land use category within the City of Alachua. The subject property is located within an already urban portion of the city.

- (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 within an urban area of the City, proximate existing residential and nonresidential uses, and nearby the historic urban core of the City. The potential development of the subject property would reduce the potential for urban development to occur within the periphery of these developed areas of the City.

- (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 within an urban area of the City, proximate to existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands adjacent to the south contain high density/intensity residential uses and land adjacent to the north, east, and west are designated for urban uses. The proposed future land use designation of Medium Density Residential would act as a step down from the existing High Density Residential adjacent to the subject property.

- (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 subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

- (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 property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north, south, east, and west are designated for urban uses on the FLUM.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located proximate to the subject property and are available to serve future development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located proximate to the subject property and are available to serve future development of the subject property.

- (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 property is proximate to existing residential and commercial uses. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

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

Evaluation & Findings: The subject property is located within an urban area of the City. The property is proximate to existing residential and commercial uses, and nearby the historic urban core of the City.

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

Evaluation & Findings: The proposed amendment would have no discernible negative effect on infill development or redevelopment of existing neighborhoods and facilities.

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

Evaluation & Findings: The Medium Density Residential land use category permits multifamily development at a maximum density of 8 dwelling units per acre. The subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial and business uses.

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

Evaluation & Findings: The subject property is adjacent to lands presently designated for multifamily residential and commercial uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

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

Evaluation & Findings: The proposed amendment would not result in a loss of significant amounts of functional open space.

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight 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 also provided an analysis of the application’s consistency with Section 163.3177 within the application materials.

(I) 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: The subject property is located within an urban area of the City, proximate to existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located to the north, south, east and west of the subject property. The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located proximate to the subject property and are available to serve future development of the subject property.

- (III) 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 Medium Density Residential land use category permits multifamily development at a maximum density of 8 dwelling units per acre. It is the second densest land use category within the City of Alachua. The subject property is located within an urban area of the City, proximate to existing residential and nonresidential uses. Additionally, the subject property is located proximate to lands presently designated for single and multifamily residential uses and commercial uses.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for any active agricultural or silvicultural operations. The adjacent lands to the north, south, east, and west are designated for urban uses on the FLUM.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The 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.

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would apply a residential land use category to the subject property. Therefore, the amendment would not address the nonresidential needs of the residential population of the area.

- (VIII) 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 amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Goal 1: Future Land Use Map 2035

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

Objective 1.2: Residential

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

Policy 1.2.c: *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 Residential land use category:

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

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The amendment would apply the Medium Density Residential land use category to the subject property. The lands contiguous to the south of the subject property are presently designated for residential uses and are consistent with the Medium Density Residential category.

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: Based on the best available data, there are no significant environmental resources that would limit or impact future development of the subject property.

Objective 5.2: Availability of facilities and services

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

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

Analysis of Consistency with Objective 5.2 and Policy 5.2.a: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place.

Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Objective 9.1 and Policy 9.1: The subject property is within the potable water and wastewater service area. Future development of the subject property will be required to connect to 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: The variety of allowable housing types in the Medium Density Residential future land use category would support additional housing within the City, thereby furthering Policy 1.1.a.

Transportation Element

Objective 1.1: Level of Service

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

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

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provided 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 Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.1.d and Policy 1.2.a: The subject property is located within the City's wastewater service area and future development will be required to connect. An analysis of the impacts to wastewater facilities has been provided within this report, which demonstrates no decrease in the level of service for wastewater facilities as a result.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Analysis of Consistency with Policy 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste facilities.

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

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

Policy 4.1.c: The City establishes the following level of service standards for potable water:

- a) *Quality:* Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity:* System-wide potable water collection and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
- c) *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted capacity design, 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.

Analysis of Consistency with Policy 4.1.b and Policy 4.1.c: The subject property is located within the City's potable water service area and future development will be required to connect. An analysis of the impacts to potable water facilities has been provided within this report, which demonstrates no decrease in the level of service for potable facilities as a result.

Conservation and Open Space Element

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.

Analysis of Consistency with Objective 1.2 and Policy 1.2.a: There are no known significant native communities or ecosystems such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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: There are no known listed species habitat nor listed species located on or known to exist on the subject property. If any listed species or listed species habitat are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Objective 1.10: *Wetlands*

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Analysis of Consistency with Objective 1.10 and Policy 1.10.a: There are no known wetlands or karst sensitive features located on or known to exist on the subject property. If any wetlands or karst sensitive features are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (DEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance of flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain and development activity that threatens to raise the base flood elevation.

Analysis of Consistency with Policy 1.12.e and Policy 1.12.f: There are no flood prone areas located on the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation: There are no delineated wetlands on the subject property. If wetlands are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the site have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Soil Survey

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

There are three (3) soil types found within the subject property:

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick sand, 2 to 5 % slopes	A	Well drained	Slight	Slight	31.19
Norfolk loamy fine sand, 2 to 5 % slopes	B	Well drained	Slight	Slight	24.19
Norfolk loamy fine sand, 5 to 8 % slopes	B	Well drained	Slight	Slight	44.61

Evaluation: The soil types present on the subject property do not pose any significant limitations for the development types allowed in the Medium Density Residential land use category.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is not identified as a Karst sensitive area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP).

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

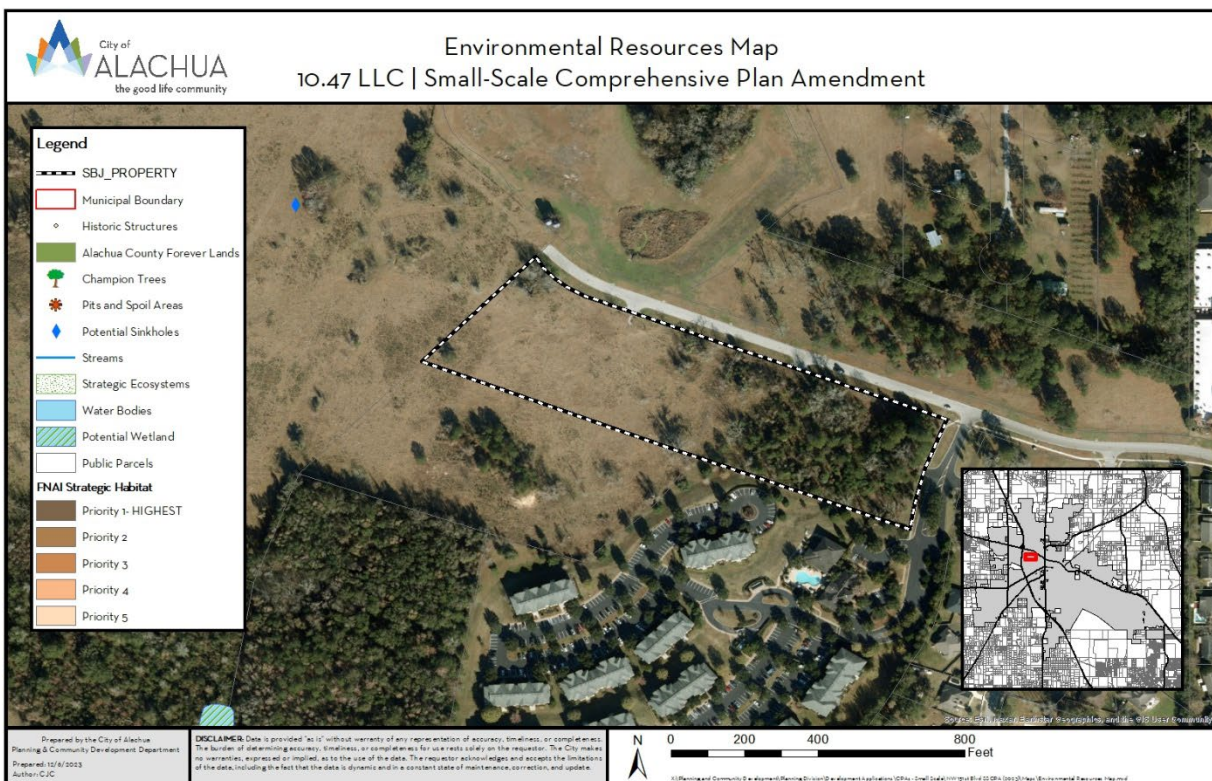
Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

Figure 4. Environmental Resources Map



PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	US 441 From SR 235 to I-75	4/D	Principle Arterial	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].					

Table 5-1. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 5 US 441 From SR 235 to I-75
Average Annual Daily Trips	
Maximum Service Volume ¹	39,000
Existing Traffic ²	22,581
Reserved Trips ³	3,172
Available Capacity ³	13,247
Increase/Decrease in Daily Trips Generated by Development ⁴	452
Residual Capacity After Development's Impacts	12,795
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua November 2023 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 220 (6.74 / Unit) Trip Distribution: Segment 5 - 100%.	

Table 5-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)

Traffic System Category	Segment 5 US 441 From SR 235 to I-75
Average Annual Daily Trips	
Maximum Service Volume ¹	3,510
Existing Traffic ²	2,145
Reserved Trips ³	271
Available Capacity ³	1,094
Increase/Decrease in Daily Trips Generated by Development ⁴	34
Residual Capacity After Development's Impacts	1,060
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua November 2023 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 220 (0.51 / Unit) Trip Distribution: Segment 5 - 100%.	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of the roadway segment identified above and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,390,833
Reserved Capacity ²	364,705
Available Capacity	544,462
Increase/Decrease in Potable Water Demand from Application ³	18,425
Residual Capacity	526,037
Percentage of Permitted Design Capacity Utilized	77.13%
Sources: ¹ City of Alachua Public Services Department, September 2023 ² City of Alachua November 2023 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 275 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of potable water facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	719,250
Reserved Capacity ²	341,199
Available Capacity	439,551
Increase/Decrease in Sanitary Sewer Demand from Application ³	16,750
Residual Capacity	422,801
Percentage of Permitted Design Capacity Utilized	71.83%
Sources: ¹ City of Alachua Public Services Department, September 2023 ² City of Alachua November 2023 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of sanitary sewer facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	43,376.00	7,916.12
Reserved Capacity ²	40,378.55	7,369.09
Increase/Decrease in Demand Generated by Application ³	616.02	112.50
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: <div><div>1</div><div>University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua November 2023 Development Monitoring Report.</div></div> <div><div>3</div><div>Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.3 residents per unit</div></div> <div><div>4</div><div>New River Solid Waste Facility, April 2023.</div></div>		

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of solid waste facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Recreation Facilities

Table 9-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	54.22
Reserved Capacity ¹	8.67
Potential Demand Generated by Development ³	0.79
Residual Recreational Capacity After Impacts	71.71
<i>Sources:</i> ¹ City of Alachua November 2023 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population (2022); Policy 1.2.b, Recreation Element ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2,37 persons per unit x 67 units / [5 acres/1,000 persons] = 0.79 acres)	

Table 9-2. Passive Recreational Impacts

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	12.58
Existing Improved Passive Park Space Provided ²	34.82
Potential Demand Generated by Development ³	0.16
Residual Recreational Capacity After Impacts	22.08
<i>Sources:</i> ¹ City of Alachua November 2023 Development Monitoring Report. ² Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres) ³ Formula: 2,37 persons per unit x 67 units / [5 acres/1,000 persons]] x 0.20 = 0.16 acres	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of recreation facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) 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. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on December 13, 2023, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

EXHIBIT “A”
TO
10.47 LLC (NW 151ST BLVD)
SMALL-SCALE COMPRHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 24-04

ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment (“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 January 9, 2024 by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2024 and _____, 2024 on the proposed Amendment 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 Amendment is consistent with the City of Alachua 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 Community Commercial and Commercial to Medium Density Residential on a ± 8.36-acre subject property, consisting of Tax Parcel Numbers 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, 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

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the ____ day of _____, 2024.

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

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

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

LEGAL DESCRIPTION:

Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of “Wyndswept Hills”, a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North $12^{\circ}01'38''$ West, along the West line of said “Wyndswept Hills”, 209.98 feet to a corner of said “Wyndswept Hills”; thence North $83^{\circ}40'32''$ West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North $07^{\circ}22'32''$ East, along the westerly line of said certain parcel of land, 976.42 feet; thence North $17^{\circ}11'13''$ East, 308.61 feet to the northwest corner of said certain parcel of land; thence North $41^{\circ}03'33''$ East, 417.57 feet to the Point of Beginning; thence continue North $41^{\circ}03'33''$ East, 394.77 feet to a point on the southerly Right of Way line of N.W. 15¹st Boulevard (80' Right of Way); thence South $45^{\circ}40'51''$ East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of $25^{\circ}44'36''$, an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South $58^{\circ}33'09''$ East, 196.04 feet; thence South $71^{\circ}13'57''$ East, along said Right of Way line, 851.46 feet; thence South $18^{\circ}46'03''$ West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of $13^{\circ}17'10''$, an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $12^{\circ}07'28''$ West, 115.68 feet; thence South $05^{\circ}28'50''$ West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North $71^{\circ}13'57''$ West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

EXHIBIT “B”

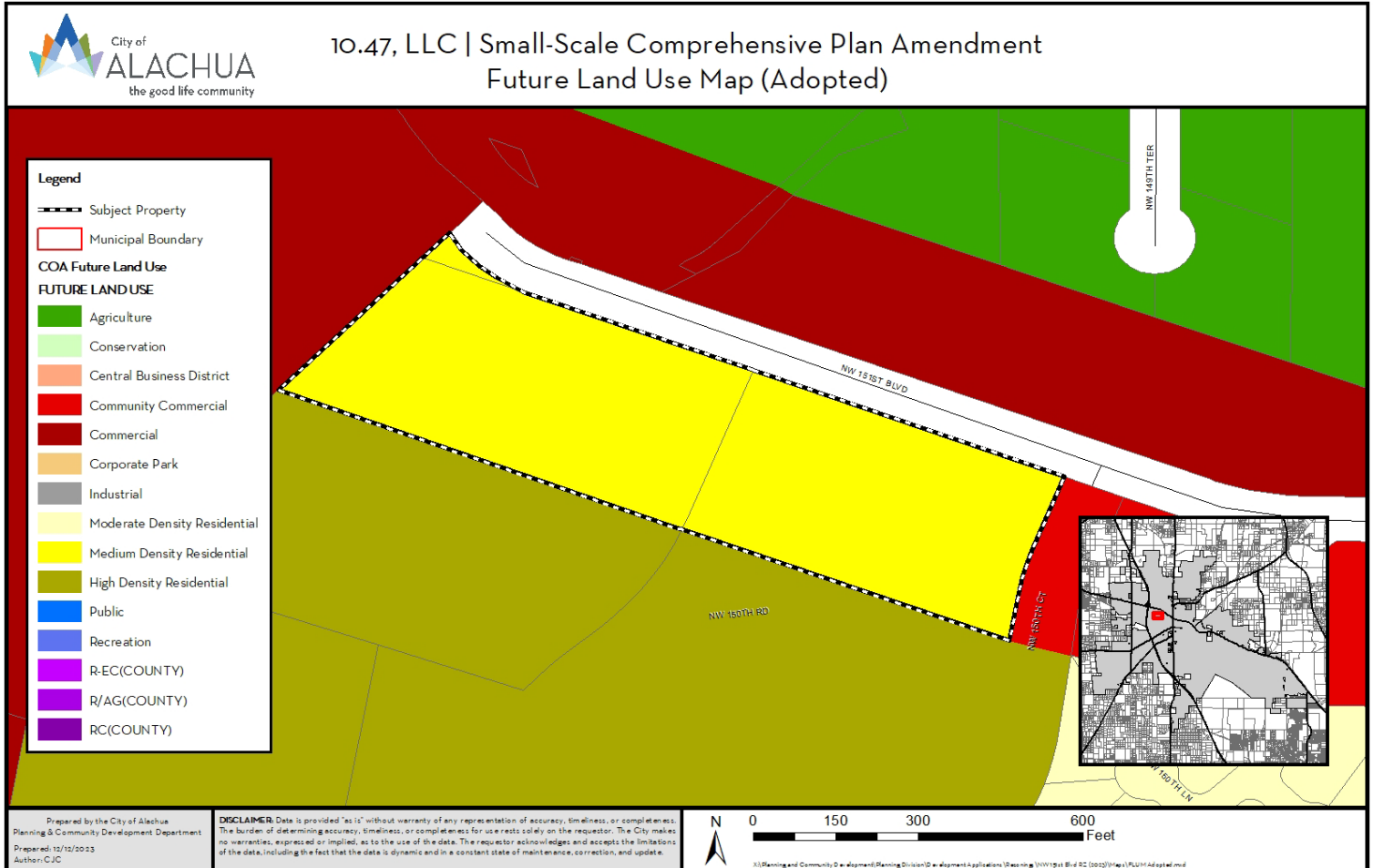


EXHIBIT “B”
TO
10.47 LLC (NW 151ST BLVD)
SMALL-SCALE COMPRHENSISVE PLAN AMENDMENT
STAFF REPORT

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

10/31/2023

NAME & DESCRIPTION OF PROJECT

151st Blvd. Land Use Change & Rezoning

Amend land use to medium density residential and rezone to RMF-8.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

15149 NW 151st Blvd.

Tax Parcel Numbers

03869-007-000, 03869-009-000 (portion of), 03869-010-000,

Acreage

8.36 (+/-)

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐

Exempt (See exemptions on page 2)

Number of Units

Number of Units

67

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="67"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="67"/>	units X 0.03 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="67"/>	units X 0.03 High School Multiplier	<input type="text" value="2"/>	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : 151st Blvd.

PROJECT #:

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

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

Elementary SCSA

Northwest

Capacity Required 4

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 302

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required 2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 455

Available Capacity

Available Capacity

High SCSA

Santa Fe

2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 131

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


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

Date:

12.13.2023

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Notice of Hearing to be Scheduled for NW 151st Blvd SSCPA and Rezoning Applications

Dear Mr. Sweger,

On November 30, 2023 the City of Alachua received your revised small-scale comprehensive plan amendment and site-specific amendment to the official zoning atlas (rezoning) applications for the subject property totaling approximately ±8.36 acres on Alachua County Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000. Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **January 9, 2024** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, December 18, 2023**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, December 25, 2023** (note that signs will not be available for pick-up on this day as City Hall will be closed in observance of Christmas). You will be notified when these signs are ready for pick up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 8, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1606 or via email at ccrockett@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson Crockett', is positioned above the printed name.

Carson J. Crockett, AICP Candidate
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 22, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Staff Review Comments for NW 15th Blvd SSCPA and Rezoning Applications

Dear Mr. Sweger,

On October 31, 2023 the City of Alachua received your small-scale comprehensive plan amendment and site-specific amendment to the official zoning atlas (rezoning) applications for the subject property totaling approximately ±8.36 acres on Alachua County Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000. The applications propose amending the future land use of the subject property from Community Commercial and Commercial to Medium Density Residential and propose amending the zoning from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8).

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 applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting may be scheduled to discuss these comments upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Tuesday, December 5, 2023. A total of four (4) copies of the complete application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. If all comments are addressed by the resubmission date above, the application may be scheduled for the January, 2024 Planning & Zoning Board (PZB) Meeting.

Address the following insufficiencies:

The following comments apply to both applications

1. Background
 - a. The background section of both justification reports refers to parcel 03869-002-000, which is not included in the application. Correct the parcel reference.
2. Concurrency Analysis
 - a. Include residual capacity as part of the traffic calculations table.
3. Needs Analysis
 - a. Clarify the statement "reduce density". Currently, density is not an applicable standard to the subject property. A "net reduction of potential impacts" may be more applicable.
 - b. Provide further analysis of a need for additional residential land.
4. Urban Sprawl Analysis
 - a. Provide further analysis in the response of indicator 4 (balance of land uses), addressing more directly how the proposed changes result in balanced land uses.

The following comments apply only to the rezoning application

5. Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas
 - a. Response provided for comprehensive plan consistency refers to future land use category. Revise response to apply specifically to the rezoning application.
 - b. Provide further analysis in the response related to logical development patterns, addressing how the proposed changes result in a logical pattern of development.

If you have any questions regarding the information above, please contact either of us at 386-418-6100 x 1606 (Carson Crockett) and x 1602 (Justin Tabor) or via e-mail at ca_crockett@cityofalachua.org and jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Carson J. Crockett
Planner



Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 14, 2023

Submitted electronically to csweger@edafl.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Completeness for NW 151st Blvd Small Scale Comprehensive Plan Amendment and Site Specific Amendment to the Official Zoning Atlas (Rezoning) applications

Dear Mr. Sweger,

On November 14, 2023, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 10.47, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±8.36 acre subject property, comprised of Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, from Community Commercial (±8.28 acres) and Commercial (±0.08 acres) to Medium Density Residential and to rezone the subject property from Community Commercial (±8.28 acres) and Commercial Intensive (CI) (±0.08 acres) to Residential Multiple Family - 8 (RMF-8).

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 applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at ca_crockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson J. Crockett'.

Carson J. Crockett
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 7, 2023

Submitted electronically to csweager@edaff.com

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Conditional Completeness for NW 151st Blvd Small Scale Comprehensive Plan Amendment and Site Specific Amendment to the Official Zoning Atlas (Rezoning) applications

Dear Mr. Sweger,

On October 31, 2023, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of 10.47, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±8.36 acre subject property, comprised of Tax Parcels 03869-007-000, 03869-009-000 (portion of), and 03869-010-000, from Community Commercial (±8.28 acres) and Commercial (±0.08 acres) to Medium Density Residential and to rezone the subject property from Community Commercial (±8.28 acres) and Commercial Intensive (CI) (±0.08 acres) to Residential Multiple Family - 8 (RMF-8).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than 5:00 PM on Wednesday, November 15, 2023. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

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

Please address the following:

1. Provide proof of payment of taxes for tax parcels 03869-009-000 and 03869-010-000. Proof of payment was only provided for tax parcel 03869-007-000.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at ca_crockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett
Planner

cc: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File



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: NW 151st Blvd. Land Use Change Application
2. Address of Subject Property: 15149 NW 151st Blvd.
3. Parcel ID Number(s): 03869-007-000, 03869-009-000 (portion of) & 03869-010-000
4. Existing Use of Property: Undeveloped
5. Existing Future Land Use Map Designation: Community Commercial & Commercial
6. Proposed Future Land Use Map Designation: Medium Density Residential
7. Acreage: 8.36 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): 10.47, LLC
Mailing Address: 15260 NW 147th Drive
City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

- (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.


 Signature of Applicant

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

 Signature of Co-applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua


The foregoing application is acknowledged before me this 24th day of October, 2023, by Clay Sweger

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

NOTARY SEAL



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


 Signature of Notary Public, State of Florida

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

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15149 NW 151st Boulevard

Parcel ID Number(s): 03869-007-000, 03869-009-000 & 03869-010-000

Acreage: 8.2 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley

Title: _____

Company (if applicable): 10.47 LLC

Mailing Address: 15260 NW 147TH DR

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-316-0732

FAX: N/A

e-mail: MCCAULEYJMD@YAHOO.COM

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: _____

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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

James McCauley
Signature of Applicant

Signature of Co-applicant

James McCauley
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of October, 2023, by James

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

NOTARY SEAL

Heather A. Hartman
Signature of Notary Public, State of Florida



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

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185379 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 676
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 4,536.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.



2185379

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

By: _____ (Seal)

James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Printed Name: Marlene Pendergast

Witness

Printed Name: DARRYL J. TOMPKINS

Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

DESCRIPTION PARCEL:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEG.12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNING SUBDIVISION; THENCE SOUTH 87 DEG.14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R. BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 41 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'58", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.598 ACRES, MORE OR LESS.

INSTRUMENT # 2185379

3 PGS

BOUNDARY SURVEY
OF A PORTION OF TAX PARCEL NO. 3869 LYING IN THE WILLIAM
GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

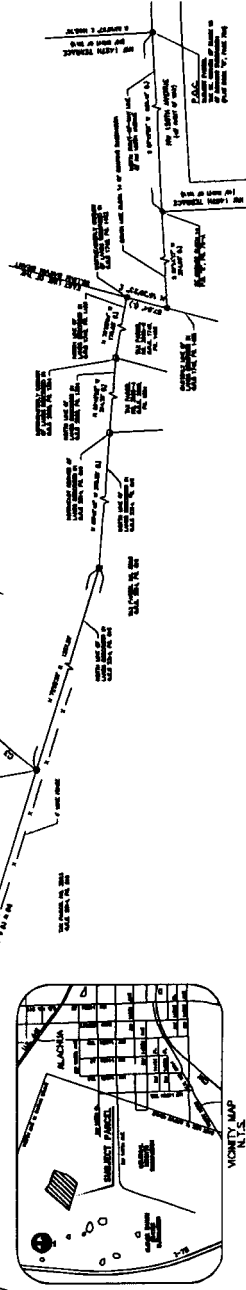
[illegible]

SUBJECT PARCEL
±10.590 ACRES (L)±(M)
(VACANT)

COUNTY	TOWNSHIP	RANGE	SOUTH	EAST	SECTION	ACRES	OWNER
CLATSOP	CLATSOP	33E	80N	72W	8.66	31.00	527923571
CLATSOP	CLATSOP	33E	80N	72W	10A.36	34.07	502741024
CLATSOP	CLATSOP	33E	80N	72W	10B.36	34.07	502741024

SURVEYOR'S NOTES:

1. The following amounts are reported to the Internal Revenue Service as a result of the 1974-75 tax year:
a. Income tax paid by the taxpayer, \$1,000.
b. Income tax paid by the taxpayer, \$1,000.
c. Income tax paid by the taxpayer, \$1,000.
d. Income tax paid by the taxpayer, \$1,000.
e. Income tax paid by the taxpayer, \$1,000.
f. Income tax paid by the taxpayer, \$1,000.
g. Income tax paid by the taxpayer, \$1,000.
h. Income tax paid by the taxpayer, \$1,000.
i. Income tax paid by the taxpayer, \$1,000.
j. Income tax paid by the taxpayer, \$1,000.
k. Income tax paid by the taxpayer, \$1,000.
l. Income tax paid by the taxpayer, \$1,000.
m. Income tax paid by the taxpayer, \$1,000.
n. Income tax paid by the taxpayer, \$1,000.
o. Income tax paid by the taxpayer, \$1,000.
p. Income tax paid by the taxpayer, \$1,000.
q. Income tax paid by the taxpayer, \$1,000.
r. Income tax paid by the taxpayer, \$1,000.
s. Income tax paid by the taxpayer, \$1,000.
t. Income tax paid by the taxpayer, \$1,000.
u. Income tax paid by the taxpayer, \$1,000.
v. Income tax paid by the taxpayer, \$1,000.
w. Income tax paid by the taxpayer, \$1,000.
x. Income tax paid by the taxpayer, \$1,000.
y. Income tax paid by the taxpayer, \$1,000.
z. Income tax paid by the taxpayer, \$1,000.

[illegible]

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2044556 3 PGS
2004 JUN 07 10:51 AM BK 2929 PG 874
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK18 Receipt#192951
Doc Stamp-Deed: 2,933.00

Parcel ID Number:

Warranty Deed



This Indenture, Made this 1st day of June, 2004 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 3024 NW 21st Way, Gainesville, FL 32609

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida
limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: Phillip M. Hawley (Seal)
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Darryl J. Tompkins
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by
Phillip L. Hawley, Manager of First Street Group, L.C., a Florida
limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBIT "A"

INSTRUMENT # 2044556

3 PGS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 541.25 FEET TO **THE POINT OF BEGINNING;**

THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89.12 FEET;

THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET;

THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.473 ACRES, MORE OR LESS.

EXHIBIT "A" continued

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

INSTRUMENT # 2044556
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616



Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company
of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2006 and subsequent years.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

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

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

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

By: (Signature) (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

(Signature)
Printed Name: DARRYL J. TOMPKINS
Witness

(Signature)
Printed Name: Marlene Pendergast
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

(Signature)
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE

POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151st BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

OF A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY.

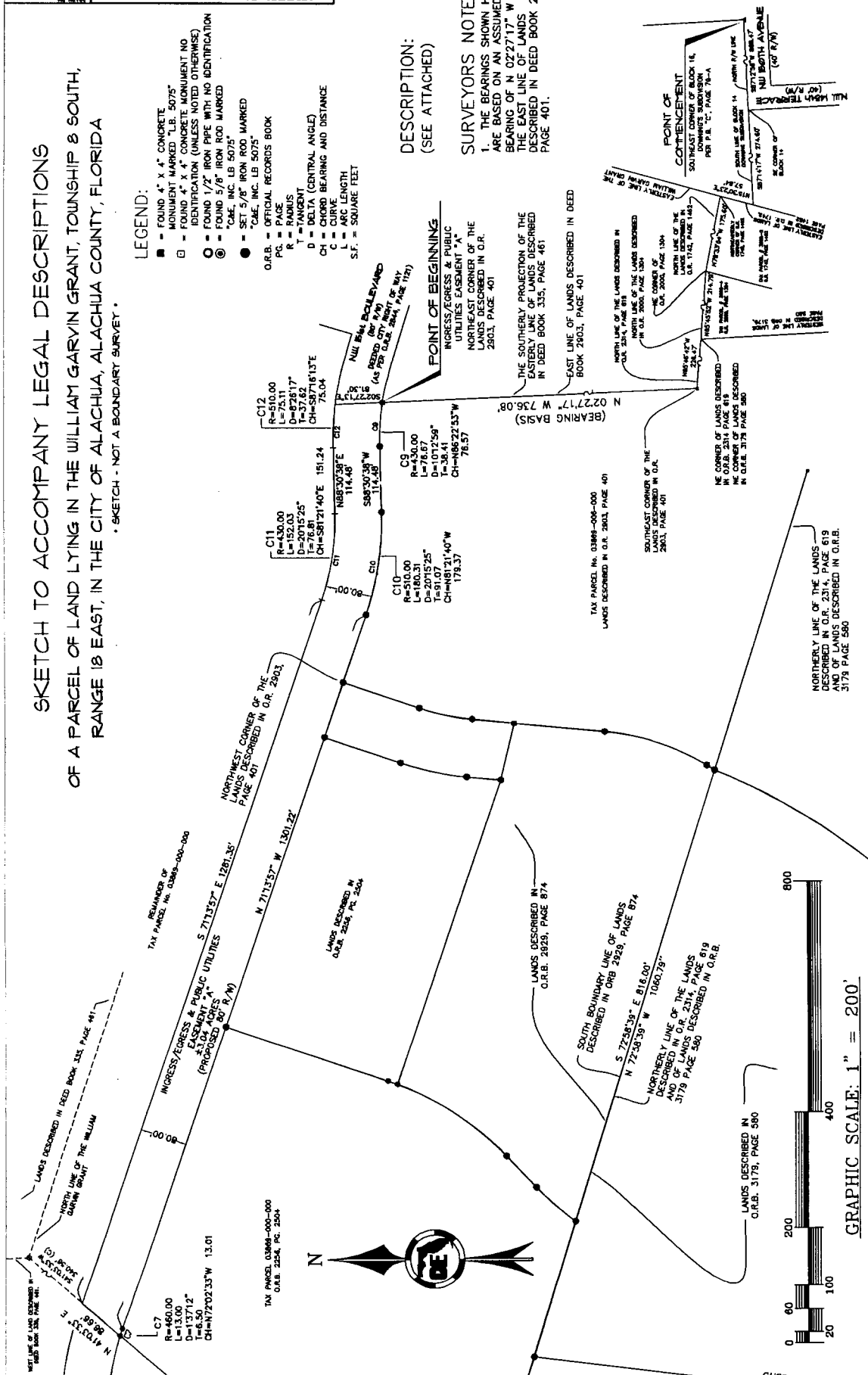
LEGEND:

- FOUND 4" X 4" CONCRETE
 MONUMENT MARKED "L.B. 5075"
 □ FOUND 4" X 4" CONCRETE MONUMENT NO
 IDENTIFICATION (UNLESS NOTED OTHERWISE)
 ○ FOUND 1 1/2" IRON PIPE WITH NO IDENTIFICATION
 ⊙ FOUND 5/8" IRON ROD MARKED
 "C&E, INC. LB. 5075"
 ● FOUND 5/8" IRON ROD MARKED
 "C&E, INC. LB. 5075"
 O.R.B. = OPTIONAL RECORDS BOOK
 P.C. = PAGE
 R. = RADIUS
 D. = DIAMETER
 D. = DELTA (CENTRAL ANGLE)
 CH = CHORD BEARING AND DISTANCE
 C = CURVE
 L = ARC LENGTH
 S.F. = SQUARE FEET

DESCRIPTION:
(SEE ATTACHED)

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 02°27'17" W ALONG THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 2903, PAGE 401.



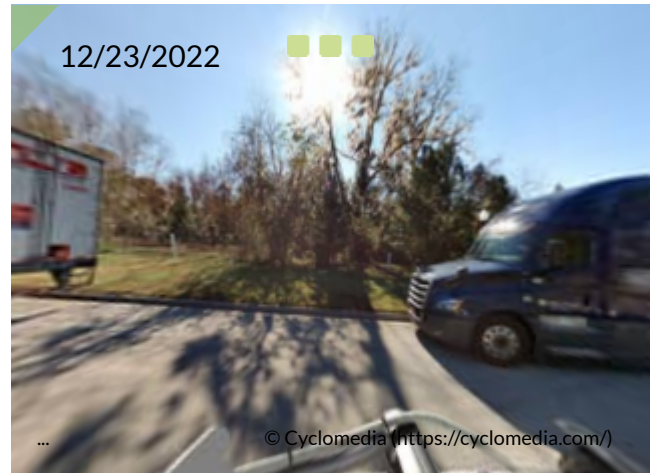
GRAPHIC SCALE: 1" = 200'

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Parcel Summary

Parcel ID 03869-007-000
Prop ID 15060
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area Subdivision 233200.50
Legal Description COM SE COR BK 16 DOWNINGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DE
Property Use Code GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng 15-08-18
Tax Area ALACHUA (1700)
Acres 3.8
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Agricultural (Market) Value	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Just (Market) Value	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Assessed Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	3.80	165528	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2004	\$419,000	WD	2929	874	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Last Data Upload: 11/28/2023, 8:03:07 AM

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[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 03869-009-000
Prop ID 15063
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.50
Subdivision
Legal Description DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 D
Property Use Code GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng 15-08-18
Tax Area ALACHUA (1700)
Acres 10.6
Homesteaded False

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Agricultural (Market) Value	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000
Just (Market) Value	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000
Assessed Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	10.60	461736	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	\$648,000	SD	3247	676	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



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[Last Data Upload: 11/28/2023, 8:03:07 AM](#)

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Developed by



Sign Up for Property Watch

Parcel Summary

Parcel ID 03869-010-000
Prop ID 15064
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.94
Subdivision
Legal Description DOWNINGS S/D PB C-79A COM SE COR BK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 226.47 FT N 02 DE
(Note: *The Description above is not to be used on legal documents.)
Property Use Code RIGHT-OF-WAY (09400)
Sec/Twp/Rng 15-08-18
Tax Area ALACHUA (1700)
Acres 0.09
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[10.47 LLC](#)
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$100	\$100	\$100	\$100	\$100
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$100	\$100	\$100	\$100	\$100
Assessed Value	\$100	\$100	\$100	\$100	\$100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$100	\$100	\$100	\$100	\$100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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TRIM Notice

2023 TRIM Notice (PDF)

Land Information

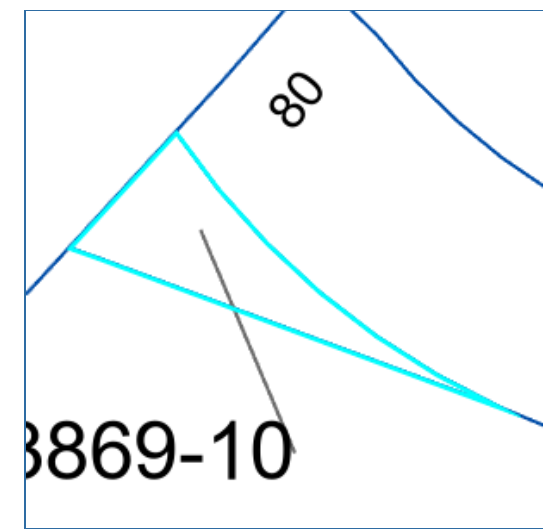
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	\$100	SD	3247	682	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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Map



Photos



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This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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[Last Data Upload: 11/28/2023, 8:03:07 AM](#)

Contact Us

Developed by
 Schneider
GEOSPATIAL

[Search](#) > Account Summary

Real Estate Account #03869 007 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)










Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$284.07**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1202	
	Paid \$386.38
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 ⓘ	
2007 Annual Bill	\$0.00
	 Print (PDF)
Certificate #983	
	Paid \$43.26
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Refund	
Certificate #846	
	Paid \$8,193.72
2005 ⓘ	
2005 Annual Bill	\$0.00
	 Print (PDF)
Certificate #780	
	Paid \$9,305.84
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

[Search](#) > Account Summary

Real Estate Account #03869 009 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$801.69**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF)
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2010 ⓘ	
2010 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1204	
	Paid \$1,054.80
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2006 ⓘ	
2006 Annual Bill	\$0.00
	 Print (PDF)
Certificate #847	
	Paid \$18,263.04
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.

[Search](#) > Account Summary

Real Estate Account #03869 010 000

Owner:

10.47 LLC

Situs:

UNASSIGNED LOCATION RE

[Parcel details](#)

[Property Appraiser](#) 



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **\$5.54**.

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00  Print (PDF)
2022 Annual Bill ⓘ	\$0.00  Print (PDF)
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 Print (PDF).
2012 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2011 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2010 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2009 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2008 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2007 Annual Bill ⓘ	\$0.00
	 Print (PDF).
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF).
Total Amount Due	\$0.00

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.

Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
10.47 L.L.C.

Filing Information

Document Number	L04000040041
FEI/EIN Number	59-3816838
Date Filed	05/26/2004
Effective Date	05/26/2004
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Mailing Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Registered Agent Name & Address

MCCAULEY, JAMES
15260 NW 147TH DR
ALACHUA, FL 32615

Name Changed: 04/06/2009

Address Changed: 04/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

MCCAULEY, JAMES
5416 SW 97TH TERRACE
GAINESVILLE, FL 32608

Title MGRM

MCCAULEY, RITA
805 EUCLID AVE
ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	05/01/2021
2022	05/01/2022

Document Images

05/01/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- CORLCDSMEM	View image in PDF format
05/15/2014 -- LC Amendment	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- Reg. Agent Resignation	View image in PDF format
04/06/2009 -- Reg. Agent Change	View image in PDF format
04/06/2009 -- LC Amendment	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
09/27/2005 -- REINSTATEMENT	View image in PDF format
05/26/2004 -- Florida Limited Liability	View image in PDF format

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

10/31/2023

NAME & DESCRIPTION OF PROJECT

151st Blvd. Land Use Change & Rezoning

Amend land use from Community Commercial & Commercial to Medium Density Residential and rezone from Commercial Intensive & Community Commercial to RMF-8.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

15149 NW 151st Blvd.

Tax Parcel Numbers

03869-007-000, 03869-009-000 (portion of) & 03869-010-000

Acreage

8.36 (+/-)

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

Number of Units 67

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="67"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="67"/>	units X 0.03 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="67"/>	units X 0.03 High School Multiplier	<input type="text" value="2"/>	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME :

PROJECT #:

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

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

Elementary SCSA

Capacity Required

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Available Capacity

☐ Capacity Available

Available Capacity

☐ Capacity Available in 5 yrs*

Available Capacity

☐ Capacity Available in Adjacent SCSA

☐ **Denial** for reasons stated

Approved by

City of Alachua Staff

School Board Staff Certification

A complete application for the development project was accepted on

Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

Signed:

Printed Name:

Date:

Legal Description

Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000

A portion of the William Garvin Grant, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of "Wyndswept Hills", a subdivision as per plat thereof, recorded in Plat Book 26, page 75 of the Public Records of Alachua County, Florida and run thence North $12^{\circ}01'38''$ West, along the West line of said "Wyndswept Hills", 209.98 feet to a corner of said "Wyndswept Hills"; thence North $83^{\circ}40'32''$ West, along the southerly line of that certain parcel of land as described in Official Records Book 3252, page 597 of said Public Records, 414.09 feet to the southwest corner of said certain parcel of land; thence North $07^{\circ}22'32''$ East, along the westerly line of said certain parcel of land, 976.42 feet; thence North $17^{\circ}11'13''$ East, 308.61 feet to the northwest corner of said certain parcel of land; thence North $41^{\circ}03'33''$ East, 417.57 feet to the Point of Beginning; thence continue North $41^{\circ}03'33''$ East, 394.77 feet to a point on the southerly Right of Way line of N.W. 151st Boulevard (80' Right of Way); thence South $45^{\circ}40'51''$ East, along said Right of Way line, 28.37 feet to a point lying on the arc of a curve, concave northeasterly, having a radius of 440.00 feet; thence southeasterly, along said Right of Way line and along the arc of said curve, through a central angle of $25^{\circ}44'36''$, an arc distance of 197.69 feet, said arc being subtended by a chord having a bearing and distance of South $58^{\circ}33'09''$ East, 196.04 feet; thence South $71^{\circ}13'57''$ East, along said Right of Way line, 851.46 feet; thence South $18^{\circ}46'03''$ West, 137.78 feet to the beginning of a curve, concave easterly, having a radius of 500.00 feet; thence southerly along the arc of said curve, through a central angle of $13^{\circ}17'10''$, an arc distance of 115.94 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $12^{\circ}07'28''$ West, 115.68 feet; thence South $05^{\circ}28'50''$ West, 58.89 feet to a corner on the northerly line of that certain parcel of land as described in Official Records Book 3253, page 548 of said Public Records; thence North $71^{\circ}13'57''$ West, along said northerly line and the westerly extension thereof, 1244.97 feet to the Point of Beginning.

Containing 8.36 Acres (364,112 Square Feet), more or less.

NEIGHBORHOOD WORKSHOP NOTICE

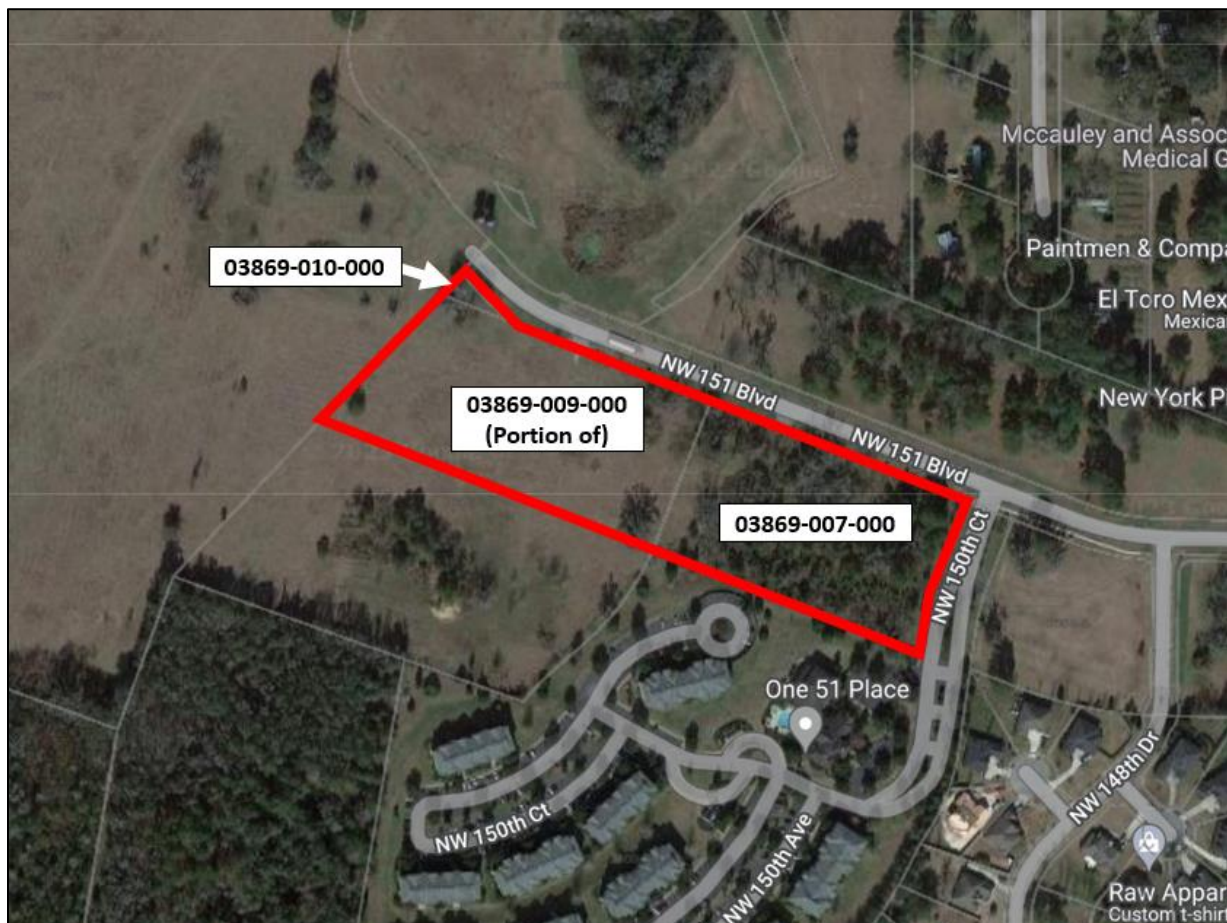
Date: Monday, October 30, 2023
Time: 5:00 p.m.
Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed future land use map change and rezoning on Alachua County tax parcel number 03869-010-000 from Commercial and Commercial Intensive (CI) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8). In addition, the proposal includes a future land use map change and rezoning on parcel numbers 03869-007-000 and a portion of 03869-009-000 from Community Commercial (CC) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8), generally located at 15149 NW 151st Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Clay Sweger, AICP, LEED AP
permitting@edafl.com

eda consultants, inc.
(352) 373-3541



03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA
ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCPAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY
RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDSWAPT HILLS HOMEOWNERS
ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop - NW 151st Blvd.**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 19, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **19th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

to point out the joy and peace she enjoys in her rural lifestyle.

Coming from a large family with eight siblings matured and helped prepare her for her own family and the responsibility that brings. While things like food stamps were part of her life for a period of time, Ruthie shouldered the responsibilities of her family unaided. That commitment to family continues to this day.

Though her children are grown, she has 10 grandchildren to impart wisdom and help nurture their relationship with God. As an ordained minister and associate pastor, she is well equipped and educated to be a

spiritual leader in her family and counsel those in the community. While serving as a pastor now, Ruthie continues to serve wherever she is needed at her home church, whether singing in the choir or cleaning, she considers it all to be a privilege.

As we continued visiting, she did express sadness at some of the trends in society in current times, especially the devaluation of the nuclear family and the absence of fathers in the home. She concedes also that she is careful not to judge—she

is well aware that she was a single parent and is guilty of poor decisions—some of them costly. She confesses that these and other personal failures added to her already challenging circumstances. Even saints have flaws just like all of us do.

Ruthie has no intention of retiring from her service to the community or wherever God leads her.

Ruthie like many others all make up this tapestry which is Alachua and other small towns in this part of North Central Florida. While all of us are so imperfect, together we make up a nearly perfect community. And Ruthie is one of the brightest lights.

Email editor@
alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change and rezoning on Alachua County tax parcel number 03869-010-000 from Commercial and Commercial Intensive (CI) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8). In addition, the proposal includes a future land use map change and rezoning on parcel numbers 03869-007-000 and a portion of 03869-009-000 from Community Commercial (CC) to Medium Density Residential (4-8 units per acre) and Residential Multiple Family – 8 (RMF-8), generally located at 15149 NW 151st Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Monday, October 30, 2023 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP
eda consultants inc.

Phone: 352-373-3541

E-mail: permitting@edafl.com

(Published: Alachua County Today - October 19, 2023)

eda
consultants • inc.

**SURROUND YOURSELF WITH
GOOD PEOPLE**





Neighborhood Meeting Minutes

Project: NW 151st Blvd Proposed Land Use Change & Rezoning

Meeting Date & Time: October 30, 2023, 5:00 PM

Community Participants: 0 participants in total – No attendees

Project Representatives: Sergio Reyes and Clay Sweger, eda

Meeting Minutes:

No attendees entered the meeting, therefor there are no meeting minutes, and the meeting was closed at 5:15pm.



03869-010-000

03869-009-000
(Portion of)

03869-007-000

Mi Apá Latin
Café of Alachua
Cuban • S

McCauley and Associates
Medical Group

Paintmen & Company

El Toro Mexican
Mexican • SS

New York Pizza Plus
Italian • SS

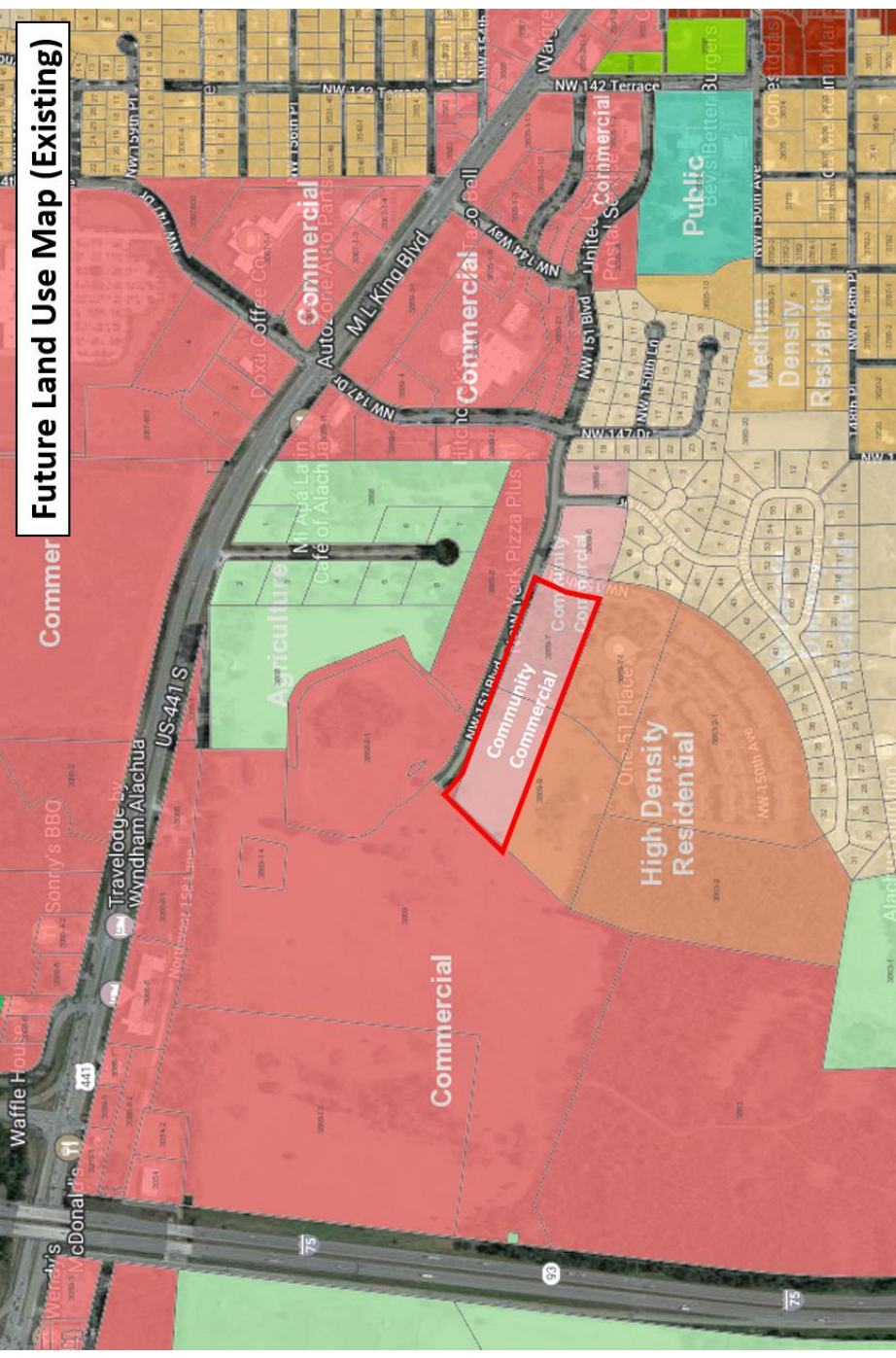
Alachua Fa

Health

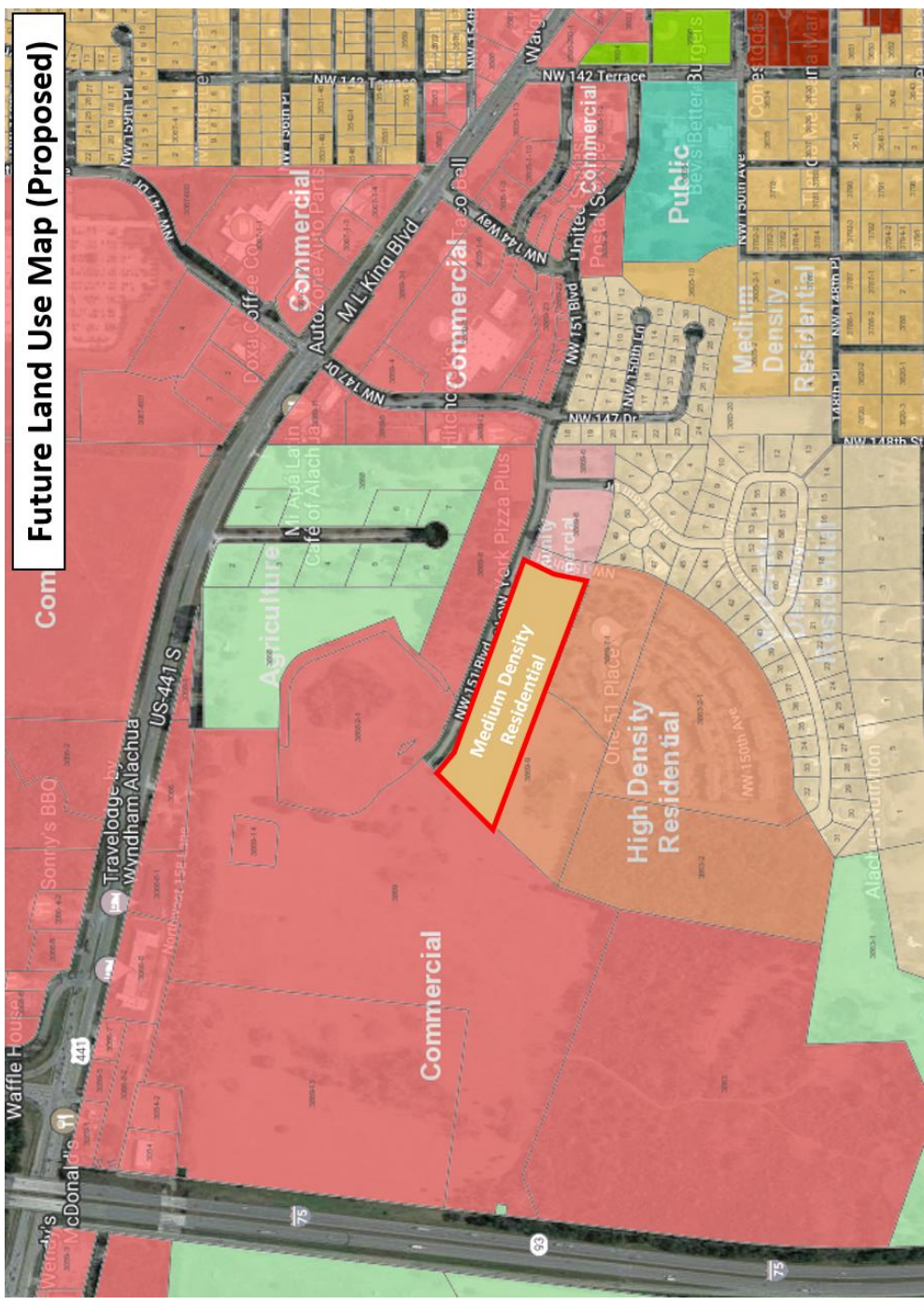
One 51 Place

Raw Apparel
Custom t-shirt store

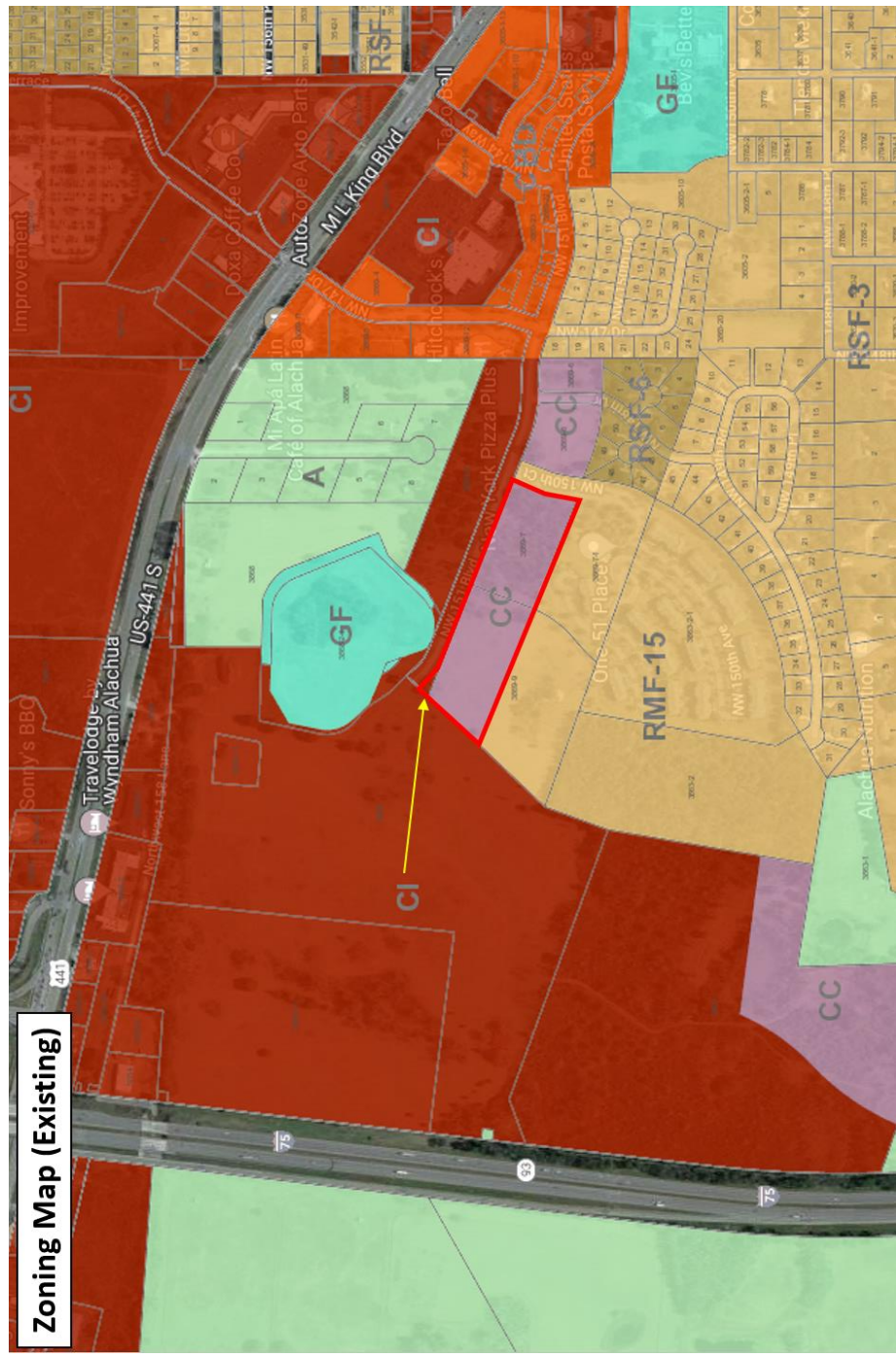
Future Land Use Map (Existing)



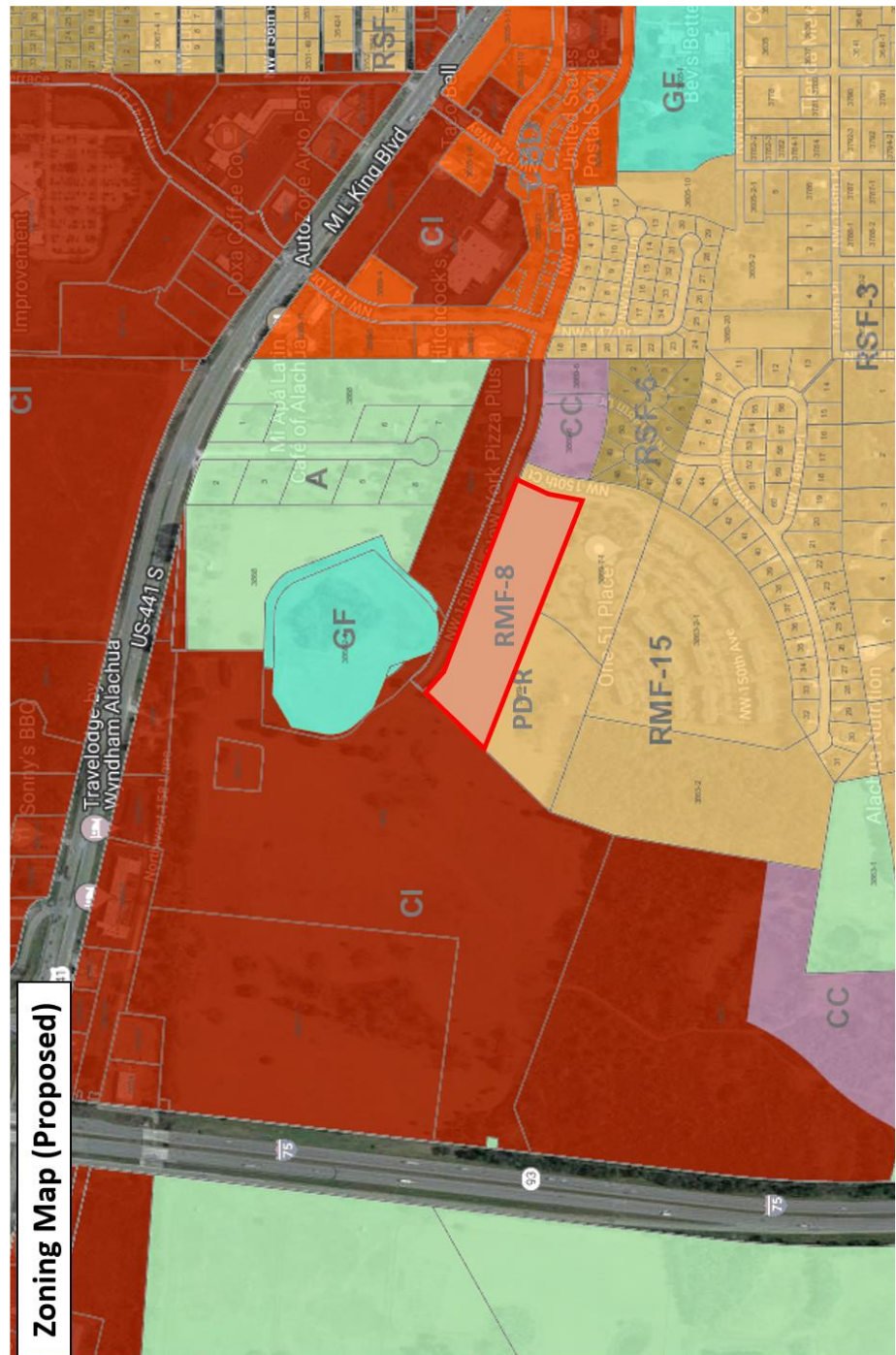
Future Land Use Map (Proposed)



Zoning Map (Existing)



Zoning Map (Proposed)



Future Land Use Map Amendment Justification Report



Request: Small Scale Future Land Use Map Amendment application from Community Commercial and Commercial to Medium Density Residential.

Location: 15149 NW 151st Blvd.

Parcel Numbers: 03869-007-000, 03863-010-000, & a portion of 03869-009-000

Acreage: 8.36 +/- Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Agent for: 10.47, LLC

Date: October 31, 2023; Revised November 29, 2023

Background

The location of the three parcels is illustrated on the map below. The subject property is located at 15149 NW 151st Blvd. in the City of Alachua. The property is located south of NW 151st Blvd., north of One 51 Place Apartments, west of NW 150th Court, and east of undeveloped commercial land. The proposal concerns an approximately 8.36 +/- acre undeveloped property. The tax parcel numbers are 03869-007-000, 03869-010-000, and a portion of 03869-009-000. The parcels are located within Section 15, Township 8, Range 18.



The parcels currently are undeveloped according to the Property Appraiser's records.

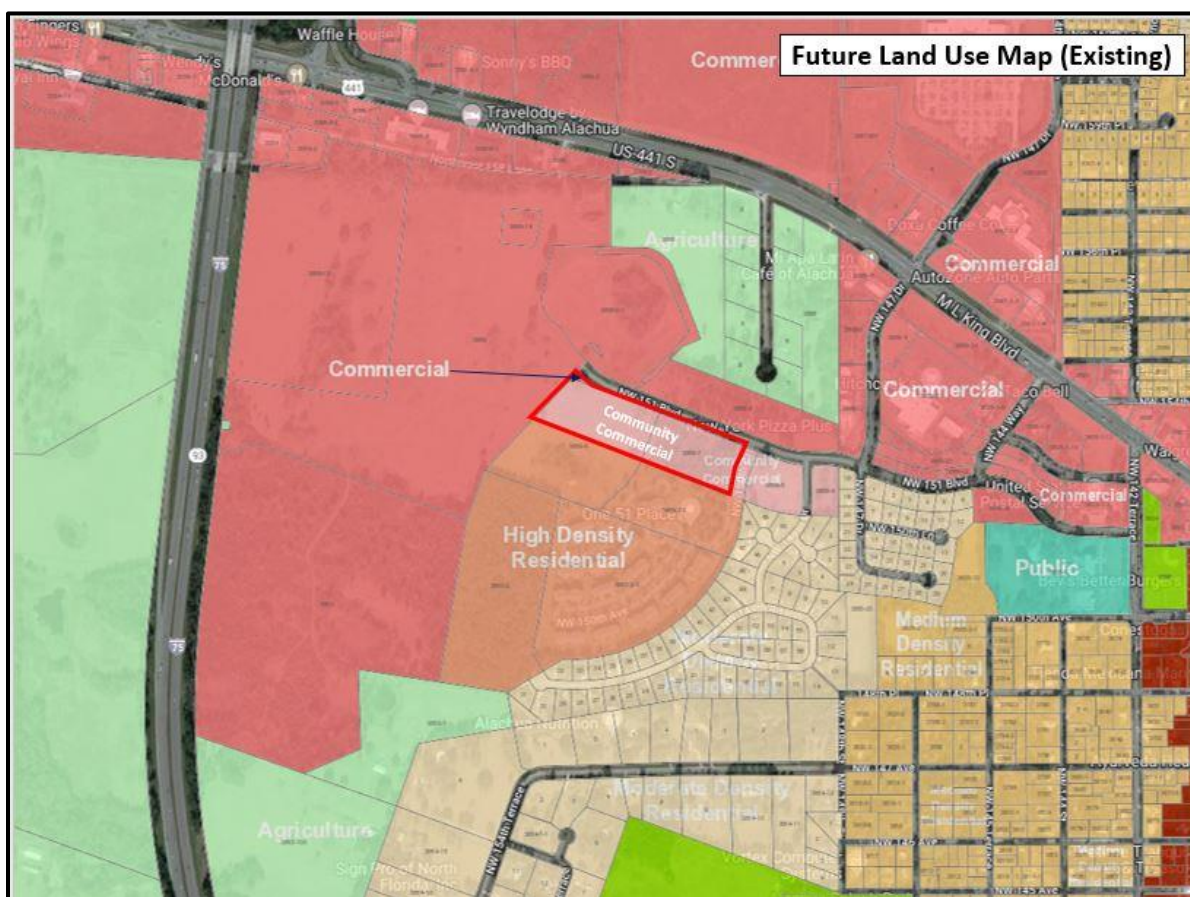
This proposed small-scale future land use map amendment is to amend the future land use category on the parcels to Medium Density Residential and is related to another application that has been submitted simultaneously to rezone the properties to RMF-8.

Statement of Proposed Change

The property owner requests to amend the Future Land Use Map of the Comprehensive Plan as shown in the table below:

Parcel Number	Existing FLU Category	Proposed FLU Category
03869-007-000	Community Commercial	Medium Density Residential
03869-009-000 (portion)	Community Commercial	Medium Density Residential
03869-010-000	Commercial	Medium Density Residential

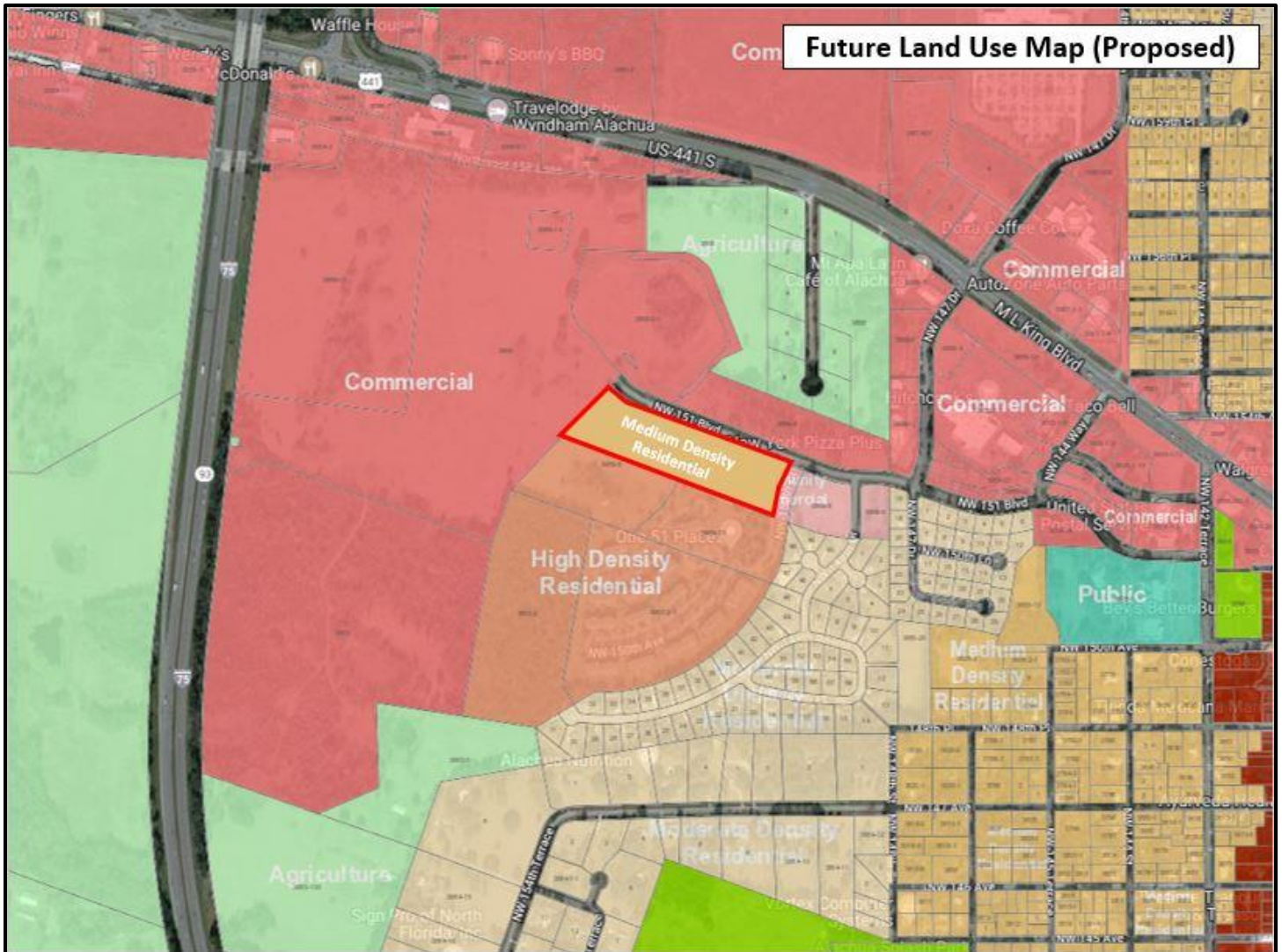
The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject property currently has Community Commercial and Commercial future land use designations and is bounded by a mix of commercial and residential designations, including to the north (north of NW 151st Boulevard) and west by land with a Commercial future land use designation. To the

east across NW 150th Court are properties with Community Commercial future land use designations. To the south are properties with the High Density Residential designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place an RMF-8 zoning on the property that would be consistent with the proposed future land use map designation of Medium Density Residential.

The Medium Density Residential future land use designation will allow for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached and attached units, duplexes, quadplexes, apartments, townhouses, etc.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Medium Density future land use categories as shown below:

Policy 1.2.c: 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 Residential land use category:

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

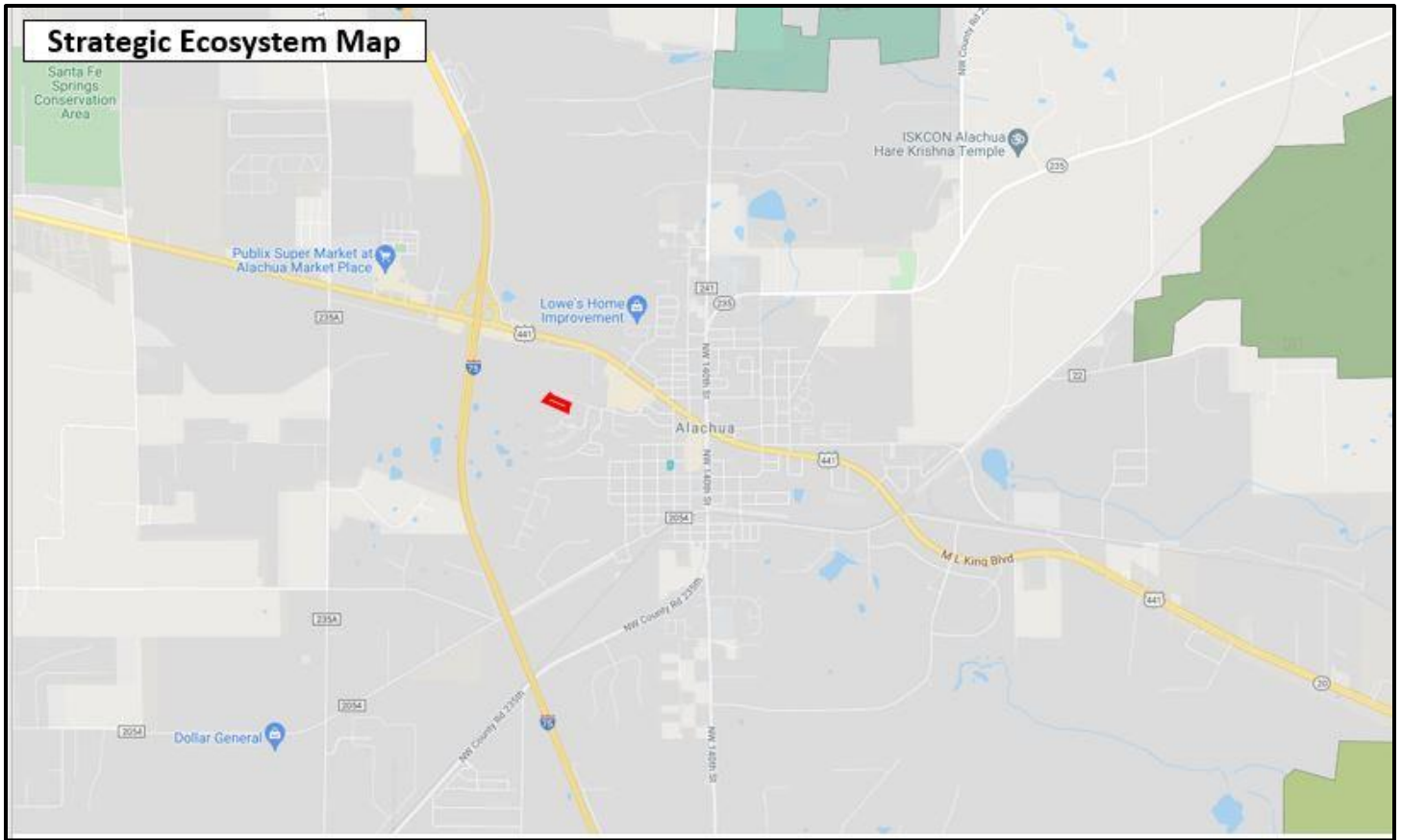
As described in the policy listed above, the proposed Medium Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial and residential developments that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



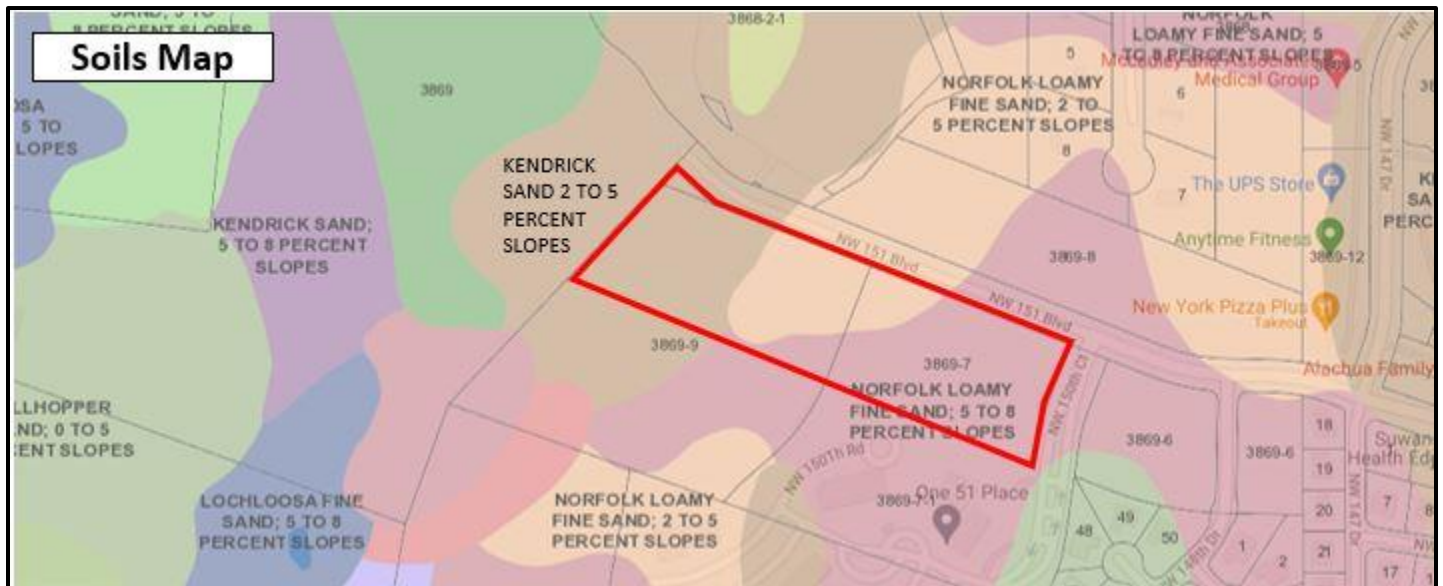
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Gainesville Norfolk Loamy Fine sand, 5 to 8 percent slopes consists of nearly level to gently sloping, well drained soils which have a uniform sandy texture to a depth of 80 inches or more. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

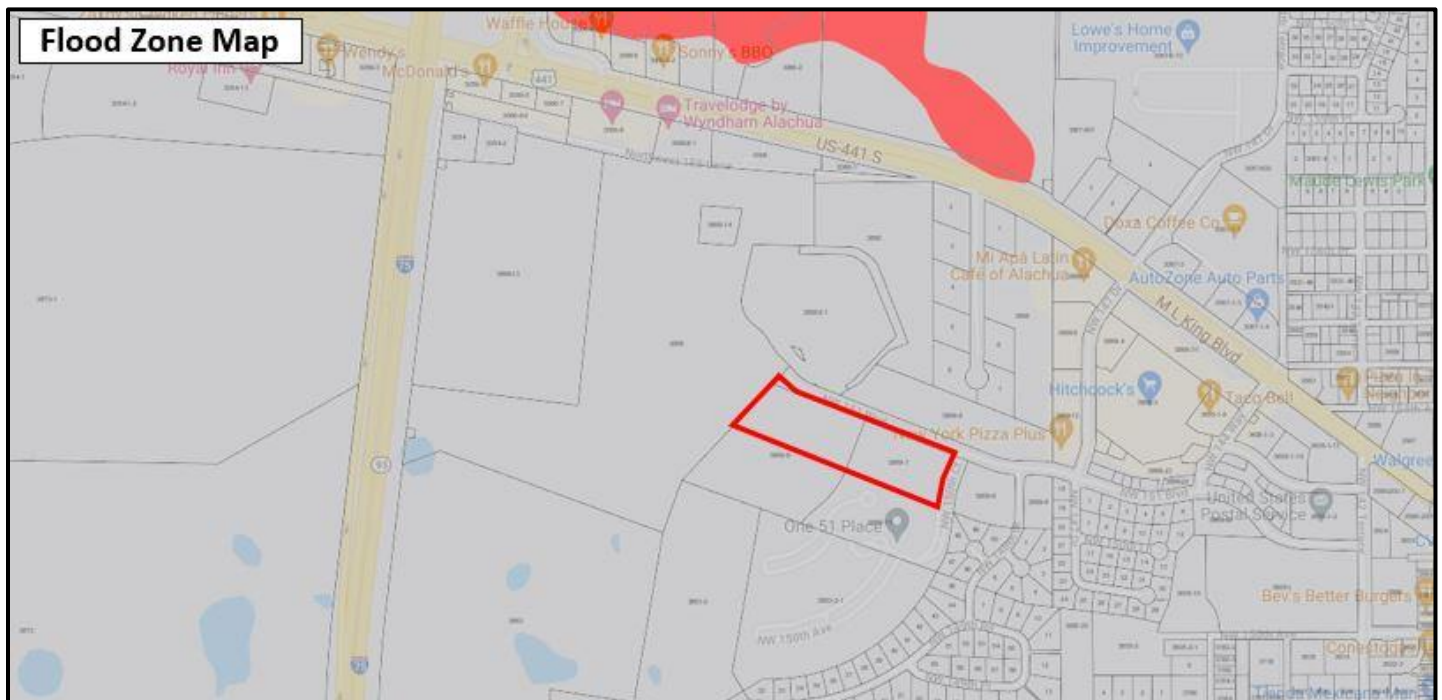
Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.



100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:

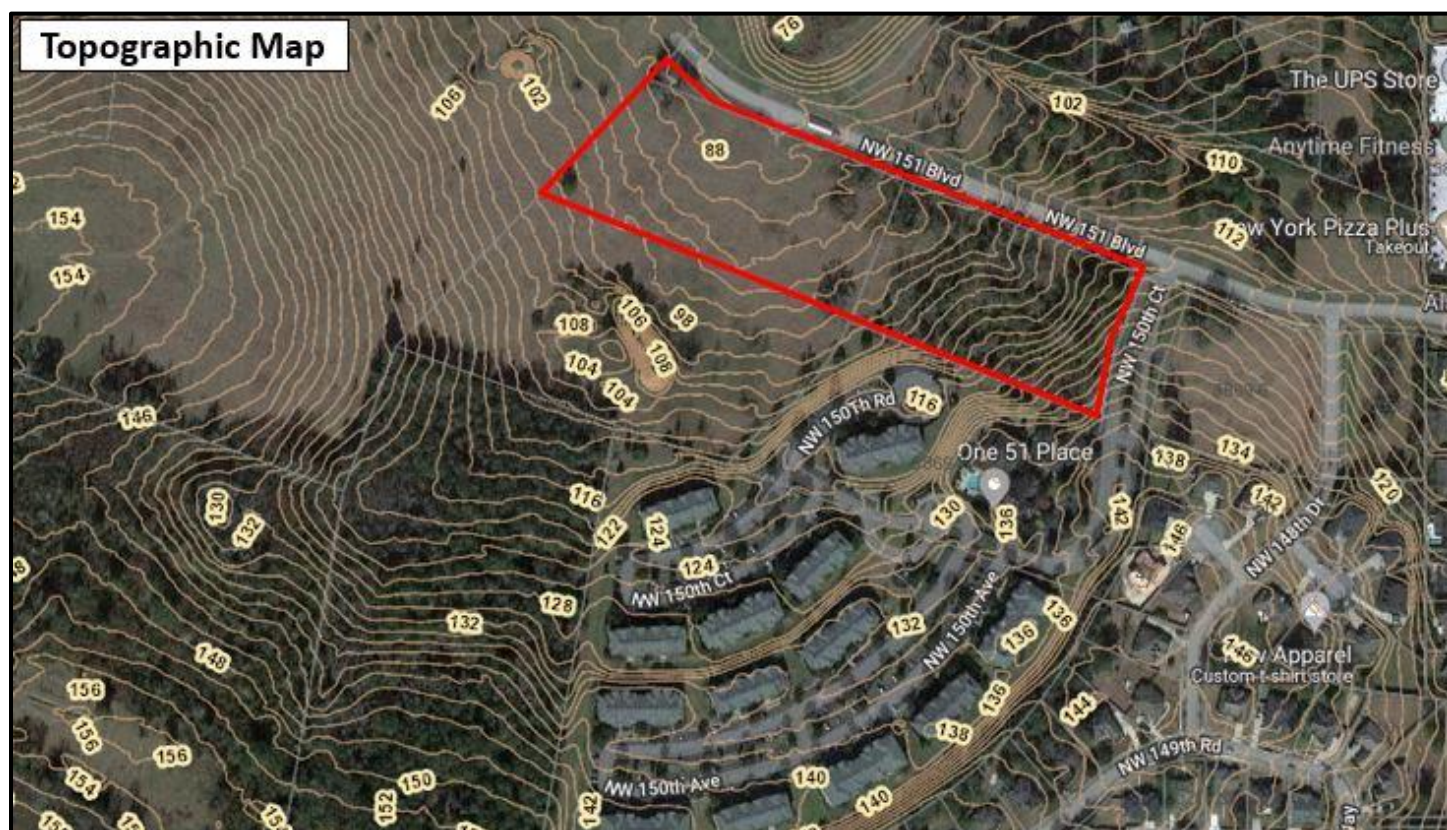


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

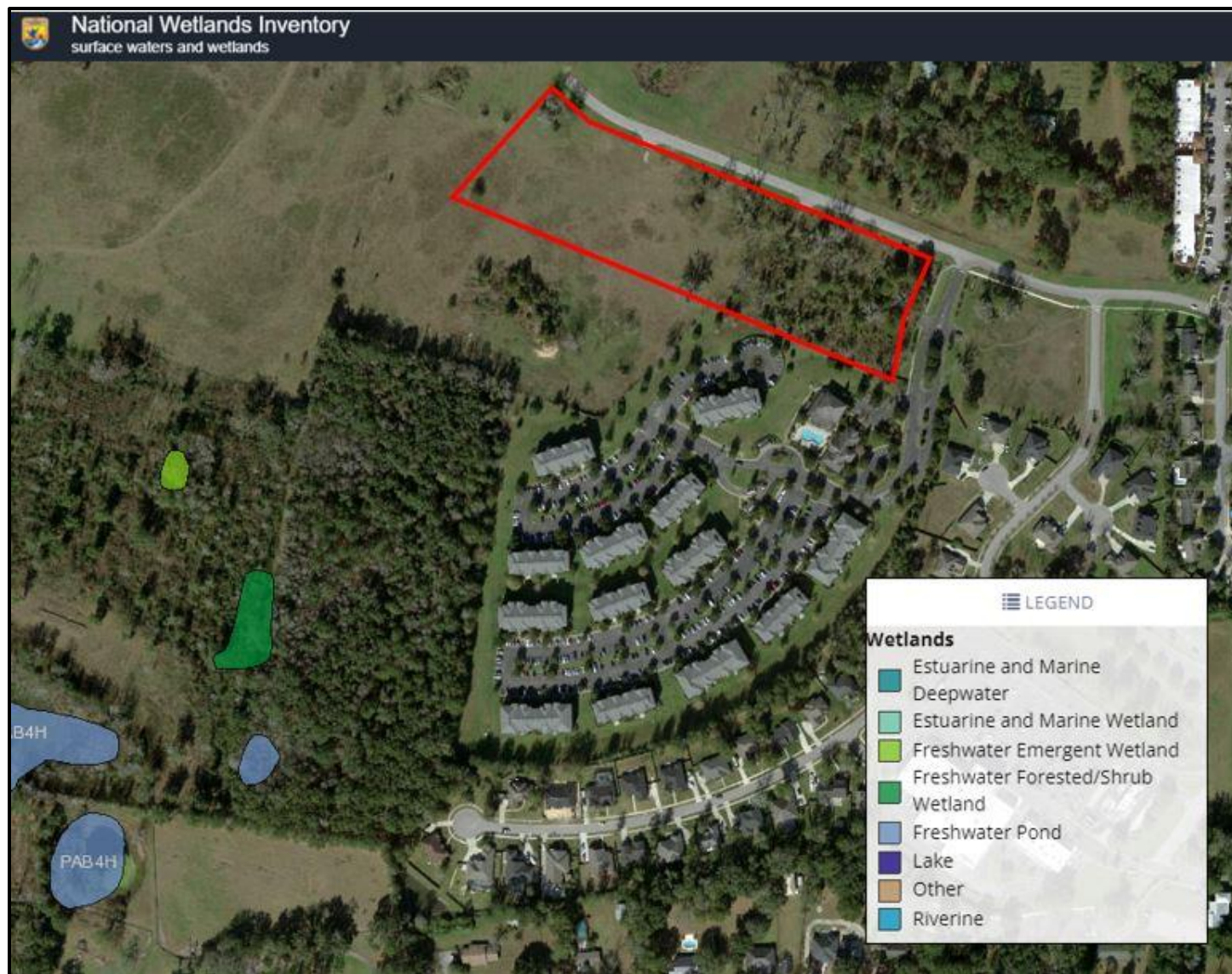
Topography:

The figure below illustrates the topography of the site. The site slopes from 136 feet in the southern portion to approximately 88 feet in the northwestern corner of the property, posing no impediments to site development.



Wetlands:

The figure below illustrates that there are no wetland areas on the subject property according to the National Wetlands Inventory map on the next page:



Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is one such example of urban infill. The site is located within the urbanized core of the City of Alachua, with close proximity to US 441 and Interstate 75. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. The site is abutting NW 151st Blvd., a local, City-maintained street. There is existing residential development to the south and southeast of the subject property. To the west is a large tract of land with the Commercial future land use designation that could be developed in the future as a major commercial/employment center. To the north, across NW 151st Boulevard, the property is also designated Commercial on the future land use map.

Existing vs. Proposed Designations

The proposed land use change to Medium Density Residential on the 8.36 +/- acre site will result in a net reduction of potential development impacts for the site with the change from the more intense Commercial-type development to a medium density residential type development. At a maximum development density, the proposed land use change to the future land use map would not add any impacts to public facilities above the existing future land use categories. The “Public Facilities Impact Analysis” section will analyze capacity to serve a maximum density scenario on the site with the proposed Residential Medium future land use category.

Existing FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Community Commercial	8.28	0.5 FAR	180,338 Square Feet
Commercial	0.08	0.5 FAR	1,742 Square Feet

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Medium Density Residential	8.36	8 UPA	67 Units

The existing developed nature of the core area within the City of Alachua indicates that this is an urban infill situation and that there is a need for additional residential use options in the City. There is existing residential development to the south and southeast of the subject property that is built out. The subject property would provide new housing opportunities in a geographic area that does not have a significant amount of vacant residential land remaining to be developed. To the west of the subject property is a large tract of land with commercial designations that could be developed in the future as a major commercial/employment center that will need residential support for employees, which the proposed land use change to Medium Density Residential could provide.

The City of Alachua Medium Density Residential future land use designation allows for a variety of residential use types within the urbanized portion of the City of Alachua. The proposed small-scale land use amendment will result in a net reduction of potential impacts based on the permitted Medium Density residential uses on the property versus the uses permitted under the existing Commercial future land use categories. This will help to ensure compatibility with surrounding uses.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in impacts on public facilities based on the associated existing and proposed land use category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.a, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Medium Density Residential	8.36 (+/-)	8 UPA	67 Units

Traffic:

Trip generation was calculated using the ITE Trip Generation Manual, 11th Edition.

Net Development Scenario

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	67 Units	Multifamily Housing (Low Rise)	6.74 / Unit	452
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
220	67 Units	Multifamily Housing (Low Rise)	0.51 / Unit	34

Increase in Daily Trips

- ADT: 452
- PM PEAK: 34

Affected Roadway Segments

- *The proposed ADT and PM Peak trips (from the proposed map change) will not exceed 5% of the MSV of any of the road segments included in the City of Alachua Development Monitoring Report. The nearest segment (US Hwy 441 – 5) would be affected by approx. 1.1% (ADT) and 1% (Peak Hour).*

Level of Service Analysis / Affected Roadway Segment (ADT)

Traffic System Category	US 441 Segment 5
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	25,753
Project Trips (Net ADT)	452
Available Capacity	12,795

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to November 2023

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

Traffic System Category	US 441 Segment 5
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,416
Project Trips (Net PM Peak)	34
Available Capacity	1,060

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to November 2023

The table above indicates that the existing transportation network and the affected road segment provide sufficient available capacity to serve future development activity on the rezoning site. It should be noted that, since this application involves only the rezoning of parcels, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For the residential land uses, the flow rates were calculated using the ratio of 250 GPD / unit.

Maximum Development Scenario Net Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 16,750 GPD may occur.

Sanitary Sewer Impact

Sanitary Sewer Impact – Residential Land Use	16,750 GPD
--	------------

Per COA Comprehensive Plan CFNGR Policy 1.1.d (67 Units x 250 GPD/Unit)

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	719,250
Reserved Capacity	310,724
Parcel Demand for Site	16,750
Residual Capacity	453,276

Source: City of Alachua Public Services Department, Sept. 2023

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 18,425 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Residential Land Use	18,425 GPD
---	------------

Per COA Comprehensive Plan CFNGR Policy 4.1.c (67 x 275 GPD/Unit)

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,390,833
Reserved Capacity ²	330,830
Parcel Demand for Site	18,425
Residual Capacity	559,912

Source:

City of Alachua Public Services Department, Sept. 2023

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (67 units x 2.3 residents per unit x 0.73 tons/year per capita = 112.5 tons). The following table indicates the decrease in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses	112.5 Tons
--	------------

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

Public Schools:

Impacts on public school facilities adopted Level of Service are summarized below:

Student Generation Calculations: Multi-Family Residential Development

Elementary School	67	units	x	0.06	Elementary School Multiplier*	4	Student Stations**
Middle School	67	units	x	0.03	Middle School Multiplier*	2	Student Stations**
High School	67	units	x	0.03	High School Multiplier*	2	Student Stations**

Approval of the land use change application would reduce the subject property's projected impact on the public school system. However, without considering the previous land use entitlements, approval of this land use change would generate 4 elementary, 2 middle and 2 high school student stations.

Recreation:

Recreational Impact Table	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	54.22
Reserved Capacity ³	8.38
Available Recreation Acreage	72.88
1. Table 5c. Recreational Facilities 2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2022); Policy 1.2.b, Recreation Element Formula: 10,844 persons / (5 acres / 1,000 persons) 3. Table 1	

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed land use change will allow for future development, which will require that

open space area be set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall 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.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compatibility Analysis

Compatibility with adjacent land uses is a key factor when considering a proposed change in future land use. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

- North:* NW 151st Blvd., Undeveloped Property
Commercial future land use designation
- South:* Apartment Complex and Undeveloped Property
High Density Residential & future land use designations
- West:* Undeveloped Property
Commercial future land use designation
- East:* NW 151st Court, Undeveloped Property
Community Commercial future land use designation

The proposed Medium Density Residential future land use designation is compatible with the surrounding land use designations, zoning districts and the existing development pattern in the area.

Urban Sprawl Analysis

Urban Sprawl Indicators

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

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

Response: This proposed land use map amendment to Medium Density Residential is in a geographic area that is already urbanized and developed in the City of Alachua and located on an existing roadway: NW 151st Boulevard (a City-maintained street). The subject property is proximate to US 441 (4-lane divided highway) and Interstate 75. Development in the future shall comply with the regulations applicable to the protection of natural resources. As indicated in the Environmental / Suitability Analysis section of this report, there are no environmental resources noted on the subject property.

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

Response: The subject property is currently served by existing roadways that provide access (NW 151st Blvd and NW 151st Court.). Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Response: While the subject property does have an agricultural classification based on the Property Appraiser's records, the land use and zoning designations on the property have been non-agricultural for years and most the area is not intended for future agricultural uses, based on the Comprehensive Plan.

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

Response: The proposed land use map amendment for the property to Medium Density Residential will provide additional residential land in close proximity to the core of the City. This added residential population will provide support for the multiple commercial districts in the immediate area. The added residential population will create a need for more commercial goods and services that can be supplied by the nearby commercial districts.

The existing developed nature of the core area within the City of Alachua indicates that this is an urban infill situation and that there is a need for additional residential use options in the City. There is existing residential development to the south and southeast of the subject property that is built out. The subject property would provide new housing opportunities in a geographic area that does not have a significant amount of vacant residential land remaining to be

developed. To the west of the subject property is a large tract of land with commercial designations that could be developed in the future as a major commercial/employment center that will need residential support for employees, which the proposed land use change to Medium Density Residential could provide.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment will create a land use designation in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines. The proposed Medium Density Residential future land use category allows up to 8 dwelling units per acre, which is not a low-density designation.

2. *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.*

Response: The subject property is located in an urban area that is already developed and proximate to US 441. To the south of the subject property is the One 51 Place multi-family development with a High Density Residential future land use designation. To the southeast, there is the existing, developed Wyndswept Hills single-family subdivision. To the west, there are large tracts of land with a Commercial future land use designation. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. Based on the above information, this would be considered an infill situation and not urban sprawl.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property for residential development will not promote strip

development because it is bordered to the south and southeast by multiple residential developments.

4. *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.*

Response: As indicated in the Environmental / Suitability analysis in this report, there are no known environmental features on the subject property. Any on site environmental resources will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: While the property does have an agricultural classification according to the Property Appraiser's records, the land use and zoning designations on the property have been non-agricultural for years and most the area is not intended for future agricultural uses, based on the Comprehensive Plan.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Existing roads, NW 151st Blvd. and NW 151st Court, provide access to the property. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines.

7. *Fails to maximize use of future public facilities and services.*

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

8. *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, educational, health care, fire and emergency response, and general government.*

Response: The subject property is located in the urban part of the City of Alachua abutting an existing City-maintained paved street. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the close proximity of the site to the center of the City of Alachua, the development of this site will not result in a disproportionate burden on public facilities and services.

9. *Fails to provide a clear separation between rural and urban uses.*

Response: The subject property falls within urbanized core of the City of Alachua. The Comprehensive Plan future land use map has clearly identified this area to be developed with urban uses. Surrounding properties in the immediate area all have urban future land use designations. Both centralized water and sewer services are available to serve the property.

10. *Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a residential site should be considered to be infill in nature based on the existing local development pattern and future land use designations adjacent to the subject property.

11. *Fails to encourage an attractive and functional mix of uses.*

Response: The proposed land use change will encourage a functional mix of uses in the immediate area, which includes a mix of commercial properties and multiple residential use types. The areas west and north of the subject property have a Commercial future land use designation which will provide for a mix of residential and nonresidential uses.

12. *Results in poor accessibility among linked and related land uses.*

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.

13. *Results in loss of significant amounts of functional open space.*

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area and is not designated for open space on the future land use map. In addition, development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element

Future Land Use Element:

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

Policy 1.2.c: 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 Residential land use category:

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

Consistency: The City of Alachua provides a set of allowable uses in the Medium Density Residential future land use category (Policy 1.2.c) that are compatible with the existing land development pattern in the area. Thus, this area is appropriate for the residential development types as shown in the above policy.

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

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.

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

Consistency: The Medium Density Residential future land use category proposed for the site is consistent with the findings in the Environmental / Suitability section of this report. There were no identified natural features that would impede development of the site.

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

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

Consistency: As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City’s adopted LOS standards. The subject property has access to an existing public street (NW 151st Blvd.). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

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

Consistency: Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.

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

Consistency: An analysis of the proposed land use change impacts is included in this report (see the “Public Facilities Analysis” section of this Justification Report) based on land use maximum net development scenarios reveals that the proposed future land use map amendment will not result in a increase in traffic impacts and therefore, will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.

Objective 1.2 New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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

Goal 3: The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Consistency: Consistency with this element is demonstrated in the “Public Facilities Analysis” and the “Environmental Analysis” sections of the report. New development on the parcel will be required to connect to potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

Consistency: The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental / Suitability Analysis section of this report, there are three soil types present on the site. None of these soil types has limitations for urban development.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: The Environmental Analysis section of this report did not identify any geological resources on the property.

Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Consistency: The development is proposed to be residential in nature and therefore, no hazardous materials shall be utilized.

Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Consistency: Currently, there are no agricultural operations within the subject property. However, the property and all surrounding lands are either developed or have significant land use entitlements which indicate that it is not the City's long-term vision for agricultural activities to occur in this area.

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: There were no wetlands identified in the Environmental / Suitability section of this report.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met when site development occurs.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Capital Improvements Element:

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

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brenda Dean
City Of Alachua-309
PO BOX 9
ALACHUA FL 32616

STATE OF WISCONSIN, COUNTY OF BROWN

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

02/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/01/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$479.20

Order No: 9765955

of Copies:

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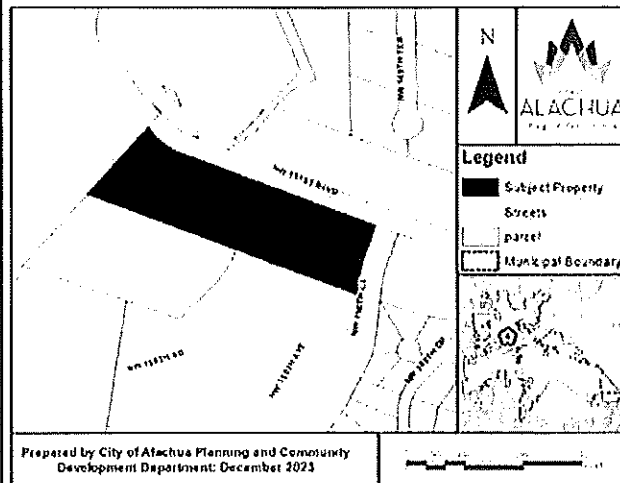
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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



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The ordinance title is as follows:

ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY’S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(J) RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICING; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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(Published: Alachua County Today - February 1, 2024)

City of Alachua:
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AD_2024_02_13

Publication Date: 02/01/2024
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= \$209.10 at current dimensions



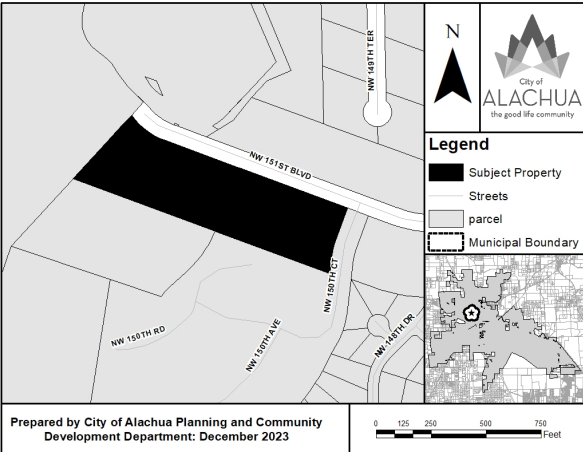
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The ordinance title is as follows:

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - February 1, 2024)

City of Alachua:
NW 151st Blvd RZ (2023)_AD_
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Publication Date: 02/01/2024
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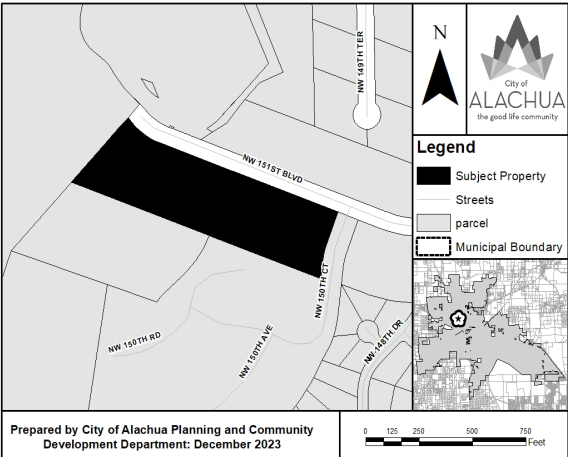
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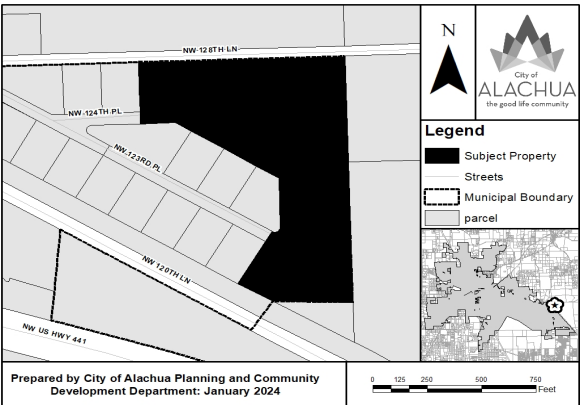
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NW 151st Blvd SSCPA (2023)_AD_
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Publication Date: 02/01/2024
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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City of Alachua will hold public hearing(s) The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on February 13, 2024 at 6:00 p.m. to consider the following: A request by Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three (3) lots. The subject property is generally located north of US Highway 441, south of County Road NW 26 (NW 128th Ln), and east of the McGinley Industrial Park Unit No. 1 subdivision; Future Land Use Map (FLUM) Designation: Industrial; Zoning: General Industrial District (IG); Tax Parcel Number: 05893-000-000, 05893-001-000.



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

(Published: Alachua County Today - February 1, 2024)

City of Alachua:
PSP23-0015 - McGinley Minor Subdivision_
FINAL_PLAT_PZB_AD_2024_02_13

****[Formatted from Revised/Updated Version]**

Publication Date: 02/01/2024
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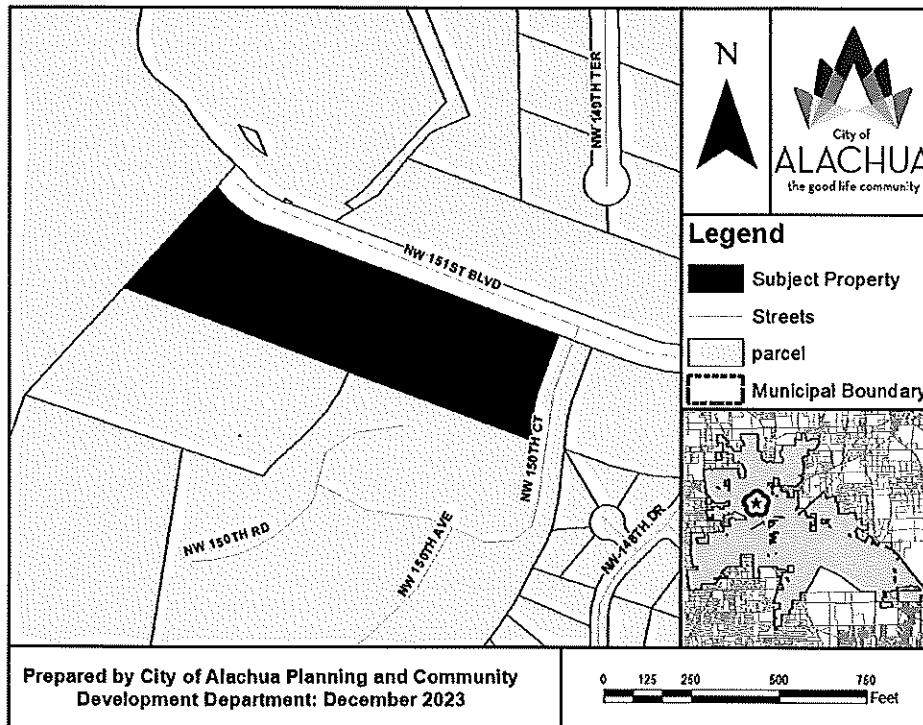
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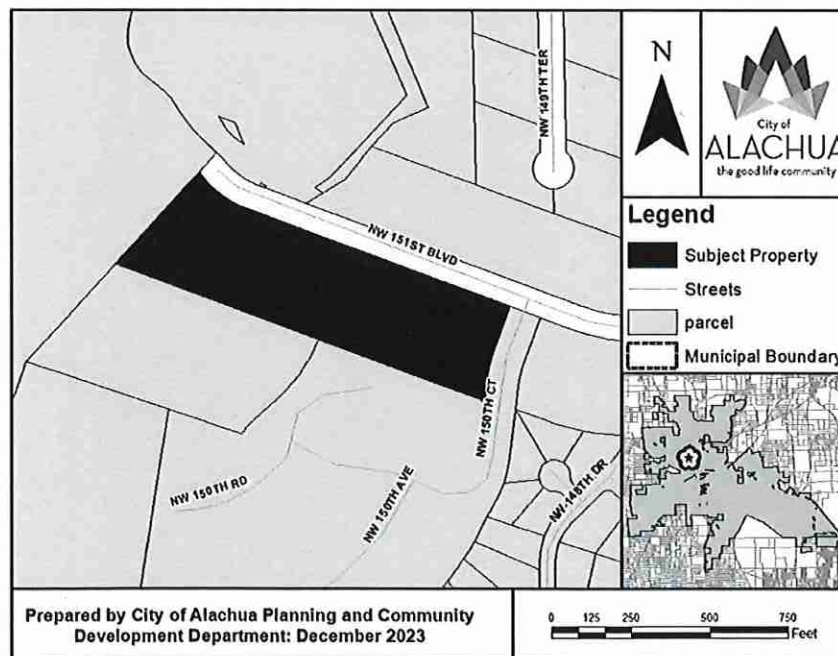
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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

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03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA
ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY
RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDWEPT HILLS HOMEOWNERS
ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

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Etiquettes d'adresse Easy Peel
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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa Watson, POSTED THE LAND USE
(Full Name)

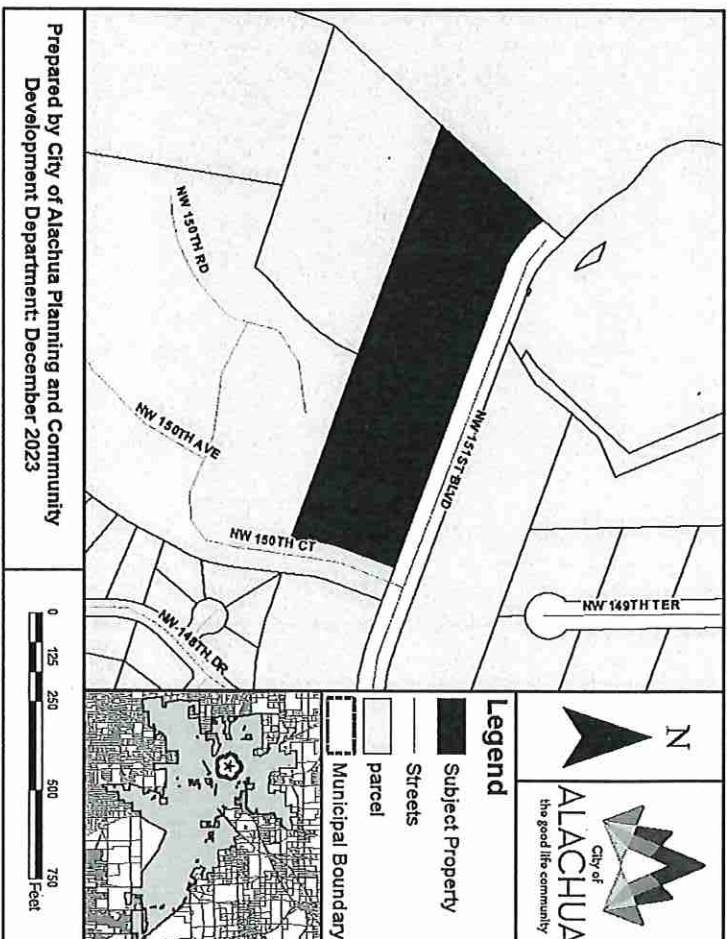
SIGN ON 1/23/22 FOR THE NW 151st Blvd SSCPA
(Date) (Action name and type)

LAND USE ACTION AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT
REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Three (3)
(Number of signs)

Notice is hereby given that the City of Alachua will hold a public hearing(s). The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweager, AICP, LEED AP, of eda consultants, inc., applicant and agent for 10.47, LLC, property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of a ± 8.36-acre subject property from Community Commercial and Commercial to Medium Density Residential. The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Alachua County Tax Parcels 03869-007, 03869-009 (portion of), and 03869-010-000); Existing FLUM: Community Commercial and Commercial; Proposed FLUM: Medium Density Residential; Existing Zoning: Community Commercial (CC) and Commercial Intensive (CI).



February 12, 2024 @ 6:00 PM
February 26, 2024 @ 6:00 PM

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

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

NW 15th Blvd (2023)
SSCPA & Rezoning

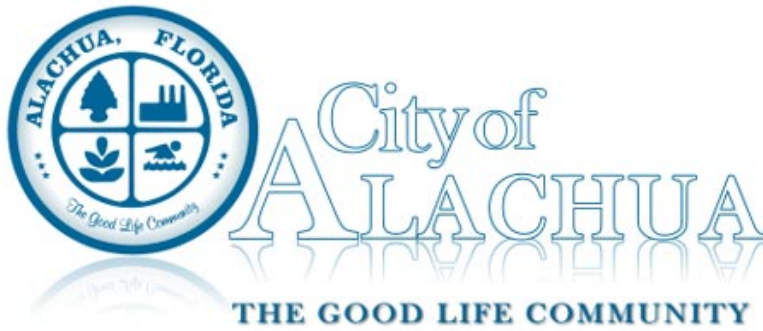


Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2023
-CJC

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Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Ordinance 24-06, First Reading: An Ordinance of the City of Alachua, Florida, relating to the amendment of the City's Land Development Regulations ("LDRs"); Amending Subpart B of the City of Alachua Code of Ordinances, Land Development Regulations; Amending Article 4, Section 4.3.4(J), relating to use-specific standards for vehicle sales and services; providing a repealing clause; providing severability; and providing an effective date.

PREPARED BY: Kathy Winburn, Planning & Community Development Director

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. approve Ordinance 24-06 on first reading; and
2. schedule second and final reading of Ordinance 24-06 for February 26, 2024.

Recommended Motion:

I move that, based upon the competent substantial evidence presented at this hearing, the presentation before the Commission, and Staff's recommendation, this Commission finds the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves Ordinance 24-06 upon first reading, and (2) schedules a second and final reading for February 26, 2024.

Summary

This application is a request submitted by Mike Houghton of Palmetto Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendment would revise use-specific lot dimensions for the use "Automobile Repair and Servicing" which falls under the category entitled "Vehicle Sales and Services." The Use-specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash and auto detailing
- Tire sales and mounting, transmission or muffler shop

- Tire sales and mounting, transmission or muffler shop

In addition to other use-specific standards for the above-mentioned uses, the LDRs require a minimum lot width of 150 feet for automobile repair and servicing. The applicant contends that this dimensional requirement does not consider the compactness with which these uses can be developed. The proposed amendment provides for a reduction in minimum lot width from 150 feet to 115 feet when service bay doors are not facing and abutting a street. Additionally, service bay door orientation will continue to be restricted by Sec. 4.3.4(J)(3)(k), which does not permit orientation toward adjacent uses where minimum separation requirements apply.

The applicants contend that the decrease in lot width will serve as an incentive for developments to face service bay doors away from streets, will encourage more compact development, and will foster continued commercial growth along its commercial corridors, promoting a healthy and logical development pattern, while encouraging more aesthetically appealing transportation corridors.

The applicant contends that the proposed amendment will enable the City to foster continued urban growth along its primary transportation and utility corridors, promoting a healthy and logical development pattern, while protecting neighboring residential uses.

The Planning & Zoning Board held a public hearing on January 9, 2024, and voted 5-0 to forward the application to the City Commission with a recommendation of APPROVAL.

ATTACHMENTS:

Description

- ☐ Applicant Submittal
- ☐ Ordinance 24-06
- ☐ Staff Report and Supporting Materials
- ☐ Public Notice Materials CCOM 2.12.24
- ☐ Public Notice- PZB AC Today
- ☐ Public Notice- PZB Gville Sun

City of Alachua

LDR Text Amendment Application

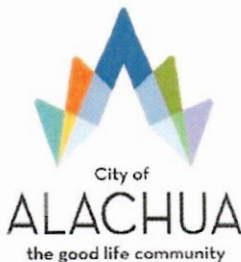
*Sec. 4.3.4(J) Use Specific Standards:
Vehicle Sales and Services*

Submitted: October 6, 2023

Palmetto Capital Group
632 E. Main St., Suite 301
Lakeland, FL 33801

TABLE OF CONTENTS

LDR Text Amendment Application	1
Explanation of Need and Justification.....	3
Proposed Amendment Text	5
Schematic Diagram	8
LDR Sec. 2.4.1(E)(1) Analysis	9



Application for Text Amendment

FOR OFFICE USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Completeness Date: _____
Review Type: PZB & CCOM

☐ **COMPREHENSIVE PLAN**

☒ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Mike Houghton Title: Registered Agent
Company (if applicable): Palmetto Capital Group
Mailing address: 632 E. Main St., Suite 301
City: Lakeland State: FL ZIP: 33801
Telephone: 863-808-1320 FAX: _____ e-mail: jeff@palmettocg.com
3. Authorized Agent (if applicable)*:
Name and Title of Agent: _____
Company (if applicable): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

* Must provide signed and notarized Authorized Agent Affidavit to act on behalf of the applicant.

B. PROPOSAL

1. Sections or Goals, Objectives, or Policies Proposed to be Amended: Sec. 4.3.4(J) Vehicles Sales & Services

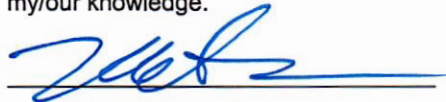
2. Identify each new Section or Goal, Objective, or Policy Proposed: _____

3. Summarization of reason for request: Provide for reduction in minimum lot width for automobile repair and servicing to encourage developments with this use to consider alternative building orientations.

C. **ATTACHMENTS**

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. Justification for Request
 - i. For a text amendment to the Land Development Regulations, provide a narrative responding to each of the standards as set forth in Section 2.4.1(E)(1) of the LDRs.
 - ii. For a text amendment to the Comprehensive Plan, provide a narrative addressing consistency with the Comprehensive Plan.

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



Signature of Applicant

Mike Houghton, Registered Agent

Typed or printed name and title of applicant

Signature of Co-applicant

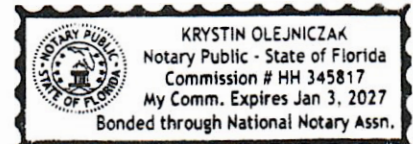
Typed or printed name and title of co-applicant

STATE OF Florida
COUNTY OF Polk

This affidavit is acknowledged before me by means of X physical appearance or ___ online notarization on this 14th day of November, 2023 by Michael Houghton, who is/are personally known to me, or who has/have produced ___ as identification.


Signature of Notary Public

(Seal)



Explanation of Need and Justification

The proposed LDR Text Amendment application revises lot dimensions for vehicle sales and services. The requirements are detailed in Sec. 4.3 Use Specific Standards, particularly Sec. 4.3.4(J)(3). The proposed amendment fosters compact development and encourages facing of service bay doors away from streets.

LDR Sec. 4.3.4(J)3 provides a host of automotive-related uses, classified wholly as “Vehicle sales and services.” The following uses are included:

- Automobile body shop
- Automobile rental and sales
- Automobile repair and servicing
- Boat and marine rental and sales
- Carwash or auto detailing
- Gasoline sales
- Tire sales and mounting, transmission or muffler shop

Such uses are commercial in nature and serve the residents of the community as they are able to access the related goods and services. To that end, the City has generally permitted these uses in business zoning categories.

In addition to other use-specific standards for the abovementioned uses, the LDR require a minimum lot width of 150 feet for automobile repair and servicing. This dimensional requirement does not consider the compactness with which these uses can be developed. Additionally, the existing requirement can run counter to the City’s development pattern and stated vision and goals.

The proposed amendment provides for a reduction in minimum lot width from 150 feet to 115 feet when service bay doors are NOT facing and abutting a street.

The proposed amendment is designed to encourage sites that desire to develop with automobile repair and servicing uses to face service bay doors away from streets. By doing so, the minimum lot width would be 115 feet. If sites desire to face service bay doors toward a street, the minimum lot width remains the current Code width of 150 feet.

Additionally, service bay door orientation will continue to be restricted by Sec. 4.3.4(J)(3)(k), which does not permit orientation toward adjacent uses where minimum separation requirements apply.

The City of Alachua continues to experience greenfield development; however, infill development has begun to occur as well, which will only continue to trend upward. As infill continues, the City has turned its focus to compact patterns of land use and development. By encouraging more compact lot dimensions, the City is able to promote its logical development pattern of the City’s commercial corridors.

The decrease in lot width will serve as an incentive for development to face service bay doors away from streets. By nature, automobile repair and servicing uses require the use of bay doors to perform repair and servicing within enclosed building areas. Off-site viewing of the repair and servicing activities is oftentimes easily accomplished as bay door openings provide large view windows into the operations of use. By facing service bay doors away from streets, the City is able to foster more aesthetically appealing transportation corridors.

By approving the proposed amendment, the City will be able to foster continued urban growth along its commercial corridors, promoting a healthy and logical development pattern, while encouraging more aesthetically appealing corridors.

Proposed LDR Text Amendment

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

Sec. 4.3. Use specific standards.

Sec. 4.3.4(J) Vehicle sales and service

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum area of 20,000 square feet ~~a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet~~, and

(a) if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

(b) if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(ii) In all other instances, have ~~a minimum width of 150 feet and~~ a minimum area of 15,000 square feet, and

(a) if service bay doors are facing and abutting a street, have a minimum width of 150 feet.

(b) if service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

(h) *Testing*. Not test vehicles on residential streets.

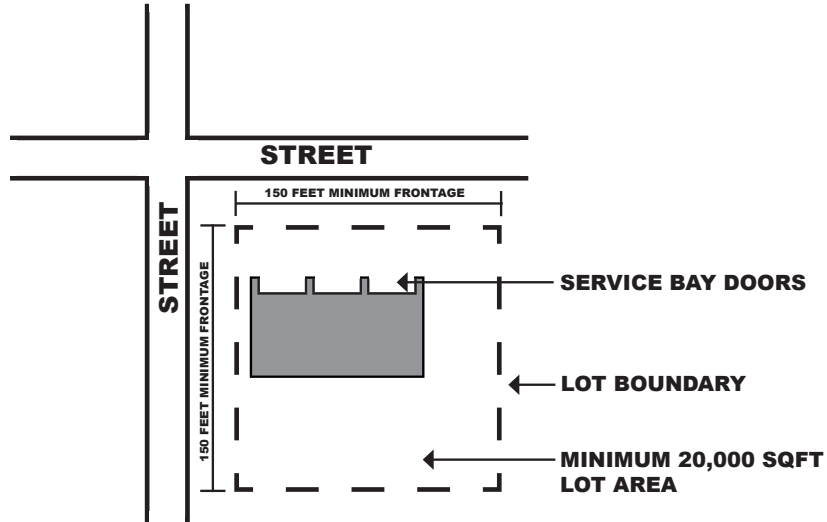
(i) *Parked vehicles*. Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(j) *Vehicle storage*. Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

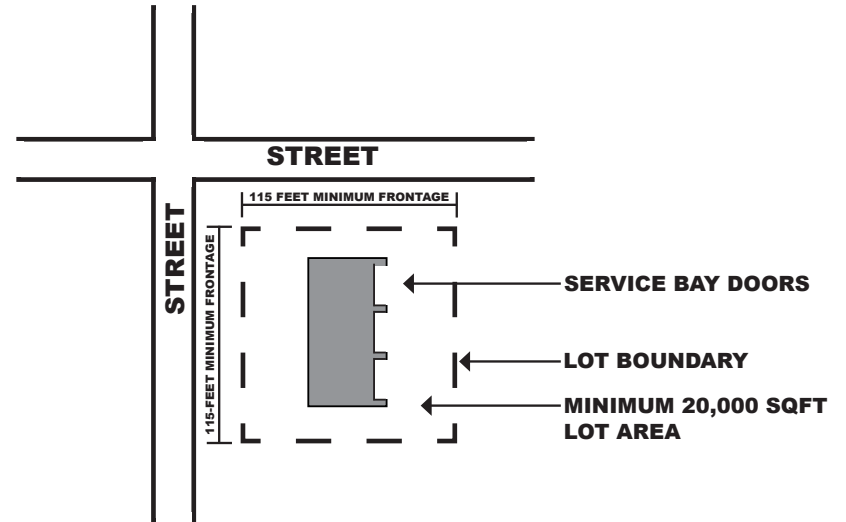
(k) *Service bay orientation*. Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.

SEC. 4.3.4(J)(3)(b)(i) and (ii) SCHEMATIC DIAGRAM

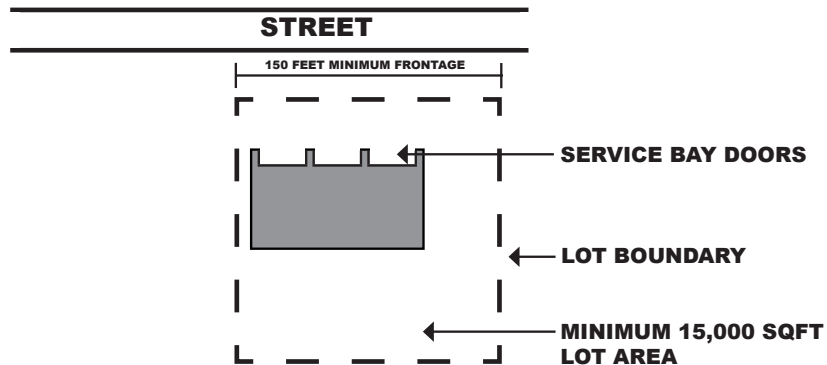
CORNER LOT
4.3.4(J)(3)(b)(i)(a)



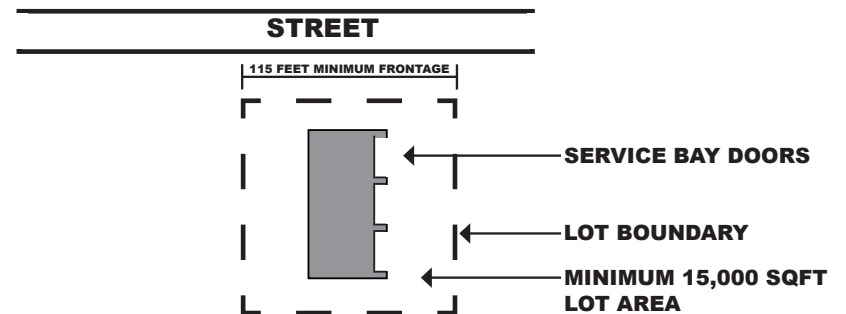
CORNER LOT
4.3.4(J)(3)(b)(i)(b)



NON-CORNER LOT
4.3.4(J)(3)(b)(ii)(a)



NON-CORNER LOT
4.3.4(J)(3)(b)(ii)(b)



LDR Section 2.4.1(E)(1) Analysis

The below analysis demonstrates consistency with Sec. 2.4.1(E)(1) (a) – (h).

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

Vision Element, Vision Statement states, *“The City will be a business friendly community, encouraging economic development...Alachua will be a leader in fostering quality well-planned growth and redevelopment.”* The proposed amendment encourages economic development, focused along industrial and commercial corridors. By providing an alternative to achieve reduced lot width for “automobile repair and servicing” uses, the City is promoting development to occur in a compact, logical pattern and well-planned pattern.

Vision Element, Goal 3: Transportation Mobility states, *“The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways.”* The proposed amendment, by providing reductions in the minimum lot width for “automobile repair and servicing” uses, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Future Land Use Element, Objective 1.3: Commercial states, *“These land use categories shall provide a broad range of commercial uses including retail sales and services.”* The proposed amendment encourages the development of commercial properties consistent with this Objective by providing incentive for reductions in the minimum lot width for “automobile repair and servicing” uses. These uses are by nature sales and service related.

Future Land Use Element, Policy 1.3.e states, *“Infill within established commercial areas is preferred over extension of a strip commercial pattern.”* The proposed amendment encourages infill development by providing incentive to reduce the minimum lot width for “automobile repair and servicing” uses, discouraging a strip commercial pattern.

Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, *“The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.”* The proposed amendment, by providing incentive for reduction in the minimum lot width for “automobile repair and servicing” uses, promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.

Transportation Element, Policy 1.5.e states, *“Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.”* The proposed amendment promotes compactness and efficient transportation networks by providing incentive for reduction in minimum lot width for “automobile repair and servicing” uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multi-modal solutions.

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

The proposed amendment provides incentive for reduction in the minimum lot width of Sec. 4.3.4(J)(3) when service bay doors are not facing and abutting a street. If approved, no conflict with the LDRs or City Code of Ordinances would exist.

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

The City of Alachua's economic growth has transitioned from primarily greenfield development to greenfield and infill development. Several years ago, minimum lot widths were not as adversely impactful as new development occurred around undeveloped properties. As the City continues to develop, new development will continue to occur near existing developed properties. The current lot width disrupts the City's logical development pattern and discourages compactness, which runs counter to urban and regional planning principles. The natural growth of the community to infill development has provided for this changed condition that necessitates an amendment. The proposed amendment addresses this issue by incentivizing development that improves the aesthetic of transportation corridors.

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

The City of Alachua has strategically focused on becoming a self-sustaining community. This includes having the necessary opportunities and amenities for its citizens within its corporate limits. A large component of reaching self-sustainability is offering residents access to a variety of retail and service amenities. The "automobile repair and servicing" uses are in line with such amenities. The current minimum lot width standard for these uses hinders the ability of properties to be developed to provide these goods and services. The proposed amendment encourages the development of these commercial enterprises while also meeting the community need of having aesthetically appealing transportation corridors.

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

The proposed amendment addresses use specific dimensional standards for "automobile repair and servicing." This use is generally permitted by right or special exception in business districts in the City, including commercial and industrial zoning districts. Of course, the uses contained within "automobile repair and servicing" are required to occur on property that has the appropriate land use and zoning designations.

The Commercial Intensive District is intended to, "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." The Light and Warehouse Industrial District is intended to "accommodate a wide range of employment-generating office, institutional, research and

development, and light manufacturing uses.” The General Industrial District is intended to, “provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts.”

The proposed amendment is consistent with these intentions.

Additionally, the proposed amendment will improve the City’s ability to ensure efficient development, with the reduction in minimum lot width, promoting more compactness and incentivizing facing of service bay doors away from streets.

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

The “automobile repair and servicing” uses are required to be consistent with underlying future land use designations. Therefore, any such use would continue to have to occur on properly entitled properties. The proposed amendment would improve the City’s ability to have a logical and orderly development pattern. By establishing incentive for reduced minimum lot width, the City is maximizing existing and future land use patterns, while improving the aesthetic appeal of transportation corridors.

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

The proposed amendment does not impact or change any LDR related to the protection of the natural environment.

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

The proposed amendment addresses “automobile repair and servicing” uses. This use can only occur in business districts within the City. The proposed amendment would reduce the minimum lot width when service bay doors are not facing and abutting a street. This amendment in fact encourages development to occur where the City’s primary public facilities exist within its business districts. The proposed amendment will continue to ensure development is adequately served by public facilities.

ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY’S LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4 (J), RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on December 21, 2023; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on January 9, 2024 and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on February 1, 2024 and on February 15, 2024; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on February 12, 2024 and February 26, 2024 and provided for public participation at both public hearings; and

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

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

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

Section 1. Interpretation of Recitals

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

Section 2. Findings of Fact and Conclusions of Law

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

Section 3. Amendment to the Land Development Regulations

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

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

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

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 9. Effective Date

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

Passed on First Reading the 12th day of February, 2024.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 26th day of February, 2024.

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

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 4.3.4 (J) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed).

Sec. 4.3. Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions *is met*:

(i) *The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.*

(ii) *The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.*

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) *If located on a corner lot, have a minimum area of 20,000 square feet ~~a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.~~ and*

(a). if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

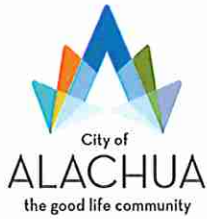
(b). if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

- (ii) In all other instances, have ~~a minimum width of 150 feet and~~ a minimum area of 15,000 square feet, ~~and~~
 - (a) if service bay doors are facing and abutting a street, have a minimum width of 150 feet.
 - (b) If service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

- (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (d) *Ingress/egress.*
 - (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
- (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.
- (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (h) *Testing.* Not test vehicles on residential streets.
- (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.
- (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
- (k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 9, 2024
Legislative Hearing

SUBJECT: A request to amend the City of Alachua Land Development Regulations by amending Article 4, Section 4.3.4(J) related to Use Specific Standards for Vehicle Sales and Services.

APPLICANT/AGENT: Mike Houghton, Palmetto Capital Group

PROJECT PLANNER: Kathy Winburn, Planning & Community Development Director

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

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

SUMMARY

This application is a request submitted by Mike Houghton of Palmetto Capital Group, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Vehicle Sales and Services." The Use Specific standards for these uses are located in Section 4.3.4(J) of the LDRs. The following uses are included in Section 4.3.4(J):

- ❖ Automobile body shop
- ❖ Automobile rental and sales
- ❖ Automobile repair and servicing
- ❖ Boat and marine rental and sales
- ❖ Carwash and auto detailing
- ❖ Tire sales and mounting, transmission or muffler shop

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum lot width of 150 feet for automobile repair and servicing. The applicant contends that this requirement does not consider the compactness with which these uses can be developed. The proposed amendment provided for a reduction in minimum lot width from 150 feet to 115 feet when service bay doors are not facing and abutting a street. Additionally, service bay doors orientation will continue to be restricted by 4.3.4(J)(3)(k), which does not permit orientation toward adjacent uses where minimum separation requirements apply.

The applicant contends that the decrease in lot width will serve as an incentive to developments to face service bay doors away from streets, will encourage more compact development, and will foster continued commercial growth along its commercial corridors, promoting a healthy and logical development pattern, while encouraging more aesthetically appealing transportation corridors.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.
Sec. 4.3 Use Specific Standards

4.3.4 Business Uses

(J) *Vehicle sales and services*

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions *is met*:

(i) *The proposed automobile repair and servicing use is located with an intervening arterial or collector street* between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum area of 20,000 square feet a ~~minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.~~ , and

(a) if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

(b) if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(ii) In all other instances, have ~~a minimum width of 150 feet and a minimum area of 15,000 square feet.~~ , and

(a) if service bay doors are facing and abutting a street, have a minimum width of 150 feet.

- (b) If service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

- (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.
- (d) *Ingress/egress.*
- (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.
 - (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.
 - b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
 - c. Not be located closer than 15 feet to any other property line.
- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
- (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.
- (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.
- (h) *Testing.* Not test vehicles on residential streets.
- (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.
- (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
- (k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

VISION ELEMENT

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

- Vision Element, Vision Statement states, *"The City will be a business friendly community, encouraging economic development...Alachua will be a leader in fostering quality well-planned growth and redevelopment."* The proposed amendment encourages economic development, focused along industrial and commercial corridors. By providing an alternative to achieve reduced lot width for "automobile repair and servicing" uses, the City is promoting development to occur in a compact, logical and well-planned pattern.
- Vision Element, Goal 3: Transportation Mobility states, *"The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways."* The proposed amendment, by providing reductions in the minimum lot width for "automobile repair and servicing" uses, promotes compactness of development, following well-established urban/regional planning principles, which creates a more efficient transportation network.

Evaluation & Findings: Staff finds that the proposed amendment may result in additional infill and more compact development, which is consistent with the Vision Element of the City's Comprehensive Plan.

FUTURE LAND USE ELEMENT

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

- Future Land Use Element, Objective 1.3: Commercial states, *"These land use categories shall provide a broad range of commercial uses including retail sales and services."* The proposed amendment encourages the development of commercial properties consistent with this Objective by providing incentive to reduce the minimum lot width for "automobile repair and servicing" uses. These uses are by nature sales and service related.

- Future Land Use Element, Policy 1.3.e states, *“Infill within established commercial areas is preferred over extension of a strip commercial pattern.”* The proposed amendment encourages infill development by providing incentive to reduce the minimum lot width for “automobile repair and servicing” uses, discouraging a strip commercial pattern.
- Future Land Use Element, Objective 2.7: Discouragement of Urban Sprawl states, *“The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.”* The proposed amendment, by providing incentive for reduction in the minimum lot width for “automobile repair and servicing” uses, promotes more compact development, maximizing existing and future public facilities and services, which follows a planned development pattern that encourages infill development.

Evaluation & Findings: Staff finds that the proposed amendment will further the Goals, Objectives, and Policies of the Future Land Use Element of the City’s Comprehensive Plan. The proposed amendment may create additional opportunities for infill development for the “automobile repair and servicing” uses.

TRANSPORTATION ELEMENT

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

- Transportation Element, Policy 1.5.e states, *“Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.”* The proposed amendment promotes compactness and efficient transportation networks by providing incentive for reduction in minimum lot width for “automobile repair and servicing” uses. By encouraging compactness, the proposed amendment facilitates development patterns that support multimodal solutions.

Evaluation & Findings: Staff finds that the proposed amendment, by creating additional infill development opportunities, will further the Transportation Element of the City's Comprehensive Plan. Such development will support a compact and efficient transportation system within the City.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

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

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

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

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

Evaluation & Findings: The applicant contends that the City's economic growth has transitioned from primarily greenfield development to greenfield and infill development. The applicant states that, several years ago, minimum lot widths were not as adversely impactful as new development occurred around undeveloped properties. As the City

continues to develop, new development will continue to occur near existing developed properties. The current lot width could disrupt the City's logical development pattern and discourage compactness. The natural growth of the community to infill development has provided for this changed condition. The proposed amendment addresses this issue by incentivizing development that improves the aesthetic of transportation corridors.

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

Evaluation & Findings: The applicant states that the City has strategically focused on becoming a self-sustaining community, which includes offering residents access to a variety of retails and service amenities. The “Automobile repair and servicing” uses are in-line with such amenities. The current minimum lot width standards for these uses may hinder the abilities of certain properties to be developed to provide these goods and services. The proposed amendment encourages the development of these commercial enterprises while also meeting the community need of having aesthetically appealing transportation corridors.

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

Evaluation & Findings: The proposed LDR Text Amendment addresses use specific standards for “automobile repair and servicing” uses. These uses are generally permitted by right or special exception in business districts within the City, including commercial and industrial districts. The applicant states that the proposed amendment is consistent with the intent of the Commercial Intensive zoning district and the Light and Warehouse Industrial district, and that the proposed amendment will improve the City's ability to ensure efficient development, with the reduction in minimum lot width, providing more compactness and incentivizing facing service bay doors away from streets.

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

Evaluation & Findings: The “automobile and servicing” uses are required to be consistent with the underlying future land use designations. Therefore, any such use must occur on properties with proper Future Land Use and Zoning designations. The applicant contends that the proposed amendment would improve the City’s ability to have a logical and orderly development pattern, and that by establishing incentives for reduced minimum lot width, the City is maximizing existing and future land use patterns, while improving the aesthetic appeal of transportation corridors.

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

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

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

Evaluation & Findings: The proposed text amendment addresses “automobile repair and servicing” uses. These uses can only occur in business districts within the City. The proposed amendment would reduce the minimum lot width when service bay doors are not facing and abutting a street. The applicant states that the proposed amendment encourages development to occur where the City’s primary public facilities exist within its business districts and will continue to ensure development is adequately served by public facilities.

EXHIBIT "A"
TO
VEHICLE SALES AND SERVICES
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENTS
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 16, 2023

Mike Houghton
jeff@palmettocg.com
Palmetto Capital Group
632 E. Main Street
Lakeland, FL 33801

Also submitted electronically to: adam@abbfortis.com

RE: Comments for LDR Text Amendment related to Use-Specific Standards
for Automobile Sales and Services

Dear Mr. Houghton:

The City of Alachua Planning Department has reviewed your application for an amendment to the text of the City of Alachua Land Development Regulations. The proposed amendment relates to the use-specific standards for automobile sales and services found in Section 4.3.4 (J).

Based on the impacts that the proposed amendment may have on properties adjacent to the automobile sales and services uses, a recommended revised draft of the proposed text amendment is attached to this letter. This revised draft includes:

- Removing the reference to "public" in relation to streets.
- Changing "oriented toward a public street" to "facing and abutting a street."
- Reformatting of the language for better clarity and understanding.

Additional Comment: Provide a schematic diagram illustrating the scenarios proposed in Section 4.3.4(J)(3)(b)(i) and (ii).

Please incorporate these changes into the application and resubmit to the City. Once changes are satisfactorily completed and reviewed, the application will be scheduled for a Planning & Zoning Board hearing.

If you would like to meet to discuss these changes, please let me know and we can schedule a Project Assistance Team (PAT) meeting.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1601 or via email at kwinburn@cityofalachua.com.

Sincerely,



Kathy Winburn
Planning & Community Development Director

c: Adam Hall, AICP, Principal Planner
Justin Tabor, AICP, Principal Planner
Carson Crockett, Planner
File

(b) Lot dimensions and area.

(i) If located on a corner lot, have a minimum area of 20,000 square feet ~~a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet, , and~~

(a) if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

(b) if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(ii) In all other instances, have ~~a minimum width of 150 feet and~~ a minimum area of 15,000 square feet, and

(a.) If service bay doors are facing and abutting a street, have a minimum width of 150 feet.

(b.) If service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay orientation shall comply with Section 4.3.4(J)(3)(k).



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 13, 2023

*Sent by electronic mail to:
jeff@palmettocg.com*

Mike Houghton
Palmetto Capital Group
632 E. Main Street, Suite 301
Lakeland, FL 33801

RE: Planning & Zoning Board (PZB) Public Hearing: LDR Text Amendment Application

Dear Mr. Houghton:

On November 20, 2023, the City of Alachua received your revised application and materials for a LDR Text Amendment submitted by Palmetto Capital Group, to amend Section 4.3.4(J) related to Use Specific Standards for Vehicle Sales and Service. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the January 9, 2024 PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than Thursday, **December 28, 2023**. Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior

the PZB meeting (no later than *Monday, January 8, 2023*). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1601 or via email at kwinburn@cityofalachua.com

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Winburn". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kathy Winburn
Planning & Community Development Director

c: Mike DaRoza, City Manager (*by electronic mail*)
Rodolpho Valladares, Assistant City Manager (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Adam Boukari, Abbfotis Strategies (*by electronic mail*)
Project File



City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(d) RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICING; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

(Published: Alachua County Today - February 1, 2024)

City of Alachua:
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AD_2024_02_13

Publication Date: 02/01/2024
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City of ALACHUA

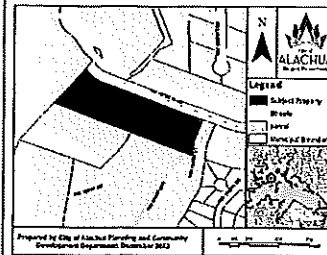
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CD) TO RESIDENTIAL MULTIPLE FAMILY DISTRICTS (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 247TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - February 1, 2024)

City of Alachua:
NW 151st Blvd RZ (2023)_AD_
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Publication Date: 02/01/2024
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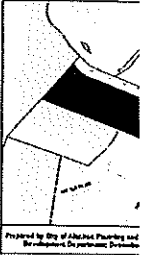
PUBLIC ENACTM ORDINA CITY OF FL

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 February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDI

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(d) RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICING; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

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City of ALACHUA

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

Notice is hereby given that the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 13, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on February 13, 2024 at 6:00 p.m., to consider the following: A request by Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McKinley Industrial Acres Minor Subdivision, which proposes the subdivision of land into three (3) lots. The subject property is generally located

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brenda Dean
City Of Alachua-309
PO BOX 9
ALACHUA FL 32616

STATE OF WISCONSIN, COUNTY OF BROWN

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

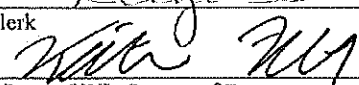
02/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.


Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/01/2024



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$479.20

Order No: 9766009

of Copies:

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

Tzou said that the average fair day typically has about 5,000 guests, with peak attendance hovering around 8,000 people. Saturday's crowd count was an estimated 10,000 attendees, she said. Despite some logistical roadblocks, Hoggetowne remains a highly popular event.

For Bauldree, the medieval fair is "like a big family reunion," with her fellow performers and vendors as well as the Gainesville community. She said that she looks forward to commemorating the fair's history and sharing the festival joy with everyone.

"I've dedicated part of my life to Hoggetowne all these years," she said, "because there was someone who created the magic for me when I was a very lonely teenager. It



City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 4, SECTION 4.3.4(J) RELATED TO USE-SPECIFIC STANDARDS FOR VEHICLE SALES AND SERVICING; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

(Published: Alachua County Today - February 1, 2024)



OF HIGH SPRINGS RD/COMMITTEE 'POINTMENTS AVAILABLE

High Springs is currently accepting applications to the following Boards and Committees:

1 - 1 Position

will review amendments to the land zoning maps; review and recommend; hear and consider code variances.

may be obtained Monday through Thursday, from City Hall, 23718 W US HWY 27, High da 32643 or on the City's website at www. To be appointed, applicants must be a e City of High Springs. The High Springs sion will make appointment of the successful he February 22, 2024.

ed: Alachua County Today - January 25, 2024 and February 1, 2024)

extend their life. Residential grinder pumps work like a household garbage disposal grinding up solids produced unanimously approved Ordinance 2023-17 on second reading, which "true up" the budget at the end of fiscal year



City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 9, 2024, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Mike Houghton of Palmetto Capital Group, to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 4.3.4 (J) regarding use-specific standards for vehicle sales and services.

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

(Published: Alachua County Today - December 21, 2023)

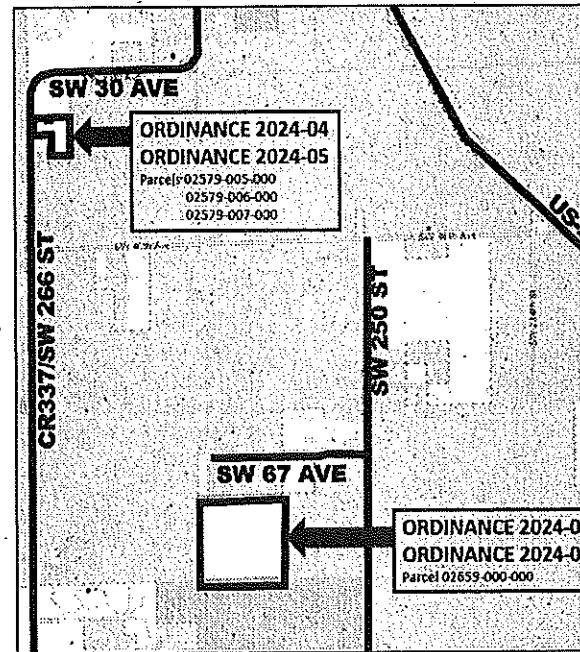
Professional Consulting, Inc., Company, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 02659-000-000. (This application is contingent upon approval of Application CPA 24-01.)

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FOR THE REZONING OF 161 ACRES, MORE OR LESS, PURSUANT TO AN APPLICATION; AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) ZONING DISTRICT TO CITY OF NEWBERRY AGRICULTURAL (A) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA WHICH HAVE BEEN ANNEXED THERETO; TAX PARCEL NUMBER 02659-000-000; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORD

AN ORDINANCE OF RELATING TO THE ZONING ATLAS FOR MORE OR LESS, AMENDING THE OF OF NEWBERRY LA PROVIDING FOR RE AGRICULTURAL (A NEWBERRY AGRIC ON CERTAIN LAND OF THE CITY OF N BEEN RECENTLY / NUMBERS 02579-0 007-000; PROVIDING ORDINANCES IN EFFECTIVE DATE.



ITEM 5: Ordinance 2024-06/LDR 24-06, an application by the City of Newberry to amend the text of the Land Development Regulations. The proposed changes are related to amending the development criteria for solar farm Newberry.

ORDINANCE NO. 2024-06

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED; TO AMEND SECTION 4.2.40, SOLAR FARM DEVELOPMENT STANDARDS FOR THE DEVELOPMENT OF SOLAR FARM; AND PROVIDING AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Public hearings may be continued to one or more future dates. Any interested party shall be advised that notice of a public hearing shall be announced during the public hearing and that no further notice concerning the continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the applications are available for public inspection at the City of Newberry Planning Department, 15100 NW 142nd Terrace, Alachua, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at any of the above referenced public hearings, they 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, persons with disabilities needing a sign language interpreter for the meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the meeting. The Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - December 21, 2023)

NATION & WORLD

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Supreme Court likely to hear ballot issue

Colo. Trump decision turns up 2024 pressure

John Fritze and David Jackson
USA TODAY

WASHINGTON — A stunning decision late Tuesday to disqualify former President Donald Trump from Colorado's 2024 primary ballot has thrust the U.S. Supreme Court once again into the place it least wants to be: the middle of a fraught legal fight with the potential to shake up next year's presidential election.

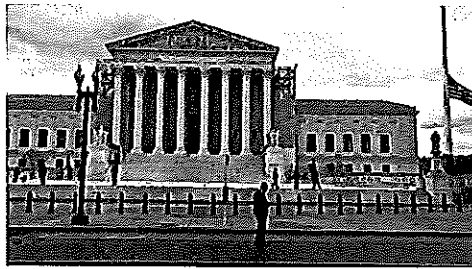
The nation's top court is already weighing whether to hear Trump's claim that he's entitled to immunity from federal charges tied to his interference in the 2020 election. The justices have also agreed to decide a suit questioning whether those involved in the Jan. 6, 2021 attack on the U.S. Capitol can face obstruction charges.

As significant as those cases are, the ruling from Colorado that Trump is ineligible to appear on the state's ballot because of his role in inciting the violence at the Capitol appeared certain to shove the U.S. Supreme Court into the 2024 election more explicitly than before. Trump aides said they would "swiftly" appeal the Colorado decision, potentially seeking emergency relief that would force the court to act within weeks.

"It exerts major pressure on the court," said Notre Dame Law School Professor Derek Muller. "Even inaction would functionally exclude (Trump) from not just Colorado but perhaps other states." Granting the case, Muller said, would require "the court to step into the thorniest of political thickets."

What's at stake in the Colorado ballot case?

Colorado's Supreme Court ruled Trump could not appear on the state's presidential primary ballot because he had disqualified himself under the Con-



Though not unexpected, the cases involving Trump are queuing up at a moment when critics increasingly frame the court as a political institution — and the justices have occasionally appeared eager to shed that impression.

ANNA HONEYMAKER/GETTY IMAGES

stitution's insurrection clause for his role on Jan. 6. Dozens of similar lawsuits have been filed, but the Colorado court was the first to rule against Trump.

For practical purposes, and likely sensing the inevitable appeal to the Supreme Court, the Colorado justices stayed their decision until early January at the earliest. More likely, the decision will be held until the Supreme Court rules.

Bradley Moss, an attorney who specializes in national security issues, predicted that the Supreme Court would do its best to decide the matter in a very limited way — likely on procedural issues.

"I have no reason to suspect the court is going to reverse on the substance," he said.

Ty Cobb, a former White House special counsel to Trump who has been critical of him in recent months, predicted the Supreme Court would reverse Colorado — one way or the other. The argument that the insurrection clause applies to Trump, he said, "doesn't hold up" because, he said, it doesn't appear

to apply to presidents.

"The law," Cobb said, "seems to be clear" that the framers didn't intend to apply the insurrection clause to presidents and vice presidents but rather only to other "officers" of the government.

The timing may depend on the type of appeal Trump files, but the court will have to move quickly one way or the other. The Colorado primary is set for March 5.

Trump has dismissed the legal cases, including the Colorado ballot suit, as politically motivated.

What about immunity for Trump?

As the Colorado appeal works its way to the Supreme Court, another issue is already bubbling on the court's front burner.

Special counsel Jack Smith wants the justices to step into the ongoing legal battle about whether Trump can claim immunity from criminal charges tied to his alleged interference in the 2020 election. Smith is essentially asking the

Supreme Court to leapfrog an appeals court that is already considering the question.

Trump, who is fighting that appeal, must file his response on Wednesday afternoon.

At the heart of Smith's request to the Supreme Court is a concern about timing: He wants to ensure a lower court can hold to an early March trial start that had been set in the high-profile case. If prosecutors have to wait for federal courts to resolve the immunity question through the normal process, it could take months.

Jan. 6 lands on the docket

Earlier this month, the top court agreed to hear an appeal from a man involved in Jan. 6 who claims prosecutors overstepped by charging him with an Enron-era obstruction crime meant to deal with financial shenanigans.

The case is being closely watched in part because more than 400 people have been charged with violating the law at issue — a prohibition on obstructing "official proceedings" — including Trump himself. If prosecutors could secure convictions for the felonies, they could try to tack on 20 years to prison sentences.

Joseph Fischer appealed one count of his indictment tied to his involvement in the attack. He claims that the crime — enacted by Congress in 2002 in response to the Enron financial meltdown — was intended to punish people for tampering with evidence and not people who participated in a riot.

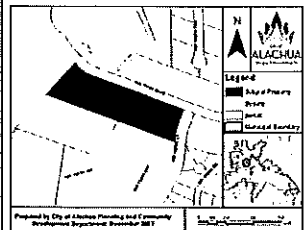
Fischer described the provision as an "anti-shredding" law in a court document.

But the Justice Department argued the counting of electoral votes — interrupted as lawmakers fled for their safety and police battled with rioters — qualified as an "official proceeding."

"It also includes storming the Capitol to derail a congressional proceeding," the department said last year.

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

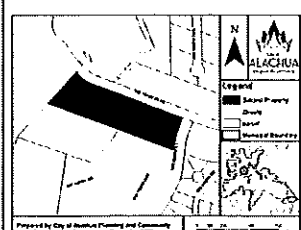
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 9, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by City Sweeper, ACP, LEED AP, of eds consultants, Inc., applicant and agent for 10.47, LLC, property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of a ± 8.36-acre subject property from Community Commercial and Commercial to Medium Density Residential. The subject property is generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Alachua County Tax Parcel 03869-007, 03869-009 (portion of), and 03869-010-000); Existing FLUM: Community Commercial and Commercial; Proposed FLUM: Medium Density Residential; Existing Zoning: Community Commercial (CC) and Commercial Intensive (CI).



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

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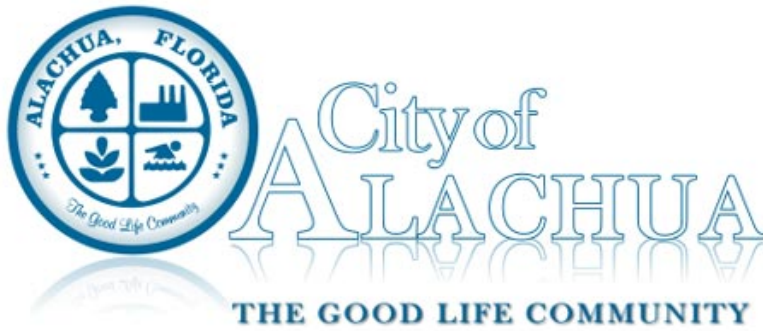


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Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Second Amendment to Solar Power Purchase Agreement

PREPARED BY: Rodolfo Valladares, P.E.; Assistant City Manager

RECOMMENDED ACTION:

Approve the Second Amendment to the Solar Power Purchase Agreement Contract between the Alachua Solar Energy I, LLC and the City of Alachua, and authorize and direct the City Manager to execute the contract and any other necessary documents.

Summary

On June 26, 2023, the City of Alachua and Alachua Solar Energy I, LLC. entered into a Solar Power Purchase agreement.

This agreement allows the City to invest in clean, renewable energy, decreasing environmental impacts, while at the same time providing savings to City electric utility customers. Furthermore, the City energy portfolio is further diversified with solar energy as a new component, providing additional shielding to ratepayers in the event natural gas or other traditional energy markets spike.

First Amendment; approved by the City Commission on August 14, 2023. City of Alachua and Alachua Solar Energy I, LLC. amended the Agreement to extend the period for the Commencement of Installation of the system.

Second Amendment; City of Alachua and Alachua Solar Energy I, LLC. desire to amend the agreement to extend the period for the Commencement of Installation of the system and to ensure the project's successful deliver by accounting for inflationary adjustments.

FINANCIAL IMPACT: No

BUDGETED:Yes

AMOUNT:Varies Annually

FUNDING SOURCE:Electric Fund

COMMISSION GOALS:

Economic Development, Quality of Life, Community Enhancement

ATTACHMENTS:

Description

Description

- ▢ Second Amendment to Solar Power Purchase Agreement

**SECOND AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT
BETWEEN THE CITY OF ALACHUA, FL AND ALACHUA SOLAR
ENERGY I, LLC**

RECITALS

WHEREAS, on June 26, 2023, the City of Alachua, FL (Purchaser) and Alachua Solar Energy I, LLC (Seller) entered into a Solar Power Purchase Agreement, and subsequently on August 14, 2023 entered into a First Amendment to the Agreement (as amended, the Agreement); and

WHEREAS, the Purchaser and Seller desire to amend the Agreement to change the Contract Price and the target Commencement of Installation date.

NOW THEREFORE, in consideration of the mutual covenants of this Second Amendment, the Purchaser and Seller agree to the terms below and amend the Agreement as specifically set forth below:

Section 1. Recitals. The above Recitals are true and correct and are incorporated into this Second Amendment.

Section 2. Amendments to Agreement. The Agreement is hereby amended as set forth below:

1. Exhibit 1, Section 3 of the Agreement is amended to delete each instance of "\$[REDACTED]" and replace it with "\$[REDACTED]".
2. Exhibit 3, Section 5(c) of the Agreement is deleted in its entirety and the following shall be inserted in its place:

Commencement of Installation. Subject to Seller's receipt of the Approvals from Purchaser, Seller shall exercise commercially reasonable efforts to achieve Commencement of Installation of the System by November 1, 2024. "**Commencement of Installation**" means the date that Seller or its contractor has begun site preparation for installation of the System on the Premises.

Section 3. Remaining Conditions. All other terms and conditions of the Agreement shall remain the same and shall apply to the terms of this Second Amendment.

Section 4. Conflicts. Should there be any conflict between the terms of this Second Amendment and the Agreement, the terms of this Second Amendment shall govern.

Section 5. Effective Date. The effective date of this Second Amendment shall be the date signed by Purchaser below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Second Amendment on the respective dates under each signature.

Purchaser: City of Alachua

Seller: Alachua Solar Energy I, LLC

Signature: _____

Signature: _____

Printed Name: _____

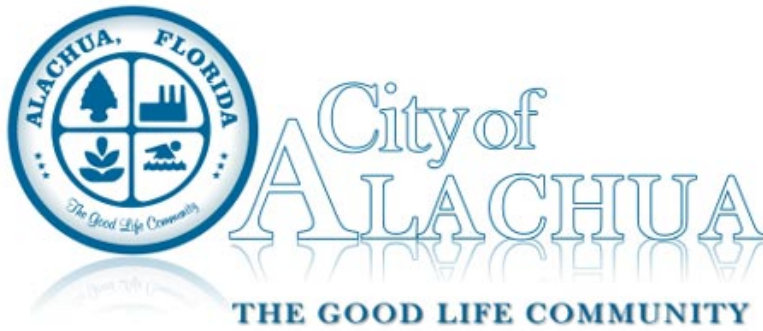
Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: Owner Direct Purchases - Alachua Water Quality & Resiliency Improvement Project

PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:

1. Accept the Owner Direct Purchase Option for the electrical gear, generator, and steel tank.
 2. Authorize the Purchase Orders to Anixter, Inc. (\$723,635.00), Cummins, Inc. (\$436,358.00), and Gateway Industrial Solutions (\$240,189.61) totaling \$1,400,182.61.
-

Summary

On March 6, 2023, the City solicited formal bids from qualified vendors to provide a new Raw Water Well, Treatment Facilities, and Operations Building under the City of Alachua Water Quality & Resiliency Improvement Project.

On July 24, 2023, staff presented bid results to the City Commission with the recommendation to award the project to SGS Contracting Services, Inc.

The Commission approved the entering into a contract with SGS Contracting Services, Inc. in the amount of \$7,962,700.00. This contract was executed on July 24, 2023.

The City, in order to generate savings and reduce project costs, has elected to exercise the right to direct the purchase of three (3) bid components. This option is addressed in the adopted Purchasing and Sales Policy and Regulations Manual, Section 16, Owner Direct Purchases (ODP).

The direct purchase items include the electrical gear, generator, and steel tank.

Direct Purchase 1 - Anixter, Inc. in the amount of \$723,635.00 for electrical gear creating a tax savings of \$43,493.10.

Direct Purchase 2 - Cummins, Inc. in the amount of \$436,358.00 for a diesel generator creating a tax savings of \$26,256.48.

Direct Purchase 3 - Gateway Industrial Solutions in the amount of \$240,189.61 for a steel tank creating a tax savings of \$14,486.38.

As such, the SGS Contracting Services, Inc. contract has been reduced by \$1,484,418.57, from \$7,962,700.00 to \$6,478,281.43. The total tax savings due to these direct purchases is \$84,235.96.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: \$1,400,182.61

FUNDING SOURCE: Electric Fund, Water Fund

COMMISSION GOALS:

Quality of Life

ATTACHMENTS:

Description

- ▢ Quotation - Anixter, Inc.
- ▢ Quote - Cummins, Inc.
- ▢ Proposal - Gateway Industrial Solutions

**Expiration Date: 09/08/23**

Quotation

TO:

City of Alachua

Project Info:

Project: City of Alachua Water Quality

Job #: #Sw-082923-212346

Bid Date: 08/29/23

Bid Time: 02:00 PM

Quoter: Bradly Smith

Type	Quantity	Vendor	Description	Unit or Lot#	Unit Price	Ext Price
	1		Eaton Gear per BOM - N3R Standard gray paint	Unit	723,635.000/EA	723,635.00

From:

#0021 JACKSONVILLE APS
5875 HWY AVE
JACKSONVILLE FL 32254-3695 ,
Printed By: Bradly Smith
null

Total**723,635.00****Notes**

We are pleased to offer this quotation based upon the plans, specifications, counts and bill of material as provided to us. All sales are subject to Anixter's Terms & Conditions of Sale found at https://www.anixter.com/en_us/resources/terms-of-sale.html. Sales tax

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Item No.	Qty	Product	Description
	1	EESS Services	EESS Short Circuit and Coordination Studies: Arc Flash Hazard Analysis, PE Review / Stamp Required - Florida

See Approval Drawings for Clarifications and Exceptions
Daniel Griffin

Designation Study

Qty List of Materials

- 1 ESS Study-BidManager
- 1 2 Weeks Lead Time for Data Request Submittal
- 1 4-6 Weeks Lead Time for Study Completion
- 1 Quoted by Bid Manager
- 1 PE Review Stamp Required (Florida)
- 1 Arc Flash study

Item No.	Qty	Product	Description
	1	EESS SAT	

See Approval Drawings for Comments and Clarifications
Start-up Contact: Contractor
Daniel Griffin
Estimated Start-up Date:
A Coordination Study does not exist.

Designation Start-Up

Qty List of Materials

- 1 EESS Office: Jacksonville, FL, quote as of 5/8/2023 1:02:40 AM
- 1 Jobsite: , Jacksonville, Florida 32259
- 1 Drive Time: 0.28 Hours
- 1 1 Test Equipment Setup Locations
- 3 Dry Type Transformer
- 1 Pow-R-Line3X
- 2 Pow-R-Line1X
- 1 PRLX Switchboard

Item No.	Qty	Product	Description
	1	Engineering Services	PLC Programming, PLC Programming

Designation PLC Programming

Item No.	Qty	Product	Description
	1	Engineering Services	PLC Programming Testing, PLC Programming Testing

Designation PLC Programming Testing

Detail Bill of Material

Project Name:	City of Alachua Water Quality Resilience Improvement Project	Negotiation No:	JV730504X3K1
General Order No:		Alternate No:	0010

Item No.	Qty	Product	Description
	1	Switchboards	Pow-R-Line Xpert Switchboard, Front Access/ Front and Rear Align, Type 3R (nonwalk-in) Flat Roof, 480Y/277V 3-Phase 4-Wire, 1200 Tin Plated Copper, Minimum Interrupting Rating: 65kA, Bus Bracing Rating: 65kA, Depth: 48 In
		Catalog No	SUANDNNSD2D1B4
		Designation	SWBD-1
Structure	1	1200 Amp Tin Plated CU Main Structure	Vertical Isol. Barrier (Service Entrance) Compartment 1 - Metering And Surge Protective Device (SPD) PXM1000 Meter, 1200 Amp CTs, with Display SPD Series 300kA SPD, Standard w/ Fusible Disconnect Compartment 2 - Breaker 800A 3P Magnum PXR Brkr MPS-608 [Drawout-Manual] Mechanical (3) 500-750 kcmil PXR20 LSIG w/ARMS and Modbus RTU Local using blue light / switch on face of Switchboard Drawout Shutter
Structure	2	1200 Amp Tin Plated CU Feeder Structure	Vertical Isol. Barrier (Service Entrance) Compartment 1 - Breaker 1200A 3P Power Defense SB Brkr SPS-612 [Drawout-Manual] Mechanical (4) #4-500 kcmil PXR20 LSIG w/ARMS and Modbus RTU Local using breaker interface Drawout Shutter



Powering Business Worldwide

Detail Bill of Material

Page 1 of 2

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Structure **3** **1200 Amp Tin Plated CU Distribution Structure**
 Compartment 1 - Breaker 150A, 3P PDG23M Breaker [225A Frame]
 Mechanical (1) #4-4/0
 Thermal Mag Trip - Standard
 Compartment 2 - Breaker PD23PROV Breaker Provision
 Compartment 3 - Breaker 150A, 3P PDG23M Breaker [225A Frame]
 Mechanical (1) #4-4/0
 Thermal Mag Trip - Standard
 Compartment 4 - Breaker 150A, 3P PDG23M Breaker [225A Frame]
 Mechanical (1) #4-4/0
 Thermal Mag Trip - Standard
 Compartment 5 - Breaker 400A, 3P PDG33M Breaker [400A Frame]
 Mechanical (1) 2/0-500 kcmil
 PXR10 LSI Trip Unit
 Trip Unit Amps 400A, Sensor 400A
 Compartment 6 - Breaker 25A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-1/0
 Thermal Mag Trip - Standard
 Compartment 7 - Breaker 70A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-1/0
 Thermal Mag Trip - Standard
 Compartment 8 - Breaker 15A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-10
 Thermal Mag Trip - Standard
 Compartment 9 - Breaker 25A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-1/0
 Thermal Mag Trip - Standard
 Compartment 10 - Breaker 15A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-10
 Thermal Mag Trip - Standard
 Compartment 11 - Breaker 15A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-10
 Thermal Mag Trip - Standard
 Compartment 12 - Breaker 15A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-10
 Thermal Mag Trip - Standard
 Compartment 13 - Breaker 15A, 3P PDG23M Breaker [100A Frame]
 Mechanical (1) #14-10
 Thermal Mag Trip - Standard

Structure **4** **1200 Amp Tin Plated CU Main Structure**
 Vertical Isol. Barrier (Service Entrance)
 Compartment 1 - Metering And Surge Protective Device (SPD)
 PXM1000 Meter, 1200 Amp CTs, with Display
 SPD Series 300kA SPD, Standard w/ Fusible Disconnect
 Compartment 2 - Breaker 800A 3P Magnum PXR Brkr MPS-608
 [Drawout-Manual]
 Mechanical (3) 500-750 kcmil
 PXR20 LSIg w/ARMS and Modbus RTU
 Local using blue light / switch on face of Switchboard
 Drawout Shutter

Qty **List of Materials**
 4 Type 3R (nonwalk-in) Flat Roof
 1 Service Entrance Label
 4 Tin Plated Copper Ground Bus
 4 Mimic Bus - Adhesive
 2 1200 Amp Tin Plated CU Main Structure

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

- Qty List of Materials**
- 2 Mechanical (3) 500-750 kcmil
 - 3 Auxiliary Switch, 4 Form C
 - 2 Shunt Trip (100-127Vac/Vdc)
 - 2 Single Phase Protection
 - 3 Drawout Shutter
 - 2 PXM1000 Meter, 1200 Amp CTs, with Display
 - 2 Please contact metersandrelaysbusinessunitcleoh@eaton.com for Pricing and Availability
 - 2 SPD Series 300kA SPD, Standard w/ Fusible Disconnect
 - 3 Vertical Isol. Barrier (Service Entrance)
 - 1 1200 Amp Tin Plated CU Feeder Structure
 - 1 Mechanical (4) #4-500 kcmil
 - 1 Shunt Trip (100-127Vac/Vdc)
 - 1 1200 Amp Tin Plated CU Distribution Structure
 - 5 Mechanical (1) #14-10
 - 3 Mechanical (1) #14-1/0
 - 1 Mechanical (1) 2/0-500 kcmil
 - 3 Mechanical (1) #4-4/0
 - 3 Shunt Trip (130VAC/DC)
 - 4 Heater Package - (CPT, heater, thermostat, fused disconnect)
 - 2 MMR - Main Management Relays. Relay to be SEL-351.
 - 1 GPR - Generator Protection Relay Relay to be SEL300G.
 - 3 Pts and relay class cts.
 - 3 Breakers wired to Terminal blocks for PLC connection.
 - 1 Main - Gen and Main to be electrically interlocked.
 - 7700 Control Power Throw Over
 - 1 800A 3P Magnum PXR Brkr MPS-608 [Drawout-Manual], Trip 800 A, PXR20 LSIg w/ARMS and Modbus RTU, (3) 500-750 kcmil, Mechanical, Bottom
 - 1 1200A 3P Power Defense SB Brkr SPS-612 [Drawout-Manual], Trip 1200 A, PXR20 LSIg w/ARMS and Modbus RTU, (4) #4-500 kcmil, Mechanical, Bottom
 - 1 800A 3P Magnum PXR Brkr MPS-608 [Drawout-Manual], Trip 600 A, PXR20 LSIg w/ARMS and Modbus RTU, (3) 500-750 kcmil, Mechanical, Bottom
 - 5 15A, 3P PDG23M Breaker [100A Frame], Trip 15 A, Thermal Mag, (1) #14-10, Mechanical
 - 2 25A, 3P PDG23M Breaker [100A Frame], Trip 25 A, Thermal Mag, (1) #14-1/0, Mechanical
 - 1 70A, 3P PDG23M Breaker [100A Frame], Trip 70 A, Thermal Mag, (1) #14-1/0, Mechanical
 - 1 400A, 3P PDG33M Breaker [400A Frame], Trip 400 A, PXR10 LSI, (1) 2/0-500 kcmil, Mechanical
 - 3 150A, 3P PDG23M Breaker [225A Frame], Trip 150 A, Thermal Mag, (1) #4-4/0, Mechanical
 - 1 PD23PROV Breaker Provision, (1) #4-4/0, Mechanical

Item No.	Qty	Product	Description
	1	Motor Control Centers	60 Hz, Class 1B wiring, 480V 3-Phase Service, 65,000 Bracing, 65 Short Circuit Rating, Bottom Incoming, 3R Non Walk-in 21" Front Mt Only enclosure, 600A Copper Main Horizontal Bus, No Neutral, Main Lugs. Used X-Space: 38, Blank X-Space: 22, Future X-Space: 0, MCC Lead Time Code: B.
Designation			MCC-1

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Qty	List of Materials
1	#2-600 Kcmil 4/Ph Main Lugs (Screw)
1	FVNR Starter Size 1 [HMCP]
3	FVNR Starter Size 3 [HMCP]
2	IT Soft Start S811 Non-Communicating, 80 Amp, Severe Duty, [HMCP]
6	Size 3&4 FVNR-150VA Typical
4	Size 1-4 Starter - Normally Open
6	Pilot Light-10250T - LED (Run)
6	3 Pos. Sel. Sw. (Hand-Off-Auto)
6	#16awg, MTW Control Wire
6	Wiremarkers at Each End
4	Solid State Overload Relay (Advanced C441)
6	Terminal Block - Latching Pull-Apart, Std.
2	IT Soft Start-80A, NEMA Bypass Starter
2	S811 Connected to Modbus TCP
2	2 Unit PB 10250T (Start/Stop)
4	C-H Model D15 NEMA A600, 4 Pole
2	IT Soft Start 120V Interface & 100VA CPT
12	C-H Model AR NEMA A600, 2 Pole
6	Mini Elapsed Time Meter
1	45 Kva 3 ph, 440-480V / 120-208V High Efficiency Xfmr, 70A Pri., 175A Sec. Bkr.
5	12" Door
1	Thermostat- for enclosure space heater control
5	150W Space Heater - 120V
5	Fire Wall Barriers between each section
5	600A Vertical Bus (Tin-plated cu)
2	Handlemech extension for top units
5	Bottom Vertical Bus Barrier
5	Labyrinth, Isolated/Insulated vertical bus barrier with shutters
5	300A Horiz. Cu Gnd Bus, 1/4" x 1" Bar
5	65KA Bus Bracing
5	Stainless Steel Space Heater Cover
5	Tin Plated horizontal bus
5	600A 50Deg C, Copper Frnt Mtd 21" N3R Non-Walk In

Item No.	Qty	Product	Description
	1	Panelboards	41 Circuits, 250A, Fully Rated, 480V 3Ph 3W, Tin Plated Copper Bus, 18kAIC, 125A, 3P PDG23G0125 Main Breaker[Top Fed], Surface Mounted

Catalog No P23E250BT42TH4X
Designation PP-1

Qty	List of Materials
1	125A, 3P PDG23G0125 Main Breaker
1	40A, 2P PDG22G0040 Branch Breaker
13	3P Frame 2 Branch Provision Only
1	Tin-Plated Copper Main Bus, 250 Amps
1	Std. Bolted Cu Ground Bar (Cu Cable Only)
1	Panel Nameplate - White with Black Letters
1	Type 4X Enclosure, 304 Stainless Steel: N4X2460N

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Item No.	Qty	Product	Description
	1	Panelboards	18 Circuits, 100A, Fully Rated, 120/240V 1Ph 3W, Tin Plated Copper Bus, 10kAIC, 50A, 2P BAB Main Breaker[Top Fed], Surface Mounted
		Catalog No	P21C100BT14TH4X
		Designation	LP-1
	Qty	List of Materials	
	1	50A, 2P BAB Main Breaker	
	1	20A, 2P BAB Branch Breaker	
	16	20A, 1P BAB Branch Breaker	
	1	Tin-Plated Copper Main Bus, 100 Amps	
	1	Std. Bolted Cu Ground Bar (Cu Cable Only)	
	1	Panel Nameplate - White with Black Letters	
	1	Type 4X Enclosure, 304 Stainless Steel: N4X2436N	

Item No.	Qty	Product	Description
	1	Panelboards	54 Circuits, 225A, Fully Rated, 208Y/120V 3Ph 4W, Tin Plated Copper Bus, 10kAIC, 150A, 3P PDD23F0150 Main Breaker[Top Fed], Surface Mounted
		Catalog No	P21A225BT54TH4X
		Designation	2PA
	Qty	List of Materials	
	1	150A, 3P PDD23F0150 Main Breaker	
	1	Padlockable Lockoff Device	
	3	1P Branch Provision Only	
	1	20A, 1P BAB-FAB Branch Breaker, Fire Alarm Breaker w/ Red Handle	
	37	20A, 1P BAB Branch Breaker	
	1	50A, 2P BAB Branch Breaker	
	3	20A, 2P BAB Branch Breaker	
	1	35A, 2P BAB Branch Breaker	
	1	30A, 3P BAB-H Branch Breaker	
	1	Tin-Plated Copper Main Bus, 225 Amps	
	1	Std. Bolted Cu Ground Bar (Cu Cable Only)	
	1	Panel Nameplate - White with Black Letters	
	1	Type 4X Enclosure, 304 Stainless Steel: N4X2460N	

Item No.	Qty	Product	Description
	1	SPD	SPD
		Catalog No	SPD120480Y2Q
		Designation	MDS SPD
Catalog No	Qty	List of Materials	
SPD120480Y2Q	1	Eaton SPD series120kA277/480VStandardNEM	

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Item No.	Qty	Product	Description
	1	Dry Type Transformers	Transformer Type: General Purpose Encapsulated
			1 Phase, 10 KVA, 1 K-Factor 240 X 480 Primary Volts 120/240 Secondary Volts Temperature Rise 115C Aluminum Winding Material Sound Reduction : 0 NEMA ST-20 Audible Sound Level: 50 Enclosure Type: NEMA 4X Stainless Steel Operating Frequency: 60 HZ Electrostatically Shielded Stainless Steel (316) Enclosure
		Catalog No	S20N11E10S64X
		Designation	T-10KVA
	Qty	List of Materials	
	1	1 Phase, 10 KVA, 240 X 480 Primary Volts, 120/240 Secondary Volts, 115C Temperature Rise, Aluminum Winding Material, 60 HZ	
	1	TX Lug Kit/1PH 15-37.5KVA / 3PH 15-45KVA	
	1	CUSTOM: Single Alum Electrostatic Shield (Standard)	
	1	CUSTOM: Stainless Steel (316) Enclosure	

Item No.	Qty	Product	Description
	1	C-H MINI POWER CENTERS	15 KVA MINI POWER CENTER 1PH 480-120/240 115C RISE
		Catalog No	P48G11S1526CU
		Designation	MPZ-1
	Qty	List of Materials	
	1	15 KVA MINI POWER CENTER 1PH 480-120/240 115C RISE	

Item No.	Qty	Product	Description
	1	Dry Type Transformers	Transformer Type: General Purpose Vented
			3 Phase, 45 KVA, 1 K-Factor 480 Primary Volts 208Y/120 Secondary Volts Temperature Rise 150C with 220C Insulation System Aluminum Winding Material Sound Reduction : 0 NEMA ST-20 Audible Sound Level: 45 Efficiency : DOE 10 CFR Part 431 (2016) UL Listed : Y Enclosure Type: NEMA 2 (for N3R, select Weather Shield in Mods tab) Operating Frequency: 60 HZ
		Catalog No	V48M28T4516
		Designation	TPA

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Qty List of Materials

- 1 3 Phase, 45 KVA, 480 Primary Volts, 208Y/120 Secondary Volts, 150C with 220C Insulation System Temperature Rise, Aluminum Winding Material, 60 HZ
- 1 TX Lug Kit/1PH 15-37.5KVA / 3PH 15-45KVA

Item No.	Qty	Product	Description
	1	Dry Type Transformers	Transformer Type: General Purpose Vented 3 Phase, 45 KVA, 1 K-Factor 480 Primary Volts 208Y/120 Secondary Volts Temperature Rise 150C with 220C Insulation System Aluminum Winding Material Sound Reduction : 0 NEMA ST-20 Audible Sound Level: 45 Efficiency : DOE 10 CFR Part 431 (2016) UL Listed : Y Enclosure Type: NEMA 2 (for N3R, select Weather Shield in Mods tab) Operating Frequency: 60 HZ Catalog No V48M28T4516 Designation TR-OB

Qty List of Materials

- 1 3 Phase, 45 KVA, 480 Primary Volts, 208Y/120 Secondary Volts, 150C with 220C Insulation System Temperature Rise, Aluminum Winding Material, 60 HZ
- 1 TX Lug Kit/1PH 15-37.5KVA / 3PH 15-45KVA

Item No.	Qty	Product	Description
	1	C-H MINI POWER CENTERS	15 KVA MINI POWER CENTER 1PH 480-120/240 115C RISE Catalog No P48G11S1526CU Designation MPZ-GEN SET

Qty List of Materials

- 1 15 KVA MINI POWER CENTER 1PH 480-120/240 115C RISE

Item No.	Qty	Product	Description
	1	Safety Switches	SSW2 Catalog No DH364UWK Designation SS-200A/3P/NF/4X

Catalog No
DH364UWK

Qty List of Materials

- 1 Heavy Duty Switch - Non-Fusible, 3-Pole, 600 VAC, 200 A, NEMA 4X (304 Stainless)

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Item No.	Qty	Product	Description
	1	Safety Switches	SSW2

Catalog No DH262UWK
Designation HP-1

Catalog No DH262UWK
Qty 1 **List of Materials**
Heavy Duty Switch - Non-Fusible, 2-Pole, 600 VAC, 60 A, NEMA 4X (304 Stainless)

Item No.	Qty	Product	Description
	2	Safety Switches	SSW2

Catalog No DH261UWK
Designation A/C 1 AND 2

Catalog No DH261UWK
Qty 1 **List of Materials**
Heavy Duty Switch - Non-Fusible, 2-Pole, 600 VAC, 30 A, NEMA 4X (304 Stainless)

Item No.	Qty	Product	Description
	1	Safety Switches	SSW2

Catalog No DH363FGK
Designation SS-100A/3P/F

Catalog No DH363FGK
Qty 1 **List of Materials**
Heavy Duty Switch - Fusible, 3-Pole, 600 VAC, 100 A, NEMA 1

Item No.	Qty	Product	Description
	1	Quick Connect Switch	QCDT

Catalog No DT367URKNLCSS
Designation GEN Switch

Catalog No DT367URKNLC
Qty 1 **List of Materials**
1 DT 3P 4W+G 600V 800A NF Solid Neut N3R
1 Lower Generator Power Switch, Non-Fused
1 Device Voltage Rating, 600 VAC, 250 VDC
1 Enclosure Type, Type 3R
1 Stainless Steel
1 Pole Configuration, 3-Pole, 4-Wire, with a Solid Neutral
1 Amperage, 800
1 Quick Connect Receptacle Designation, CamLok
1 Upper Utility Power Switch, Non-Fused

Item No.	Qty	Product	Description
	17	PANEL BUILDERS	TYPE BAB CIRCUIT BREAKER 1P,20AMP, 120/240V,10,000

Catalog No BAB1020
Designation MPZ-1

Detail Bill of Material

Project Name: City of Alachua Water Quality
Resilience Improvement Project
General Order No:

Negotiation No: JV730504X3K1
Alternate No: 0010

Qty **List of Materials**
17 TYPE BAB CIRCUIT BREAKER 1P,20AMP, 120/240V,10,000

Item No.	Qty	Product	Description
	1	PANEL BUILDERS	BOLT-ON GFCI, 1 POLE, 10KAIC, 20A
		Catalog No	QB1020GF
		Designation	MPZ-1

Qty **List of Materials**
1 BOLT-ON GFCI, 1 POLE, 10KAIC, 20A

Item No.	Qty	Product	Description
	18	PANEL BUILDERS	TYPE BAB CIRCUIT BREAKER 1P,20AMP, 120/240V,10,000
		Catalog No	BAB1020
		Designation	MPZ-GEN SET

Qty **List of Materials**
18 TYPE BAB CIRCUIT BREAKER 1P,20AMP, 120/240V,10,000

Eaton Selling Policy 25-000 applies.

All orders must be released for manufacture within 90 days of date of order entry. If approval drawings are required, drawings must be returned approved for release within 60 days of mailing. If drawings are not returned accordingly, and/or if shipment is delayed for any reason, the price of the order will increase by 1.0% per month or fraction thereof for the time the shipment is delayed.

Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.

TERMS AND CONDITIONS OF SALE

1. DEFINITIONS

- 1.1. "Application" means Seller's application for business credit extended to and signed by Buyer in connection with these Terms.
- 1.2. "Buyer" means the person or entity specified in the Order or SOW.
- 1.3. "Buyer Material" means Buyer's preexisting intellectual property provided by Buyer for the purpose of an Order or SOW.
- 1.4. "Confidential Information" means information received by the receiving party from the disclosing party which (a) is marked as "Confidential" or "Proprietary"; or (b) would reasonably be considered confidential and/or proprietary under the circumstances surrounding disclosure.
- 1.5. "Customer" means Buyer's Contractor, including any end user, of the Products, Software, and/or Services.
- 1.5. "Deliverables" means any work product, reports, or other deliverables developed and provided by Seller as part of the Services and required under an Order or SOW.
- 1.6. "Existing Agreement" means a mutually-executed agreement between the parties that governs the purchase and sale of the Products, Software and/or Services.
- 1.7. "Order" means a purchase order issued by Buyer to Seller for the purchase and/or use of the Products, Software, and/or Services.
- 1.8. "Products" means those products, materials, or goods described in an Order or SOW.
- 1.9. "Seller" means the selling entity specified in the Order or SOW.
- 1.10. "Seller Materials" means any and all processes, formulas, tools, ideas, concepts, methodologies, software, know-how, business practices, trade secrets, object code, source code, documentation, information and ideas developed by Seller or its licensors, and all intellectual property rights therein.
- 1.11. "Services" means those specific tasks, functions, responsibilities, Deliverables and other services described in an Order or SOW.
- 1.12. "Software" means the computer programs, operating systems, interfaces, software-as-a-service, applications or other software specified in an Order or SOW.
- 1.13. "SOW" means a document between Seller and Buyer that specifies Products and/or Services provided by Seller to Buyer.
- 1.14. "Special-Order Product" means any Product (i) that Seller procures or specially stocked for Buyer (including Products that are custom made, modified, altered, or includes special features), (ii) not readily saleable by Seller to other customers, or (iii)

identified by Seller as non-cancelable or non-returnable.

- 1.15. "Terms" means these Terms and Conditions of Sale.

2. SCOPE OF AGREEMENT

Unless there is an Existing Agreement, these Terms govern the sale, purchase and use of Products, Software, and/or Services by Buyer from Seller and, together with the Application, and each Order and SOW, constitutes the entire and separate agreement between the parties with respect to the subject matter of these Terms. If a conflict arises between or among these Terms, the Application, and an Order and/or SOW, these Terms shall prevail unless otherwise expressly agreed in writing by authorized representatives of the parties. If Buyer is accepting these Terms on behalf of another party, Buyer represents and warrants that Buyer has full authority to bind such party to these Terms. Any additional, preprinted or different terms contained on any purchase order, portal, or other communication from Buyer purporting to apply shall be deemed void and unenforceable unless expressly agreed and signed in writing by authorized representatives of both parties. Buyer's or its Customer's placement of an Order or receipt or acceptance of the Products, Software and/or Services constitute acceptance of these Terms.

3. ORDERS

3. Seller has the right, in its sole discretion, to cancel, accept or reject any Order, in whole or in part, at any time. Any change requested by the Buyer to any aspect of the scope of an Order or SOW must be agreed in writing by both parties and may result in a price and/or delivery adjustment as determined by Seller. Seller reserves the right to implement a minimum order size of \$350 per Order. If Seller authorizes that all or part of an Order or SOW be eliminated or suspended by modification, rescission or as otherwise provided in Sections 6 and 16, Buyer shall pay termination charges equal to Seller's costs associated with the Order or SOW, as determined by generally accepted accounting principles, plus a reasonable profit on the entire Order or SOW. Seller's costs shall include

any amount Seller must pay to its suppliers and manufacturers relating to the relevant Order or SOW. Buyer agrees it (i) must take possession and accept delivery of any Special-Order Product within ninety (90) days upon completion of Seller's delivery obligations or the Product being available for pick-up, as applicable, and (ii) cannot cancel any Order for Special-Order Product. If Buyer (a) does not take possession and/or accepts delivery of any Special Order Product upon completion of Seller's delivery obligations or the Special-Order Product being available for pick-up, as applicable, or (b) cancels an Order for Special-Order

Product, Buyer shall then pay or reimburse Seller for the costs incurred by Seller at the time of cancellation of the Special-Order Products plus any associated cancellation fees, including, but not limited to, any storage and transportation fees incurred by Seller. Seller may, in its discretion, require a non-refundable deposit for any Special-

TERMS AND CONDITIONS OF SALE

Order Product ordered by Buyer.

4. SERVICES

The Services requested by Buyer shall be specified in an Order or SOW. When applicable, Customer shall provide Seller with sufficient, free, safe and timely access to its premises and/or system as required to provide the Services. Customer warrants that the premises where the Services will be performed will comply with all applicable federal, state and local occupational safety, welfare and health standards, rules, and regulations. Customer agrees to ensure, so far as is reasonably practicable, the health, safety and welfare of Seller's personnel when on Customer's premises including, but not limited to providing and maintaining premises and systems that are, so far as is reasonably practicable; safe and without risks to health. Seller may use subcontractors to perform its contractual obligations under an Order or SOW. If Seller uses subcontractors, Seller will be solely responsible for ensuring that they comply with their respective contractual requirements. Buyer shall not supervise or direct the performance of any Seller subcontractors. Seller or Seller's subcontractors, when applicable, shall obtain and maintain the necessary licenses, certifications, and permits, specialty or otherwise, required to provide the Services. If Seller's performance of any of its obligations is prevented or delayed by Buyer: (a) Seller shall, without limiting its other rights or remedies under these Terms or as otherwise provided by law or equity, have the right to suspend or terminate performance of the Services. Without limiting the foregoing, completion times referenced in an Order or SOW are only estimates.

5. PRICE

Prices on Seller's website, catalogs or in Seller quotes are subject to change without notice. Unless otherwise extended in writing by Seller, all prices on a Seller quote will expire and become invalid upon the expiration date stated therein, provided however, Seller reserves the right to update its quote or price in the event of any increase in tariffs, levies, duties, freight or importation cost or charges, supplier pricing or surcharge, or a material exchange rate fluctuation. In such event, Seller will provide an updated quote or price and will not ship Product or provide Software or Services until Buyer receives an Order with the correct price. Any manifest errors are not binding on Seller. Buyer is liable for applicable transaction taxes, including sales, use, and value-added taxes, goods and services taxes, duties, customs, tariffs, and other government-imposed transactional charges however designated (and any related interest or penalty) on amounts payable by Buyer (collectively, "Transaction Taxes"), regardless of when such Transaction Taxes are levied or imposed. Such Transaction Taxes shall be due whether or not included on the invoice, Order or SOW. Buyer shall provide Seller with proof of exemption from Transaction Taxes at least fifteen (15) business days before the invoice due date.

6. PAYMENT

(a) Payment for Products, Software and Services must be made (i) in the currency identified in the invoice or in its equivalent as specified in writing by Seller, and (ii) by

check or wire transfer or any other means specified by Seller, at its sole discretion. Buyer shall pay any Seller invoice within thirty (30) days from invoice date without any right to offset, counterclaim, holdback or deduction. Buyer must provide notice of any payment dispute within ten (10) days of the date of the invoice or Buyer waives any right to dispute such invoice; however, any such dispute shall not delay timely payment to Seller. Seller reserves the right to require guarantees, or payment in advance of shipment from Buyer. In the event Buyer fails to pay the total sums due on an invoice by the due date or if an Insolvency Event (as defined in section 16.3 below) occurs, the entire outstanding balance due to Seller on all invoices shall be accelerated and become due in full immediately. Seller shall also be entitled, in addition to all other remedies available at law or in equity, to suspend performance of any outstanding Orders or SOWs. Seller may set off any amount due from Buyer from any amounts due to Buyer. Seller reserves the right to convert any payment into electronic funds at its discretion. (b) If Seller extends business credit to Buyer under an Application, then Seller's Business Credit Terms published at www.anixter.com/termsandconditions, as amended from time-to-time, shall apply and are expressly incorporated herein by reference.

7. SHIPPING

Unless otherwise agreed to in writing, (i) all Product shipments shall be FOB destination, and (ii) Seller may, in its sole discretion, use any commercial carriers and method and route of transportation for shipment of the Products. Buyer shall be responsible for shipping charges, including all applicable freight and shipping, , unless otherwise agreed to in writing. Title to and risk of loss of the Products passes to Buyer upon transfer to the job site.. Software may be delivered electronically. Shipping dates or other applicable performance dates are estimated on the basis of prompt receipt of the Order and all information, drawings and approvals required to be furnished by Buyer and Customer. No delay in the shipment or delivery of any Products relieves Buyer of its obligations under these Terms. Seller reserves the right to make partial or early shipments without liability or penalty. Buyer shall pay for the units shipped whether such shipment is in whole, partial or early fulfillment of an Order.

8. ACCEPTANCE

Buyer shall be deemed to have accepted the Products and Services unless written notice of rejection is given to the Seller within five (5) business days from date of delivery.

9. RETURNS

Product returns shall be made pursuant to Seller's Product Return Policy, published at www.anixter.com/termsandconditions, as modified from time to time. Seller reserves the right to apply a re-stocking fees to any Product returns. Software cannot be returned without Seller's express prior written authorization.

TERMS AND CONDITIONS OF SALE

10. SHORTAGES

Buyer shall submit all claims for shortages in writing to Seller within ten (10) days of receiving the Products; otherwise such claims will be deemed waived. Quantities are subject to normal manufacturer allowances. In the case of wires and cables, such allowances are plus 10% and minus 5%.

11. RECOMMENDATIONS

Buyer acknowledges and agrees that any drawings, designs, suggestions, recommendations, or advice as to any products, software, or services including installation or use recommendations (collectively, "Recommendations") are provided "as is" and are for informational and conceptual purposes only. Buyer acknowledges that in the event it follows any such Recommendations, it does so at its own risk and agrees that Seller will not be liable for any damage, claims, liabilities, or losses suffered by Buyer or any third party, directly or indirectly, due to Buyer following any Recommendations. Any legal or regulatory compliance obligations shall remain Buyer's sole responsibility, and nothing herein is intended to shift any such burden from Buyer to Seller.

12. WARRANTY

12.1 Product and Software Warranty. Seller is only a reseller of Products and Software and shall transfer and assign to Buyer any and all transferable warranties made to Seller by the manufacturer of the Products and Software. Unless otherwise specified in a writing signed by Seller, Seller provides no independent warranty for any Products and Software. Buyer's sole and exclusive remedy for any alleged non-conforming part, defect, failure, inadequacy, or breach of any warranty related to Products and Software (collectively, "Defects") shall be limited to those warranties and remedies provided by the manufacturers or licensor thereof. Seller is not responsible for obtaining or paying for access to, or uninstalling, installed Products, delivering replacement Products to the installation site, or installing replacement Products. Seller's obligations under this Section will be void unless Buyer provides Seller with notice of the Defect within 30 days of the date Buyer discovered or should have discovered the Defect. Buyer shall contact Seller prior to contacting the manufacturer or licensor. In the event Buyer provides notice of a Defect to the manufacturer or licensor, Buyer shall immediately notify and engage Seller on any and all discussions and actions to be taken with such manufacturer. Seller DOES NOT WARRANT that the Software will be free from errors or defects, will meet Buyer's needs, or will operate without interruption. Seller DOES NOT WARRANT that the Software will provide fail-safe performance when used in hazardous environments, including any application in which the failure of the Software could lead directly to death, personal injury, or severe physical or property damage. If Seller supplies any Products and Software which include open source software, Seller is not liable for defects in title or quality of the information, software or documentation, or for ensuring that it is correct, accurate, free of third-party property rights and copyrights, complete and/or usable.

12.2 Private Label Product Warranty. Solely as it

pertains to those Products with Seller's private label brands (collectively "Private Label Products"), Seller warrants that the Private Label Products are new and are free from defects in material and workmanship under normal use and conditions for a period of one (1) year from the original invoice date. If the Private Label Products fail to conform with the foregoing warranty during the warranty period, Buyer shall promptly notify Seller and Seller will, at its option and as Buyer's sole and exclusive remedy, either (i) repair or replace the defective Private Label Products; or (ii) refund to Buyer the amount paid for the defective Private Label Products.

12.3 Services Warranty. Seller warrants that the Services it provides will be performed in a professional manner consistent with relevant industry standards. Provided Buyer notifies Seller in writing and in sufficient detail of a breach of the Services warranty in this section within fifteen (15) days after provision of the non-conforming Services, Seller will, at its option, (a) re-perform the Services at no additional cost to Buyer or (b) credit Buyer the fees actually paid to Seller associated with the non-conforming Services. This is Buyer's sole and exclusive remedy, and Seller's sole and exclusive liability, with respect to any breach of warranty relating to the Services it provides. This Services warranty is personal to Buyer and may not be assigned, transferred or passed-through to any third party.

12.4 Forfeiture of Warranty. The warranties described herein do not cover wear and tear and shall be ineffective and not apply to those Products, Software and Services that have been subjected to misuse, abuse, neglect, accident, damage, improper installation, unauthorized modification, or improper or unauthorized maintenance or repair, including, but not limited to, use, maintenance or repair not in accordance with the manufacturer's or other provider's specifications, license or instructions.

12.5 Buyer's Information. Buyer acknowledges and agrees that, in performing its obligations under these Terms, Seller will rely upon the accuracy and completeness of the information and documentation Buyer and Customer provides, and that Seller's performance is dependent on Buyer's and Customer's provision of complete and accurate information and data. It is Customer's responsibility to ensure that the Products, Software, and Services are the ones that it has requested and that all specifications and quantities are correct.

12.6 DISCLAIMER

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF, AND SELLER DISCLAIMS AND EXCLUDES, AND BUYER WAIVES, ALL OTHER EXPRESS AND IMPLIED WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AGAINST REDHIBITORY DEFECTS, CONFORMITY TO ANY REPRESENTATION, DESCRIPTION, OR SPECIFICATION, PERFORMANCE, NON-INFRINGEMENT, AND OF ANY OTHER TYPE, REGARDLESS OF WHETHER

TERMS AND CONDITIONS OF SALE

ARISING BY LAW (STATUTORY OR OTHERWISE), COURSE OF PERFORMANCE, COURSE OF DEALING, OR ANY OTHER LEGAL OR EQUITABLE BASIS. IN THE EVENT DISCLAIMER OF WARRANTY STATEMENTS ARE DISALLOWED BY LAW, SUCH EXPRESS OR IMPLIED WARRANTIES SHALL BE LIMITED IN DURATION TO THE LESSER OF THE APPLICABLE WARRANTY PERIOD OR THE MINIMUM PERIOD REQUIRED BY LAW. EXCEPT AS OTHERWISE SET FORTH HEREIN, THE PRODUCTS, SOFTWARE, AND SERVICES ARE PROVIDED "AS IS" EXCEPT TO THE EXTENT THE MANUFACTURER OR LICENSOR HONORS ANY WARRANTY EXPRESSLY MADE BY IT.

13. PROPRIETARY RIGHTS. LICENSE

13.1 Intellectual Property Ownership. Each party shall retain ownership of all right, title and interest in and to its pre-existing intellectual property, Confidential Information, materials and/or Deliverables. Buyer grants to Seller a fully paid-up, non-exclusive, non-assignable, non-transferable, non-sublicensable license to use Buyer Material to perform its obligations during the term of the applicable SOW or Order. Upon payment in full of the applicable fees, Seller grants Buyer a fully paid-up, limited, non-exclusive, non-assignable, non-transferable, non-sublicensable, perpetual license to use and reproduce, for Buyer's own internal business operations, the Deliverables (and any Seller Materials solely as provided by Seller as part of the Deliverables). Services will not be interpreted as "work for hire".

13.2 Software License. If applicable, Buyer shall be granted a limited license to use any Software strictly pursuant to the license agreement provided by the Product or Software manufacturer, and Buyer shall be bound by and comply with and ensure that its Customer complies with, at all times, any license terms pertaining to such Product or Software. If applicable, unless otherwise agreed to in writing, Software associated with a Product is licensed and not sold to Buyer. Buyer shall, and shall cause its Customer to (i) comply with any applicable laws, regulations, industry standards and third party rights in connection with its access to and use of the Software; (ii) accept and comply with all obligations contained in the license agreement provided by the Product or Software manufacturer; and (iii) use reasonable and diligent efforts pursuant to industry standards to protect and maintain user information collected by Buyer's applications, including personally-identifiable information, from unauthorized access or use. Buyer shall not, and Buyer shall instruct its Customer to not: (i) transfer, assign or sublease the Software, or its license rights thereto, to any other person, organization or entity, including through rental, timesharing, subscription, hosting, or outsourcing the Software, except as specifically set forth herein; (ii) use the Software for any unauthorized purpose; (iii) attempt to create any derivative version thereof; (iv) remove or modify any marking or notice on or displayed through the Software or documentation; or (v) de-compile, decrypt, reverse engineer, disassemble or otherwise reduce

same to human-readable form. In the event Software and/or Services are provided and accessed by Buyer through the internet at a website provided by Seller, Buyer acknowledges and agrees that Seller is not responsible for (i) Buyer's access to the internet, (ii) any breaches of security, interruptions and/or interceptions of information or communication through the internet, and (iii) changes or losses of data through the internet. Further, Buyer acknowledges that security of transmissions over the internet cannot be guaranteed.

In addition to and subject to Seller's rights set forth in section 6, in the event of any material breach of these Terms, Order, or SOW by either party, the non-breaching party may cancel the applicable Order or SOW by giving thirty (30) days' prior written notice thereof; unless the party in breach has cured the breach prior to the expiration of the thirty (30) day period.

In the event Seller or Buyer terminates an Order, Buyer shall remain liable for Payment of invoices for Products and Software already delivered and Services already performed and for the fees and costs described in section 3 above. In the event an Order is terminated, all licenses granted therein shall also terminate. Subject to the limitations and other provisions of these Terms, any provision that, in order to give proper effect to its intent, should survive such expiration or termination, shall survive the expiration or earlier termination of these Terms. In addition to any other remedies provided under these Terms or applicable law, Seller may exercise any reclamation rights and/or suspend or terminate an Order or SOW with immediate effect if Buyer: (i) fails to pay any amount owed to Seller when due; (ii) fails to comply with any of its obligations herein; (iii) experiences an adverse change in financial position or becomes a credit risk; or (iv) becomes insolvent, receivership, reorganization or assignment for the benefit of creditors, to the extent permissible under law (each, an "Insolvency Event").

14. CONFIDENTIALITY

The receiving party shall not disclose to any third party any Confidential Information it receives from the disclosing party. Confidential Information excludes information that: (i) is publicly available other than by an act or omission of the receiving party; (ii) subsequent to its disclosure was lawfully received from a third party; (iii) was known by the receiving party prior to its receipt without any breach of any confidentiality obligations; or (iv) was independently developed by the receiving party without use of the disclosing party's Confidential Information. Buyer, as a municipality in the State of Florida, is subject to the public records disclosure requirements in Chapter 119 of the Florida Statutes. Buyer is required to respond in a reasonable time to public records requests. Buyer agrees to timely notify Seller by email of any public records request concerning these Terms so Seller can immediately take any legal action it feels appropriate to protect its economic interest. Should Seller fail to take legal action, pursuant to Florida Law, in an expeditious and timely manner, Buyer will respond to the public records request as it deems necessary in order to comply with Chapter 119. If the receiving party becomes legally obligated to disclose any

TERMS AND CONDITIONS OF SALE

Confidential Information by subpoena, court order or other lawful government action, the receiving party may disclose the Confidential Information only to the extent so ordered and, to the extent permitted by law, after providing prompt written notification to the disclosing party of the pending disclosure. Neither party may use such Confidential Information in any way for any purpose, except as authorized under the Order or SOW. Either party may disclose Confidential Information to its auditors or attorneys under an obligation of confidentiality no less stringent, or Seller to its affiliates and/or third parties on a need-to-know basis to the extent necessary. If Seller offers to sell Buyer Products, Software, or Services from a specific manufacturer, Buyer shall not purchase such Products, Software, or Services directly from said manufacturer unless Seller provides prior written approval.

15. COMPLIANCE WITH LAW

Each party shall comply with all applicable laws, rules and regulations, including but not limited to, export and import, trade restrictions, FARs, anti-bribery and anti-corruption, anti-money laundering, anti-human trafficking and slavery, environmental protection, and health and safety. Products and Software may be subject to export controls under the laws, regulations, sanctions and/or directives of the United States and other countries, in which case, these Products and Software are only authorized for use (e.g., via a government-approved and issued export license, which Buyer must obtain) by the ultimate end-user in the destination identified in the transaction documents between Seller and Buyer. Buyer shall not sell, export, re-export or transfer, or cause a deemed export or re-export of the Products and Software (in their original form or after being incorporated into other items) to any county or person to which/ whom sell, export, re-export or transfer (actual or deemed) is prohibited without first obtaining all required authorizations or licenses. Furthermore, Buyer shall not use, transfer or access any Products, Software, or Services for end use relating to any nuclear, chemical or biological weapons, or missile technology unless authorized by the manufacturer and the U.S. government by regulation or specific license. If Seller receives notice that Buyer is or becomes identified as a sanctioned or restricted party under applicable law (including without limitation, the U.S. Commerce Department Bureau of Industry and Security ("BIS") Denied Persons List; Entity List or Unverified List; the U.S. Treasury Department Office of Foreign Assets Control ("OFAC") Specially designated Nationals and Blocked Persons List; or the U.S. State Department Directorate of Defense Trade Controls ("DDTC") Debarred Parties List), Seller will not be obligated to perform any of its obligations under any Order or SOW. Equipment, systems, or services provided by Seller may incorporate, include, or use telecommunications equipment, systems, parts, components, elements, or services that have sourcing restrictions depending on the intended use under section 889 of the National Defense Authorization Act for Fiscal Year 2019 (Pub. L. No. 115-232).

16. PRIVACY

Each party shall comply with all applicable laws governing

the collection, use and disclosure of personal data (as defined by applicable domestic and international data protection laws) and must obtain any required consents with respect to the handling of personal data as required by law. Buyer acknowledges that Seller is headquartered in the United States and operates globally, that data collected by Seller from Buyer in connection with these Terms may be transferred into and/or processed in the United States or other locations by Buyer or an authorized third party/subcontractor, Buyer and expressly consents to such transfer and processing.

17. FORCE MAJEURE

Seller shall not be liable for any failure to perform its obligations under an Order or SOW resulting directly or indirectly from, or contributed to or by acts of God, acts of terrorism, civil or military authority, epidemic or pandemic, fires, strikes or other labor disputes, accidents, floods, war, riot, inability to secure raw material or transportation facilities, hacking or other malicious attack, dissolution of the applicable manufacturer's businesses, acts or omissions of carriers, or any other circumstances beyond Seller's reasonable control.

18. LAW. VENUE.

These Terms and any transactions contemplated herein shall be governed according to the substantive laws of the State of Florida, without regard to principles of conflicts of law, and shall not be governed by the U.N. Convention on the International Sale of Goods. The parties hereby consent to (i) the exclusive jurisdiction and venue of the state or federal courts located in Alachua County, Florida and shall not contest or challenge the personal jurisdiction or venue of such courts, and (ii) extra-territorial service of process. **TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES HERETO EXPRESSLY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY ACTION, SUIT OR PROCEEDING ARISING IN OR IN CONNECTION WITH THESE TERMS AND THE TRANSACTIONS CONTEMPLATED HEREIN.**

19. RELATIONSHIP OF PARTIES

The parties are independent contractors and expressly disclaim any partnership, franchise, joint venture, agency, employer/employee, fiduciary or other special relationship. A person who is not a party to an Order or SOW shall not have any benefit or rights under or in connection with either.

20. GENERAL

These Terms shall be construed and interpreted without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted. No amendments, modifications, waivers, rescission or termination of these Terms can be made through the parties' course of dealings and no such change can be made except in writing and signed

TERMS AND CONDITIONS OF SALE

by authorized representatives of the parties. Failure by a party to exercise any right or remedy under these Terms shall not be deemed a waiver of such right or remedy unless in writing signed by the party, nor shall any waiver be implied from the acceptance of any payment. No waiver by a party of any right shall extend to or affect any other right, nor shall a waiver by a party of any breach extend to any subsequent breach. Buyer shall not assign an Order or SOW, by operation of law or otherwise, without the express written approval of Seller. Any attempt to assign or transfer all or any part of these Terms without first obtaining that written consent will be void or voidable, at Seller's election. Any provision of these Terms that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be limited or eliminated to the minimum extent required by that jurisdiction, and the remaining provisions shall remain in full force and effect. Buyer acknowledges that the terms or content of any hyperlinked document, as amended from time to time, are incorporated in these Terms by reference and that it is Buyer's responsibility to review the terms or content in the hyperlinks referenced. All notices under these Terms must be in writing (e.g., e-mail or physical mail) and addressed to the other party at its address set forth in the Order or SOW.

In the event Seller provides *product storage-related Services to Buyer under a Storage Term Sheet, Order, or other documentation* which specifically references these Terms; then the following additional terms and conditions shall apply. Any capitalized terms used herein and not defined shall have the meaning set forth in the Storage Term Sheet, as applicable. The term "Company" and "Buyer" shall have the same meaning for purposes of the Terms. In the event of a conflict between the following additional terms and conditions and the Terms, these terms and conditions shall prevail.

21. Term and Termination

The Storage Term Sheet shall run for the Storage Term (if no Storage Term is specified, the term shall be 90 days) and shall thereafter automatically renew for successive thirty (30) day renewal terms unless earlier terminated as provided herein. Either party may terminate the Storage Term Sheet by providing at least thirty (30) days prior written notice to the other party. Further, Seller may immediately terminate this Storage Term Sheet in the event Buyer fails to timely satisfy any invoice due to Seller.

22. Storage of Products

For Buyer's benefit, Seller shall receive, unload, and store the Products at the Facility. Upon prior notice to Buyer, Seller may change the location of the Facility. The Products shall be stored at the Facility at Buyer's sole risk and expense.

23. Shipping

Upon Buyer's issuance of a Shipping Order (as defined below), Seller shall ship the Products to the Designated Ship-To Location. A "Shipping Order" shall mean a written request issued by Buyer to Seller that identifies: (i) the specific Product to be shipped; (ii) the quantity of Products to be

shipped; (iii) the method of shipping selected by the Buyer; and (iv) the shipping destination, if different from the Designated Ship-To Location. Following acceptance of a Shipping Order, Seller shall ship the requested quantity of Products identified in the Shipping Order as soon as commercially reasonable, unless a specific date is mutually agreed to by the parties. If Buyer does not specify the mode of shipment or carrier, Seller shall use commercially reasonable efforts to ship the Products in the most cost-effective manner but does not guarantee that it will be the least expensive option available. Delivery of the Products being stored on Buyer's behalf may be made in one or multiple shipments based on Seller's discretion. Shipping charges shall be included on Seller's invoice to Buyer; provided, however, that Seller may require, in its discretion, that Buyer prepay the fees and costs associated with shipping.

24. Invoicing and Payment

Regardless if the Products are being stored on Buyer's behalf or if they have already been shipped to the Designated Buyer Ship-To Location, Buyer shall timely satisfy the invoices issued by Seller to Buyer for the purchase of the Products. Seller shall invoice Buyer for the Storage Fees plus applicable tax, and Buyer shall pay Seller the Storage Fees within Payment Terms of the date of the invoice. In the event Buyer fails to pay the total sums due on an invoice by the due date, the entire outstanding balance due to Seller on all invoices shall be accelerated and become due in full immediately. Seller shall also be entitled, in addition to all other remedies available at law or in equity, to suspend performance of under the Storage Term Sheet.

25. Title and Risk of Loss to the Products

Seller is only storing Product that has been purchased by Buyer. Buyer acknowledges and agrees that Seller shall have no obligation whatsoever to maintain any insurance specifically covering the Product.



September 28, 2023

Prepared by

Cameron Ploch
 (813) 205-7806
 cameron.ploch@cummins.com

We are pleased to provide you this quotation based on your inquiry.

Item	Description	Qty
1	DQCA, Commercial Diesel Generator Set, 600kW Standby 60Hz U.S. EPA, Stationary Emergency Application 600DQCA, Diesel Genset, 60Hz, 600kW Duty Rating - Standby Power (ESP) Emission Certification, EPA, Tier 2, NSPS CI Stationary Emergency Listing - UL 2200 Voltage - 277/480, 3 Phase, Wye, 4 Wire Alternator - 60Hz, Wye, 480 Volts, 105C - Standby Alternator Heater, 120 Volt AC Sub Base Tank - Housing Ready, No Housing Enclosure Color - Green, Steel Fuel Water Separator Control Mounting - Left Facing PowerCommand 2.3 Controller LCD Control Display Relays - Genset Status, User Configured Alarm - Audible, Engine Shutdown Signals - Auxiliary, 8 Inputs/8 Outputs Relay - Alarm Shutdown Control Display Language - English Circuit Breaker or Entrance Box or Terminal Box - Left Only Circuit Breaker - 2500A, Left, 3P, 600, IEC 415, UL Serv Ent, 100% Terminal Box-Low Voltage, Right-None Bottom Entry, Left Circuit Breaker or Entrance Box or Terminal Box, Top Entry, Right-None Engine Air Cleaner - Normal Duty External Battery Charger - 12 Amp, Regulated Engine Cooling - Radiator, 50C Ambient Shutdown - Low Coolant Level Coolant Heater - 208/240/480 Volts AC, 40F Minimum Ambient Temperature Standby 5 Year 2500 Hour Parts+Labor+Travel Literature - English Packing - None	1
	Weather Protective Walk-In Enclosure and Platform: <u>Aluminum</u>	1
	Phoenix Products Premier Genset Enclosure	
	Genset Model: Cummins 600KW DQCA	
	Genset Dimensions: * Length 173 Inches * Width 68 Inches * Height 82 Inches * Weight 14372 Lbs	
	Enclosure Dimensions: * Length 313 Inches * Width 120 Inches * Height 96 Inches	



* Weight 7679 Lbs

Construction:

- Weatherprotective, sound attenuated, aluminum enclosure
- * Walk-in design
- Pre-finished aluminum modular panel design
- Color: selected by owner (paint chip needed to match): Pad Mount Green
- PE certified to 150 MPH wind load
- * Designed to meet and/or exceed to load combination requirements in ASCE 7-16
- Florida Department of Business and Professional Regulation Insignia

Sound Attenuation:

- Sound attenuated - 25 dB(A) reduction at 7 meters
- 4" fiberglass acoustic insulation
- Perforated aluminum interior liner on ceiling and discharge hood

Airflow through enclosure:

- Intake:
- * Hooded intake with bird / rodent screen
- Discharge:
- * Hooded discharge with gravity dampers and bird / rodent screen
- Designed to minimize water penetration into enclosure during heavy rainfall

Enclosure entrances:

- Stainless steel, padlockable handles and aluminum continuous piano hinges
- Three (3) single access doors with 180° door hold backs
- One (1) double access door with 180° door hold back
- Reinforced door framing
- Door drip guards
- Two doors with panic pushbar exit device: 180° hold back may not be used on these 2 doors

Exhaust and Fluids:

- Exterior Stainless steel critical grade silencer
- Exterior muffler mounting hardware
- Stainless steel exhaust flex with heat resistant exhaust blankets
- Stainless steel exhaust discharge tapered at a 45° angle with bird screen
- Stainless steel exhaust rain shield
- Pre-fit and ship loose muffler and flex
- Fumes disposals & engine drains piped to outside of enclosure

Electrical Package:

- 15 KVA, 480V:120/208V, three phase transformer
- Fused disconnect switch
- 100A, 120/208V, three phase loadcenter: Tin coated bussing and bolt-in breakers
- Qty (3) LED light fixtures
- Qty (2) light switches
- Qty (2) 20A GFI duplex receptacles
- Qty (2) Emergency Exit light fixtures
- Qty (2) NEMA 3R emergency stop switches

Greenleaf Solar Gauge EFG-8000-1

- EFG- 420.1 data convertor
- EFG- 12V AC/DC adapter
- EFG- Probe
- EFG- Float

Phoenix Products UL142 PowerTank, Genset Sub-base Tank: GSDW-3300

- 3300 gallon double wall tank
- * 3048 gallons usable fuel (when tank is filled to 90%)
- * 72 hours of usable fuel at 100% load

Genset Model: Cummins 600KW DQCA



	<p>Genset Dimensions:</p> <ul style="list-style-type: none"> * Length 173 Inches * Width 68 Inches * Height 82 Inches * Weight 14372 Lbs * Fuel Consumption: 42.0 GPH at 100% Load <p>Tank Dimensions:</p> <ul style="list-style-type: none"> * Length 291 Inches * Width 120 Inches * Height 32 Inches (includes 4" tall bottom channel for under tank inspection) * Weight 14736 Lbs <p>Construction:</p> <ul style="list-style-type: none"> - 3300 gallons - U.L. 142 listed generator sub-base tank * FDEP: EQ625 - 0.1875" thick steel primary tank & 0.1875" thick steel secondary tank - Neoprene mounting pads for under tank supports included - Tank ships with vacuum in interstitial for on-site integrity verification <p>Atmospheric & Emergency vents:</p> <ul style="list-style-type: none"> - 3" atmospheric vent - 8" primary tank and 8" secondary tank emergency vents <p>Fuel level & leak switches:</p> <ul style="list-style-type: none"> - High, Low, fuel level & interstitial leak switches * Wired to genset control panel for alarms - Mechanical fuel level gauge, visible from fuel fill <p>Internal conduit stub-up area (through tank):</p> <p>Exterior fill with spill containment:</p> <ul style="list-style-type: none"> - 7.5 gallon spill containment with padlockable, hinged cover - Spring-loaded drain valve to transfer spilled fuel to primary tank - Overfill prevention valve, shutoff preset at 95% tank fuel level <p>Exterior Finish:</p> <ul style="list-style-type: none"> - Finish Color: Phoenix Products' premium light gray Pre-qualified for NORSOK M-501 Edition 6, System 1 * 4,200 hour aging resistance test cycling through UV, salt spray, and low temperatures - Paint touch-up kits provided for installation. Additional touch-up paint can be ordered by owner, as needed. * Other colors are available upon request for additional cost * Excellent color and gloss retention - Activated zinc epoxy primer, high-build epoxy intermediate coat, polyurethane topcoat with zinc phosphate - Qualifications and Testing * ISO 12944 C5-Industrial & ISO 20340 C5-Marine Offshore Very High Corrosivity environment with >15 year durability First paint maintenance not required for >15 years with excellent overcoatability after aging <p>1 Free-standing stairs package: OSHA Compliant</p> <ul style="list-style-type: none"> - Aluminum construction - 42" tall handrails - Three (3) stair sets with 36" X 42" platform - One (1) stair set with 72" X 42" platform <p>Annunciator-Panel Mounted With Enclosure (RS485)</p> <p>E STOP BRK Glass NEMA 3 w/ contacts</p>	<p>1</p> <p>1</p>
2	<p>Combination Manual Transfer Switch with Generator Tap Box</p> <p>Mts 800-X-Nf-3P-B-3Wn-A</p> <p>Amps: 800</p>	<p>1</p>



	Service Entrance Rated: Non-Service Entrance Rated Short Circuit Protection: Fusible Number of Poles for Switch: 3 Poles Voltage Selection: 480 Volt Cam-Lok Cables Installed in MTS: 3 Wires with Neutral and Ground Cam-Lok Receptacles installed in Manual Transfer Switch: Male Cam-Lok Right Side Configured as single source, switching between two loads	
3	Freight from upfitter to job site is included - offloading & installation is by others	1
4	Startup & NFPA 110 Testing	1

TOTAL: \$ 436,358.00

Quote value does not include any tax.

NOTES:

Notes ({E} - Exception, {D} - Deviation, {C} - Clarification)

Phoenix Products to provide only items listed on this quote

- {E} - Section 26 32 13.13B: 2.07, A, 4, h - Phoenix Products will not be providing a tank drain.
- {E} - Section 26 32 13.13B: 2.11, A, 8, a - Phoenix Products standard paint system will be used in lieu of this spec.
- {E} - Section 26 32 13.13B: 2.11, A, 10 - Door hinges will be aluminum piano hinge in lieu of stainless steel.
- {E} - Section 26 32 13.13B: 2.11, A, 11, b - An aluminum bolted exhaust support cradle will be provided in lieu of stainless-steel angle iron cradle.
- {E} - Section 26 32 13.13B: 2.1, A - Phoenix Products standard OSHA compliant aluminum stair design will be provided in lieu of this spec.

- Current Submittal Lead Time: **3-4 weeks**
- Current Production Lead Time (*after receipt of approved submittal and accepted PO*):
 - Transfer Switch(es): **25-27 weeks**
 - Generator: **68-70 weeks**
- Price quoted is F.O.B. factory with freight allowed to the first U.S. destination.
- Price does not include any applicable taxes unless listed above.
- All ship loose items installed by others.
- Unloading, installation, and fuel are not included and will be the responsibility of others.
- **Warranty:** Cummins 5-year warranty begins at the successful completion of startup and testing in lieu of acceptance or substantial completion.
- **Startup & Training:**
 - Providing Cummins standard startup and the specific testing listed above only. All other testing including NETA testing is provided by others.
 - Our proposal includes trips during normal business hours to complete the onsite services listed above. If additional trips or after-hours trips are required, additional cost will be incurred.
 - Training for maintenance personnel will be concurrent at time of startup unless otherwise noted.
 - No videotaping is included with this quotation. All taping is supplied by others.
- **PMA:** Generator Maintenance Agreement is not included and will be negotiated directly with the owner once equipment has been successfully started up and tested.
- **NOTICE:** *As a result of the outbreaks of the disease COVID-19 arising from the novel coronavirus, temporary delays in delivery, labor, or services from Cummins and its sub-suppliers or subcontractors may occur. Among other factors, Cummins' delivery is subject to correct and punctual supply from our sub-suppliers or subcontractors, and Cummins reserves the right to make partial deliveries or modify its labor or service. While Cummins shall make every commercially reasonable effort to meet the delivery, service, or completion described herein, such date(s) is(are) subject to change.*



Project: City of Alachua Water Quality Resilience
Improvement

Quotation: Q-168535-20230503-0750- Alachua
Water Quality Improvement 600kW

Please feel free to contact me if you require any additional information; or if you have any further questions or concerns that I may be of assistance with.

Thank you for choosing Cummins.

Submitted by:

Cameron Ploch, Sales Executive, PG
cameron.ploch@cummins.com
(813) 205-7806

SUBMITTALS. An order for the equipment covered by this quotation will be accepted on a hold for release basis. Your order will not be released and scheduled for production until written approval to proceed is received in our office. Such submittal approval shall constitute acceptance of the terms and conditions of this quotation unless the parties otherwise agree in writing.

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ATTACHED TO THIS QUOTATION, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN. BY ACCEPTING THIS QUOTATION, CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD AND ACCEPTED.

Authorized Signature

12/19/23
Date

City of Alachua

Company Name

Mike Daroza, City Manager

Printed Name & Title

Purchase Order No

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TERMS AND CONDITIONS FOR SALE OF POWER GENERATION EQUIPMENT

These Terms and Conditions for Sale of Power Generation Equipment, together with the quote ("Quote"), sales order ("Sales Order"), and/or credit application ("Credit Application") on the front side or attached hereto, are hereinafter collectively referred to as this "Agreement" and shall constitute the entire agreement between the customer identified in the Quote ("Customer") and Cummins Inc. ("Cummins") and supersede any previous representation, statements, agreements or understanding (oral or written) between the parties with respect to the subject matter of this Agreement. Customer shall be deemed to have made an unqualified acceptance of these Terms and Conditions and it shall become a binding agreement between the parties on the earliest of the following to occur: (i) Cummins' receipt of Customer's purchase order or purchase order number; (ii) Customer's signing or acknowledgment of this Agreement; (iii) Cummins' release of equipment to production pursuant to Customer's oral or written instruction or direction; (iv) Customer's payment of any amounts due to Cummins; or (v) any other event constituting acceptance under applicable law. No prior inconsistent course of dealing, course of performance, or usage of trade, if any, constitutes a waiver of, or serves to explain or interpret, the Terms and Conditions set forth in this Agreement. Electronic transactions between Customer and Cummins will be solely governed by the Terms and Conditions of this Agreement, and any terms and conditions on Customer's website or other internet site will be null and void and of no legal effect on Cummins. In the event Customer delivers, references, incorporates by reference, or produces any purchase order or document, specifications, agreement (whether upstream or otherwise), or any other terms and conditions related thereto, then such specifications, terms, document, or other agreement: (i) shall be null and void and of no legal effect on Cummins, and (ii) this Agreement shall remain the governing terms of the transaction.

1. SCOPE

Cummins shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless mutually agreed upon by the parties in writing. A Sales Order for Equipment is accepted on a hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received from Customer. A Quote is limited to the plans and specifications section specifically referenced in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated and mutually agreed to in writing by the parties. Unless otherwise agreed by Cummins in writing, this Quote is valid for a maximum period of thirty (30) days from the date appearing on the first page of this Quote ("Quote Validation Period"). At the end of the Quote Validation Period, this Quote will automatically expire unless accepted by Customer prior to the end of the Quote Validation Period. The foregoing notwithstanding, in no event shall this Quote Validation Period be deemed or otherwise considered to be a firm offer period nor to establish an option contract, and Cummins hereby reserves its right to revoke or amend this Quote at any time prior to Customer's acceptance.

2. SHIPPING; DELIVERY; DELAYS

Unless otherwise agreed in writing by the parties, Equipment shall be delivered FOB destination, freight prepaid to first destination. For consumer and mobile products, freight will be charged to Customer. Unless otherwise agreed to in writing by the parties, packaging method, shipping documents and manner, route and carrier and delivery shall be as Cummins deems appropriate. Cummins may deliver in installments. A reasonable storage fee, as determined in Cummins' sole discretion, may be assessed if delivery of the Equipment is delayed, deferred, or refused by Customer. In the event Customer fails to take any or all shipments of Equipment ordered hereunder within thirty (30) days of the agreed upon delivery date, Cummins shall have the right, in its sole discretion to either (i) charge a minimum storage fee in the amount of one and one-half percent (1.5%) per month of the total quoted amount; or (ii) consider the Equipment abandoned and, subject to local laws, may (a) make the Equipment available for auction or sale to other customers or the public, or (b) otherwise use, destroy, or recycle the Equipment at Customer's sole cost and expense.

The foregoing remedies shall be without prejudice to Cummins' right to pursue other remedies available under the law, including without limitation, recovery of costs and/or losses incurred due to the storage, auction, sale, destruction, recycling, or otherwise of the Equipment. Offloading, handling, and placement of equipment and crane services are the responsibility of Customer and not included unless otherwise stated. All shipments are made within normal business hours, Monday through Friday. Any delivery, shipping, installation, or performance dates indicated in this Agreement are estimated and not guaranteed. Further, delivery time is subject to confirmation at time of order and will be in effect after engineering drawings have been approved for production. Cummins shall use commercially reasonable efforts to meet estimated dates, but shall not be liable to customer or any third party for any delay in delivery, shipping, installation, or performance, however occasioned, including any delays in performance that result directly or indirectly from acts of Customer or any unforeseen event, circumstance, or condition beyond Cummins' reasonable control including, but not limited to, acts of God, actions by any government authority, civil strife, fires, floods, windstorms, explosions, riots, natural disasters, embargos, wars, strikes or



other labor disturbances, civil commotion, terrorism, sabotage, late delivery by Cummins' suppliers, fuel or other energy shortages, or an inability to obtain necessary labor, materials, supplies, equipment or manufacturing facilities. *AS A RESULT OF COVID-19 RELATED EFFECTS OR INDUSTRY SUPPLY CHAIN DISRUPTIONS, TEMPORARY DELAYS IN DELIVERY, LABOR OR SERVICES FROM CUMMINS AND ITS SUB-SUPPLIERS OR SUBCONTRACTORS MAY OCCUR. AMONG OTHER FACTORS, CUMMINS' DELIVERY OBLIGATIONS ARE SUBJECT TO CORRECT AND PUNCTUAL SUPPLY FROM OUR SUB-SUPPLIERS OR SUBCONTRACTORS, AND CUMMINS RESERVES THE RIGHT TO MAKE PARTIAL DELIVERIES OR MODIFY ITS LABOR OR SERVICE. WHILE CUMMINS SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO MEET THE DELIVERY, SERVICE OR COMPLETION OBLIGATIONS SET FORTH HEREIN, SUCH DATES ARE SUBJECT TO CHANGE. IN THE EVENT DELIVERY, SHIPPING, INSTALLATION, OR PERFORMANCE IS DELAYED, HOWEVER OCCASSIONED, DUE TO EVENTS BEYOND CUMMINS' REASONABLE CONTROL, THEN THE DATE OF DELIVERY, SHIPPING, INSTALLATION, OR PERFORMANCE FOR THE EQUIPMENT OR SERVICES SHALL BE EQUITABLY EXTENDED FOR A PERIOD EQUAL TO THE TIME LOST, PLUS REASONABLE RAMP-UP.*

3. PAYMENT TERMS; CREDIT; RETAINAGE

Unless otherwise agreed to by the parties in writing and subject to credit approval by Cummins, payments are due thirty (30) days from the date of the invoice. If Customer does not have approved credit with Cummins, as solely determined by Cummins, payments are due in advance or at the time of supply of the Equipment. If payment is not received when due, in addition to any rights Cummins may have at law, Cummins may charge Customer eighteen percent (18%) interest annually on late payments, or the maximum amount allowed by law. Retainage is not acceptable nor binding, unless required by statute or accepted and confirmed in writing by Cummins prior to shipment. If Customer fails to make any payments to Cummins when due and payable, and such failure continues for more than sixty (60) days from the date of the invoice, or less if required by applicable law, then Cummins may, at Cummins' sole discretion and without prejudice to any other rights or remedies, either (i) terminate this Agreement; or (ii) postpone delivery of any undelivered Equipment in Cummins' possession and/or suspend its services until payment for unpaid invoices is received.

4. TAXES; EXEMPTIONS

Unless otherwise stated, the Quote excludes all applicable local, state and federal sales and/or use taxes, permits and licensing. Customer must provide a valid resale or exemption certificate prior to shipment of Equipment or applicable taxes will be added to the invoice.

5. TITLE; RISK OF LOSS

Title and risk of loss for the Equipment shall pass to Customer upon delivery of the Equipment by Cummins to the job site.

INSPECTION AND ACCEPTANCE

Customer shall inspect the Equipment upon delivery, before offloading, for damage, defects, and shortage. Any and all claims which could have been discovered by such inspection shall be deemed absolutely and unconditionally waived unless noted by Customer on the bill of lading. Where Equipment is alleged to be non-conforming or defective, written notice of defect must be given to Cummins within three (3) days from date of delivery after which time Equipment shall be deemed accepted. Cummins shall have a commercially reasonable period of time in which to correct such non-conformity or defect. If non-conformity or defect is not eliminated to Customer reasonable satisfaction, Customer may reject the Equipment (but shall protect the Equipment until returned to Cummins) or allow Cummins another opportunity to undertake corrective action. In the event startup of the Equipment is included in the services, acceptance shall be deemed to have occurred upon successful startup.

6. CANCELLATION; CHARGES

Orders placed with and accepted by Cummins may not be cancelled except with Cummins' prior written consent. If Customer seeks to cancel all or a portion of an order placed pursuant to this Agreement, and Cummins accepts such cancellation in whole or in part, Customer shall be assessed cancellation charges as follows: (i) 10% of total order price if cancellation is received in Cummins' office after Cummins has provided submittals and prior to releasing equipment to be manufactured; (ii) 25% of total order price if cancellation is received in Cummins' office after receipt of submittal release to order, receipt of a purchase order for a generator already on order with the factory, or is asked to make any hardware changes to the equipment already on order with the factory; (iii) 50% of total order price if cancellation is received in Cummins' office sixty (60) or fewer days before the scheduled shipping date on the order; or (iv) 100% of total order price if cancellation is received in Cummins' office after the equipment has shipped from the manufacturing plant.

7. TERMINATION

Cummins may, at any time, terminate this Agreement for convenience upon sixty (60) days' written notice to Customer. If the Customer defaults by (i) breaching any term of this Agreement, (ii) becoming insolvent or declared bankrupt, or (iii) making an assignment for the benefit of creditors, Cummins may, upon written notice to Customer, immediately terminate this Agreement. Upon such termination for default, Cummins shall immediately cease any further performance under this Agreement, without further obligation or liability to Customer, and Customer shall pay Cummins for any Equipment or services supplied under this Agreement, in accordance with the payment terms detailed in Section 3. If a notice of termination for default has been issued and is later determined, for any reason, that the Customer was not in default, the rights and obligations of the parties shall treat the termination as a termination for convenience.

8. MANUALS

Unless otherwise stated, electronic submittals and electronic operation and maintenance manual s will be provided, and print copies may be available upon Customer's request at an additional cost.

9. TRAINING; START UP SERVICES; INSTALLATION

Startup services, load bank testing, and owner training are not provided unless otherwise stated. Site startup will be subject to the account being current and will be performed during regular Cummins business hours, Monday to Friday. Additional charges may be added for work requested to be done outside standard business hours, on weekends, or holidays. One visit is allowed unless specified otherwise in the Quote. A minimum of two-week prior notice is required to schedule site startups and will be subject to prior commitments and equipment and travel availability. A signed site check sheet con firming readiness will be required, and Cummins personnel may perform an installation audit prior to the startup being completed.

Any issues identified by the installation audit shall be corrected at the Customer's expense prior to the start-up. Portable load banks for site test (if offered in the Quote) are equipped with only 100 feet of cable. Additional lengths may be arranged at an extra cost. Cummins is not responsible for any labor or materials charged by others associated with start- up and installation of Equipment, unless previously agreed upon in writing. Supply of fuel for start-up and/or testing, fill-up of tank after start up, or change of oil is not included unless specified in the Quote. All installation/execution work at the site including, but not limited to: civil, mechanical, electrical, supply of wall thimbles, exhaust extension pipe, elbows, hangers, expansion joints, insulation and cladding materials, fuel/oil/cooling system piping, air ducts, and louvers/dampers is not included unless specified in the Quote. When an enclosure or sub-base fuel tank (or both) are supplied, the openings provided for power cable and fuel piping entries, commonly referred to as "stub-ups", must be sealed at the site by others before commissioning applications, inspections and/or approvals by authorities are to be arranged by Customer.

10. MANUFACTURER'S WARRANTY

Equipment purchased hereunder is accompanied by an express written manufacturer's warranty ("Warranty") and, except as expressly provided in this Agreement, is the only warranty offered on the Equipment. A copy of the Warranty is available upon request. While this Agreement and the Warranty are intended to be read and applied in conjunction, where this Agreement and the Warranty conflict, the terms of the Warranty shall prevail.

11. WARRANTY PROCEDURE

Prior to the expiration of the Warranty, Customer must give notice of a warrantable failure to Cummins and deliver the defective Equipment to a Cummins location or other location authorized and designated by Cummins to make the repairs during regular business hours. Cummins shall not be liable for towing charges, maintenance items such as oil filters, belts, hoses, etc., communication expenses, meals, lodging, and incidental expenses incurred by Customer or employees of Customer, downtime expenses, overtime expenses, cargo damages and any business costs and losses of revenue resulting from a warrantable failure.

12. LIMITATIONS ON WARRANTIES

THE REMEDIES PROVIDED IN THE WARRANTY AND THIS AGREEMENT ARE THE SOLE AND EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CUMMINS TO THE CUSTOMER UNDER THIS AGREEMENT. EXCEPT AS SET OUT IN THE WARRANTY AND THIS AGREEMENT, AND TO THE EXTENT PERMITTED BY LAW, CUMMINS EXPRESSLY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, ENDORSEMENTS, AND CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY STATUTORY OR COMMON LAW IMPLIED REPRESENTATIONS, WARRANTIES AND CONDITIONS OF FITNESS FOR A PURPOSE OR MERCHANTABILITY.

The limited warranty does not cover Equipment failures resulting from: (a) inappropriate use relative to designated power rating; (b) inappropriate use relative to application guidelines; (c) inappropriate use of an EPA-SE application generator set

relative to EPA's standards; (d) normal wear and tear; (e) improper and/or unauthorized installation; (f) negligence, accidents, or misuse; (g) lack of maintenance or unauthorized or improper repair; (h) noncompliance with any Cummins published guideline or policy; (i) use of improper or contaminated fuels, coolants, or lubricants; (j) improper storage before and after commissioning; (k) owner's delay in making Equipment available after notification of potential Equipment problem; (l) replacement parts and accessories not authorized by Cummins; (m) use of battle short mode; (n) owner or operator abuse or neglect such as: operation without adequate coolant, fuel, or lubricants; over fueling; over speeding; lack of maintenance to lubricating, fueling, cooling, or air intake systems; late servicing and maintenance; improper storage, starting, warm-up, running, or shutdown practices, or for progressive damage resulting from a defective shutdown or warning device; or (o) damage to parts, fixtures, housings, attachments and accessory items that are not part of the generating set.

13. LIMITATION OF LIABILITY

NOTWITHSTANDING ANY OTHER TERM OF THIS AGREEMENT, IN NO EVENT SHALL CUMMINS, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS BE LIABLE TO CUSTOMER OR ANY THIRD PARTY, WHETHER IN CONTRACT OR IN TORT OR UNDER ANY OTHER LEGAL THEORY (INCLUDING, WITHOUT LIMITATION, STRICT LIABILITY OR NEGLIGENCE), FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, LIQUIDATED, OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION DOWNTIME, LOSS OF PROFIT OR REVENUE, LOSS OF DATA, LOSS OF OPPORTUNITY, DAMAGE TO GOODWILL, ENHANCED DAMAGES, MONETARY REQUESTS RELATING TO RECALL EXPENSES AND REPAIRS TO PROPERTY, AND/OR DAMAGES CAUSED BY DELAY), OR IN ANY WAY RELATED TO OR ARISING FROM CUMMINS' SUPPLY OF EQUIPMENT UNDER THIS AGREEMENT OR THE USE OR PERFORMANCE OF EQUIPMENT SUPPLIED UNDER THIS AGREEMENT. IN NO EVENT SHALL CUMMINS' LIABILITY TO CUSTOMER OR ANY THIRD PARTY CLAIMING DIRECTLY THROUGH CUSTOMER OR ON CUSTOMER'S BEHALF UNDER THIS AGREEMENT EXCEED THE TOTAL COST OF EQUIPMENT SUPPLIED BY CUMMINS UNDER THIS AGREEMENT GMNG RISE TO THE CLAIM.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE EXCLUSIONS AND LIMITATIONS OF LIABILITY CONTAINED IN THIS SECTION SHALL NOT APPLY TO PERSONAL INJURY, INCLUDING DEATH, AND DAMAGE TO TANGIBLE PERSONAL PROPERTY CAUSED BY THE NEGLIGENCE, WILLFUL OR INTENTIONAL ACTS OF A PARTY OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS. BY ACCEPTANCE OF THIS AGREEMENT, CUSTOMER ACKNOWLEDGES CUSTOMER'S SOLE REMEDY AGAINST CUMMINS FOR ANY LOSS SHALL BE THE REMEDY PROVIDED HEREIN.

14. DEFAULT; REMEDIES

Customer shall be in breach and default if: (a) any of the payments or amounts due under this Agreement are not paid; (b) Customer fails to comply, perform, or makes any misrepresentation relating to any of the Customer's obligations or covenants under this Agreement; or (c) prior to full payment of the balance due, Customer ceases to do business, becomes insolvent, makes an assignment for the benefit of its creditors, appoints a receiver, commences an action for dissolution or liquidation, or becomes subject to bankruptcy proceedings, or the Equipment is attached, levied upon, seized under legal process, is subjected to a lien or encumbrance, or transferred by operation of law or otherwise to anyone other than Cummins. Upon the occurrence of any event of Customer's default, Cummins, at its sole option and without notice, shall have the right to exercise concurrently or separately any one or all of the following remedies, which shall be cumulative and not alternative: (a) to declare all sums due, and to become due, under this Agreement immediately due and payable; (b) to commence legal proceedings, including collection actions and specific performance proceedings, to enforce performance by Customer of any and all provisions of this Agreement, and to be awarded damages or injunctive relief for the Customer's breach; (c) to require the Customer to deliver the Equipment to Cummins' branch specified on the face of this Agreement; (d) to exercise one or more of the rights and remedies available to a secured party under applicable law; and (e) to enter, without notice or liability or legal process, onto any premises where the Equipment may be located, using force permitted by law, and there to disconnect, remove and repossess the Equipment, the Customer having waived further right to possession after default. A waiver of any event of default by Cummins shall not be a waiver as to any other or subsequent default.

15. CUSTOMER REPRESENTATIONS; RELIANCE

Customer is responsible for obtaining, at its cost, permits, import licenses, and other consents in relation to the Equipment, and if requested by Cummins, Customer shall make these permits, licenses, and consents available to Cummins prior to shipment. Customer represents that it is familiar with the Equipment and understands operating instructions and agrees to perform routine maintenance services. Until the balance is paid in full, Customer shall care for the Equipment properly, maintain it in good operating condition, repair and appearance; and Customer shall use it safely and within its rated capacity and only for purpose it was designed. Even if Customer's purchase of Equipment from Cummins under this Agreement is based, in whole or in part, on specifications, technical information, drawings, or written or verbal advice of any type from



third parties, Customer has sole responsibility for the accuracy, correctness and completeness of such specifications, technical information, drawings, or advice. Cummins make no warranties or representations respecting the accuracy, correctness and completeness of any specifications, technical information, drawings, advice or other information provided by Cummins. Cummins makes no warranties or representations respecting the suitability, fitness for intended use, compatibility, integration or installation of any Equipment supplied under this Agreement. Customer has sole responsibility for intended use, for installation and design and performance where it is part of a power, propulsion, or other system. Limitation of warranties and remedies and all disclaimers apply to all such technical information, drawings, or advice. Customer acknowledges and agrees by accepting delivery of the Equipment that the Equipment purchased is of the size, design, capacity and manufacture selected by the Customer, and that Customer has relied solely on its own judgment in selecting the Equipment.

16. CONFIDENTIALITY

Customer, as a municipality in the State of Florida, is subject to the public records disclosure requirements in Chapter 119 of the Florida Statutes. Customer is required to respond in a reasonable time to public records requests. Cummins entered into this Agreement with Customer and agreed to provide the Equipment to Customer. Cummins is concerned that parts of the Equipment delivered to Customer contain valuable Trade Secrets as defined in Chapter 688 of the Florida Statutes or other confidential information. Cummins is further concerned disclosure of any Trade Secret or confidential information pursuant to a public records request could result in severe economic damage and considerable diminution of Cummins' business value. Customer agrees to timely notify Cummins by email as provided of any public records request so Cummins can immediately take any action it feels appropriate to protect its economic interest. Should Cummins fail to take action in an expeditious and timely manner, Customer will respond to the public records request as it deems appropriate in order to comply with Chapter 119.

17. GOVERNING LAW, JURISDICTION AND VENUE

This Agreement and all matters arising hereunder shall be governed by, interpreted, and construed in accordance with the laws of the State of Florida without giving effect to any choice or conflict of law provision. The parties agree that the federal and state courts of the State of Florida shall have exclusive jurisdiction to settle any dispute or claim arising in connection with this Agreement or any related matter, and hereby waive any right to claim such forum would be inappropriate, including concepts of forum non convenienc. Venue shall be in the appropriate court in Alachua County, Florida.

18. INSURANCE

Upon Customer's request, Cummins will provide to Customer a Certificate of Insurance evidencing Cummins' relevant insurance coverage.

19. ASSIGNMENT

This Agreement shall be binding on the parties and their successors and assigns. Customer shall not assign this Agreement without the prior written consent of Cummins.

20. INTELLECTUAL PROPERTY

Any intellectual property rights created by either party, whether independently or jointly, in the course of the performance of this Agreement or otherwise related to Cummins pre-existing intellectual property or subject matter related thereto, shall be Cummins' property. Customer agrees to assign, and does hereby assign, all right, title, and interest to such intellectual property to Cummins. Any Cummins pre-existing intellectual property shall remain Cummins' property. Nothing in this Agreement shall be deemed to have given Customer a license or any other rights to use any of the intellectual property rights of Cummins.

21. PRICING

To the extent allowed by law, actual prices invoiced to Customer may vary from the price quoted at the time of order placement, as the same will be adjusted for prices prevailing on the date of shipment due to economic and market conditions at the time of shipment. Subject to local laws, Cummins reserves the right to adjust pricing on goods and services due to input and labor cost changes and/or other unforeseen circumstances beyond Cummins' control.

22. MISCELLANEOUS

Cummins shall be an independent contractor under this Agreement. All notices under this Agreement shall be in writing and be delivered personally, mailed via first class certified or registered mail, or sent by a nationally recognized express courier service to the addresses set forth in this Agreement. No amendment of this Agreement shall be valid unless it is writing and signed by an authorized representative of the parties hereto. Failure of either party to require performance by the other party of any provision hereof shall in no way affect the right to require such performance at any time thereafter, nor shall the waiver by a party of a breach of any of the provisions hereof constitute a waiver of any succeeding breach. Any provision of this



Agreement that is invalid or unenforceable shall not affect the validity or enforceability of the remaining terms hereof. These terms are exclusive and constitute the entire agreement. Customer acknowledges that the provisions were freely negotiated and bargained for, and Customer has agreed to purchase of the Equipment pursuant to these Terms and Conditions. Acceptance of this Agreement is expressly conditioned on Customer's assent to all such Terms and Conditions. Neither party has relied on any statement, representation, agreement, understanding, or promise made by the other except as expressly set out in this Agreement. In the event Cummins incurs additional charges hereunder due to the acts or omissions of Customer, the additional charges will be passed on to the Customer, as applicable. Headings or other subdivisions of this Agreement are inserted for convenience of reference and shall not limit or affect the legal construction of any provision hereof. The Parties' rights, remedies, and obligations under this Agreement which by their nature are intended to continue beyond the termination or cancellation of this Agreement, including but not limited to the Section 13.

Limitation of Liability provision contained herein, shall survive the expiration, termination, or cancellation of this Agreement.

23. COMPLIANCE

Customer shall comply with all laws applicable to its activities under this Agreement, including, without limitation, any and all applicable federal, state, and local anti-bribery, environmental, health, and safety laws and regulations then in effect. Customer acknowledges that the Equipment, and any related technology that are sold or otherwise provided hereunder may be subject to export and other trade controls restricting the sale, export, re-export and/or transfer, directly or indirectly, of such Equipment or technology to certain countries or parties, including, but not limited to, licensing requirements under applicable laws and regulations of the United States, the United Kingdom and other jurisdictions. It is the intention of Cummins to comply with these laws, rules, and regulations. Any other provision of this Agreement to the contrary notwithstanding, Customer shall comply with all such applicable all laws relating to the cross-border movement of goods or technology, and all related orders in effect from time to time, and equivalent measures. Customer shall act as the importer of record with respect to the Equipment and shall not resell, export, re-export, distribute, transfer, or dispose of the Equipment or related technology, directly or indirectly, without first obtaining all necessary, written permits, consents, and authorizations and completing such formalities as may be required under such laws, rules, and regulations. In addition, Cummins has in place policies not to distribute its products for use in certain countries based on applicable laws and regulations including but not limited to UN, U.S., UK, and European Union regulations. Customer undertakes to perform its obligations under this Agreement with due regard to these policies. Strict compliance with this provision and all laws of the territory pertaining to the importation, distribution, sales, promotion and marketing of the Equipment is a material consideration for Cummins entering into this Agreement with Customer and continuing this Agreement for its term. Customer represents and warrants that it has not and shall not, directly or through any intermediary, pay, give, promise to give or offer to give anything of value to a government official or representative, a political party official, a candidate for political office, an officer or employee of a public international organization or any other person, individual or entity at the suggestion, request or direction or for the benefit of any of the above-described persons and entities for the purposes of inducing such person to use his influence to assist Cummins in obtaining or retaining business or to benefit Cummins or any other person in any way, and will not otherwise breach any applicable laws relating to anti-bribery. Any failure by Customer to comply with these provisions will constitute a default giving Cummins the right to immediate termination of this Agreement and/or the right to elect not to recognize the warranties associated with the Equipment.

To the extent applicable, this contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The employee notice requirements set forth in 29 CFR Part 471, Appendix A to Subpart A, are hereby incorporated by reference into this contract.

Petroleum, Chemical and Water Storage Tanks | Fleet and Retail Dispensing Equipment | Fuel Supply Systems
Oil/Water Separators and Filtration Systems | Storm Water Detention and Rainwater Harvesting Systems

Proposal

DATE	PROPOSAL NO
Aug 28, 2023	5892

TO
Donna Smith City of Alachua PO Box 9 Alachua, FL 32616 phone: (386) 418-6100 cell: e-mail: do_smith@cityofalachua.org

PROJECT
Alachua Florida Water Quality and Resilience Improvement Welded Steel Tank 33 16 13.13

Thank you for requesting a proposal for the equipment required for the referenced project. Please feel free to contact me should you have any questions. I can be reached at 908-255-4351, or brian@gateway-is.com.

Regards,
Brian Moog

SALESPERSON	ESTIMATED LEAD-TIME	SHIPPING METHOD	PAYMENT TERMS
Brian Moog			

QTY	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
1		9,000 Gallon ASME Pressure Vessel - Chlorine Contact 1-30T11 Application: Aboveground Material: SA516 GR70 PVQ Carbon Steel Diameter: 8'0" Length: 25'6" Steel Thickness Per ASME Code Vessel Includes: Design, Construction, Testing and Labeling in accordance with ASME Code section VIII Division I for a maximum allowable working pressure of 30 PSIG Vessel also includes: (2) 16" 150# flanges (2) 24" 150# Flanged Manways (2) 2" Fittings (2) 1" fittings (2) 14" x 18" elliptical manways - Baffles /Diffusors as needed -Tie-offs as determined by customer	\$240,189.61	\$240,189.61

(2) Saddles - UL Style (96" Dia.)
(2) Seal Weld Saddles To Tank (96" Dia.)

- Finish Coat "White"
AWWA D102 OCS #5
CHEMPRIME 3001 4-8 MILS
CHEMPRIME 3001 4-8 MILS
CHEMTHANE 3300 2-3 MILS
- Exterior Paint Touch Up Kit

- HighDRO® Liner Plus
AWWA D102 ICS #4 - CHEMLINE 4200 25 MILS

External Ladder and Catwalk - Quoting painted carbon steel

- External Ladder - Carbon Steel "Safety Yellow"
- Catwalk - Fiberglass Grating 24" (Handrail Both Sides and Painted) full length chain and post fitting side

Freight Included to site

CFD Modeling and PE Stamped Drawings
*Performance requirements subject to completion of CFD Modeling::

Notes/Exceptions:

*Quoting coating systems which meet AWWA D102 - If another coating system is desired, please note that pricing will change

*If domestic steel is required for this project, please request pricing - This quote does not include domestic steel requirements

Exceptions: Ladders and Catwalks to be carbon steel/painted

1.03 A.5. Butt weld only, A.7 by others

1.04 A foundation and anchoring by others

1.05 3. All of section

1.05 9.c. No CWI

1.06 A. 1. Vessel designed in-house. FL PE stamped DWG and independent calculations

1.06 A.2. & 5.

1.06 B. 3.

Part 2. 2.02 A.1. ASME only, 2. per ASME, 3.as required, 4. by others

2.03 A. 4. no powder coating, 5. by others, 8-9. carbon steel only

2.03 C.1. A106 B D. ASME

2.06 A. no, B. no, C. no

*Any change in PSI from originally quoted 30 psi will result in new pricing.

Terms:

25% Due at time of order

65% Due prior to shipment

10% Net 30

Please Note: Due to volatile market conditions beyond our control, pricing and lead-times are subject to change, and need to be confirmed prior to ordering.

SUB TOTAL	\$240,189.61
SHIPPING	\$0.00
TAX	\$0.00
TOTAL	\$240,189.61

Freight does not include fuel surcharges, actual freight and surcharges in effect at time of delivery will be invoiced.

This proposal does not include sales tax. Sales tax must be added if project is not tax exempt.

Quoting our best interpretation of the plans and specs provided. We are not responsible for errors or omissions. Please contact us if additional information or pricing is required. Start-up and training, if required is additional.

To accept this proposal, sign and date here and return_____

PURCHASE ORDER

TERMS & CONDITIONS

SGS Contracting Services, Inc., hereinafter referred to as the **Contractor**.

Designee, whom this Purchase Order is addressed to, hereinafter referred to as the **Vendor**.

(the term **Vendor** shall be inclusive of all lower-tiered vendors and/or other related parties for #10 below)

Design Consultant, hereinafter referred to as the **Engineer**.

Project Owner and/ or Municipality, hereinafter referred to as the **Owner**.

Drawings, Specifications, Addenda, General Conditions, Special Conditions, Supplementary Conditions, hereinafter referred to as the **Prime Contract**.

1. **SCOPE OF WORK AND CONTRACT-** Vendor's scope of work consists of work in accordance with the applicable requirements of the Prime Contract and the attached Quote. Vendor shall perform all work within its scope even if not specifically listed on said Quote. Any conflict between the requirements of the Prime Contract and the attached Quote will be resolved in the manner specified by the Prime Contract. In the event of a conflict between the terms of this Purchase Order including the attached Quote and the terms of the Prime Contract, the term that provides the greater quantity, the higher quality or the better benefit to the Owner shall govern and control if the terms of the Prime Contract documents do not expressly resolve the conflict or inconsistency. Otherwise, the conflict resolution terms of the Prime Contract documents shall govern and control. With respect to the attached Quote only the description of materials/scope of work, numerical quantities, pricing and delivery schedule terms are incorporated into this Purchase Order. No other terms and conditions in the attached Quote are incorporated into this Purchase Order and no such terms and conditions in the attached Quote shall form part of this Purchase Order or the agreement between the parties.
2. **SUBMITTALS -** Vendor shall be responsible to the Contractor for the accuracy and conformity with the Prime Contract of shop drawings, samples, and other submittals that pertain to the Vendor's scope of work. The number of submittal copies required is ten (10), unless noted otherwise. If it is necessary for the Contractor to make additional copies because the number required were not provided, there will be a charge of all materials and labor costs, plus 50% fee per copy of submittal, which will be deducted from this final Purchase Order amount. It is necessary that correct and complete shop drawings and submittals be submitted the first time. If a fee is assessed by the Engineer for review beyond a stated number of times, the incurred fee will be deducted from the Vendor's final Purchase Order amount. Approval of any submittal data shall not relieve the Vendor of any duty and responsibility to perform the work in the manner necessary to produce the results required by the Prime Contract. Vendor will timely prepare and submit its shop drawings and submittals in accordance with any schedule requirement for such in the Prime Contract.
3. **SHIPPING/RECEIVING -** Terms of shipping and receiving are shown on the first page of this Purchase Order. Proper notice must be provided to Contractor per terms shown on the first page of Purchase Order. Under no circumstances shall the Contractor be responsible for additional delivery fees and charges, nor shall the shipper be absolved from financial damages resulting from delay of shipment if proper notice is not received by the Contractor. Unless arranged in advance, all shipments shall be routed to the subject project site and never to the Contractor's office or shop facilities. The Vendor shall not arrange shipping until the proper "ship to" project address is confirmed.
4. **WARRANTIES -** Vendor warrants that all materials and equipment provided under this Purchase Order will be new, unless specified otherwise, and will be of good quality, in conformance with the Prime Contract, and free from defective workmanship and materials. The length of the warranty and when it starts will be in strict accordance with the Prime Contract.
5. **CHANGES TO SCOPE-** Any changes to this Purchase Order, either in scope or terms, must be agreed to in writing by both parties before proceeding with any changes. Under no circumstances shall payment be made to the Vendor for additional costs associated with changes to the scope if not approved in writing by the Contractor. Any changes in scope or claimed additional work undertaken by Vendor without written approval from Contractor shall be deemed included in the existing contract sum and no additional compensation shall be due from Contractor for such claimed additional or extra work.

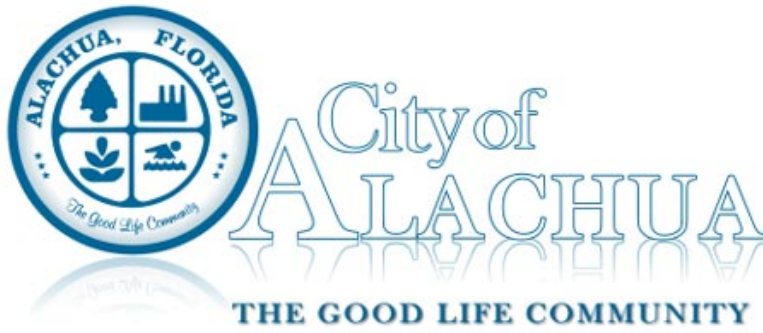
6. **PAYMENT**-This is an Owner Direct Purchase. The Owner is purchasing the materials and equipment directly from the Vendor. No sales tax will be required. A Certificate of Entitlement will be provided to Vendor. Payment will be made in accordance with the terms of the Quote. The preferred delivery method for invoices is electronic (email). Please note that the Contractor will only accept emailed invoices from known senders. If the Vendor plans on using a third-party service for the electronic transmission of invoices, the Vendor must first notify the Contractor in advance. The Contractor will not open invoices that require the Contractor to click on external links or enter password/login information. If the Vendor is unable to comply with this requirement, please send invoices via another method. The Vendor is fully responsible for the successful transmission of their invoices to the Contractor, and the Contractor shall in no way be penalized or otherwise burdened as a result of invoices that fail to be received. Invoices must be received no later than the 25th of each month (unless noted otherwise) if they are to be considered on that month's application for payment. Payment for stored materials will be in accordance with the manner specified in the Prime Contract. A check for the Vendor's approved invoice amount will be mailed within ten (10) business days of receipt of invoice. The Owner will hold 10% retainage on this Purchase Order (unless noted otherwise). Before final payment is made, the Contractor must receive from the Vendor a Final Release of Lien, written warranties, Operation & Maintenance Manuals, and spare parts, and all start-up services must be performed in a satisfactory manner, as applicable. The Contractor reserves the right to issue two-party checks at its sole discretion.
7. **SAFETY** - At the onset of any visits to the jobsite, Vendor shall coordinate and meet with the jobsite superintendent to be informed of any and all safety requirements, including notice of prohibited articles. While on the jobsite, Vendor shall observe all safety requirements in effect.
8. **FAILURE TO PERFORM** - If Vendor refuses or fails to provide proper materials, maintain the schedule of work provided by the terms of this Purchase Order, meet the requirements of the Prime Contract, or proceed in a lawful and ethical manner, then the Vendor shall be deemed in breach of the provisions of this Purchase Order, and the Contractor or Owner shall have the right to terminate this Purchase Order and contract with another party for the completion of this work. All costs associated with this corrective action shall be withheld from any payments otherwise owed to the Vendor.
9. **DELAY DAMAGES AND/OR LIQUIDATED DAMAGES** - If the Prime Contract allows for delay damages and/or liquidated damages, such damages may be assessed against the Vendor based on the percentage of responsibility the Vendor bears for the delay claimed by the Owner. Vendor agrees to be liable to Contractor and Owner for any liquidated damages or other delay damages imposed by Owner on Contractor to the extent that Vendor is responsible for the underlying delay(s) and/or damages related to performance deficiency. Owner may withhold any such amounts from payment otherwise due from Owner to Vendor.
10. Owner agrees to waive any rights to a trial by jury on all claims, counterclaims, crossclaims or third party claims or defenses to any such claims.
11. **VENDOR CONDUCT** - At all times, the Vendor shall maintain professional conduct. There shall be no direct contact with the Owner, Engineer, or any other party related to the Owner or Engineer without expressed written consent of the Contractor. If the Owner, Engineer, or related parties initiate contact with the Vendor, the Vendor shall not provide any information related to the project schedule, delivery schedule, materials of construction, correspondence with the Contractor, or any other details which may negatively affect the Contractor's

performance or the perception of the Contractor's performance, and the Contractor shall be immediately notified of any such contact initiated by said parties. The Vendor shall not attempt to influence the Owner, Engineer, or other related parties toward any position that may negatively affect the Contractor's performance or the perception of the Contractor's performance. If the Vendor violates this section, it shall be deemed in breach of the provisions of this Purchase Order (per Section 8 above). Any costs or fees related to attorneys, delay damages, extended general conditions, or additional onsite work/services that results from a default in performance hereunder by Vendor or improper Vendor conduct shall be assessed against the Vendor.

12. **EFFECT OF CONTRACT** - This Purchase Order shall only be valid when an executed Prime Contract exists between the Owner and the Contractor. Any work or services performed by the Vendor absent such contract shall be at the sole risk of the Vendor. In the event that the Owner and Contractor fail to execute a contract, or in the event that an existing contract is terminated, then this Purchase Order shall be deemed null and void and of no force or effect. The Contractor or Owner may at any time, in its sole discretion, terminate this Purchase Order in whole or in part for its convenience. If this Purchase Order is terminated or becomes null and void for any reason, the Vendor will not be entitled to receive any further compensation for the terminated Purchase Order, except (i) where provided for by the terms of the Prime Contract and (ii) after Contractor's receipt of such compensation from Owner.

By SIGNING BELOW, VENDOR AGREES TO ALL TERMS AND CONDITIONS SET FORTH ABOVE:

_____(signature)



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: January 22, 2024, City Commission Meeting Minutes

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

RECOMMENDED ACTION:

Approve the minutes.

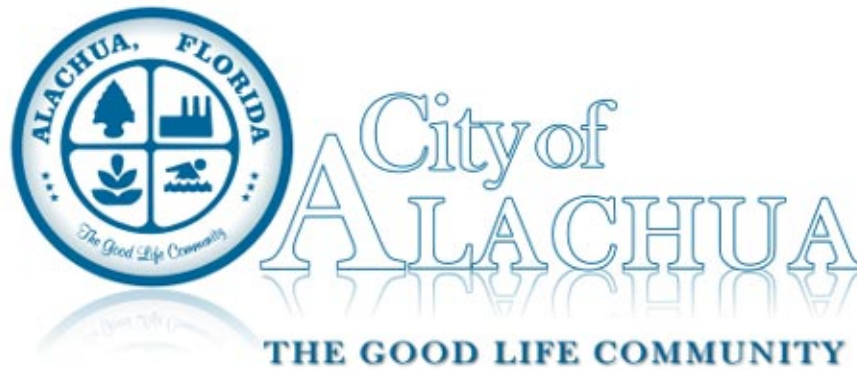
Summary

January 22, 2024, City Commission Meeting Minutes.

ATTACHMENTS:

Description

☐ Minutes



Regular City Commission Meeting Minutes January 22, 2024

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

City Manager Mike DaRoza
City Attorney Marian Rush

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

Meeting Date: January 22, 2024

Meeting Location: James A. Lewis City Commission Chambers

Staff Present: Diane Amendola, Robert Bonetti, Kyler Burk, David Floyd, Vicki Floyd, Jason Moses, Jesse Sandusky, Donna Smith, LeAnne Williams, Tyler Williams, Cap Wilson.

CITY COMMISSION MEETING

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

CALL TO ORDER

Gib Coerper, Mayor

INVOCATION

A moment of silence was observed.

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Commissioner Jennifer Blalock moved to approve the agenda; seconded by Commissioner Edward Potts.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. 2024 Election Proclamation

Presentation provided.

B. Fiscal Analysis Report for FY 2023-2024 through November 30, 2023

Presentation provided.

C. School Crossing Guard Appreciation Day Proclamation

Presentation provided.

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 24-02: Business Impact Statement; Second and Final Reading

Commissioner Blalock moved to adopt Ordinance 24-02; seconded by Commissioner Brown.

Passed 5-0 by roll call.

B. Ordinance 24-03: Changes to the Election Code; Second and Final Reading

Commissioner Potts moved to adopt Ordinance 24-03; seconded by Vice Mayor Dayna Miller.

Passed 5-0 by roll call.

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Commissioner Potts.

Passed by unanimous consent.

Mayor Coerper adjourned the meeting.

The meeting adjourned at 6:44 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

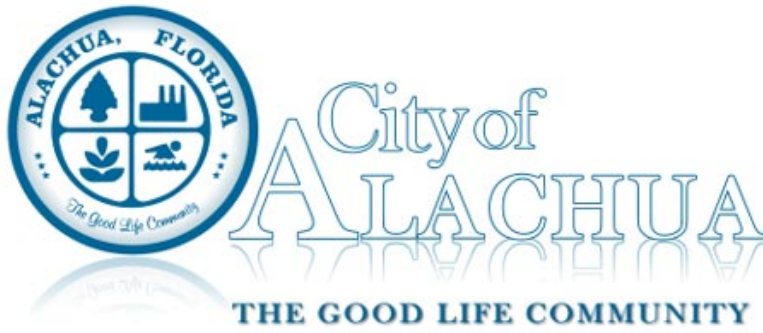
- A. Purchase of Skid Steer
- B. December 11, 2023, City Commission Meeting Minutes
- C. January 8, 2024, City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



Commission Agenda Item

MEETING DATE: 2/12/2024

SUBJECT: January 22, 2024, Joint City of Alachua - School Board of Alachua County Minutes

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

RECOMMENDED ACTION:

Approve the minutes.

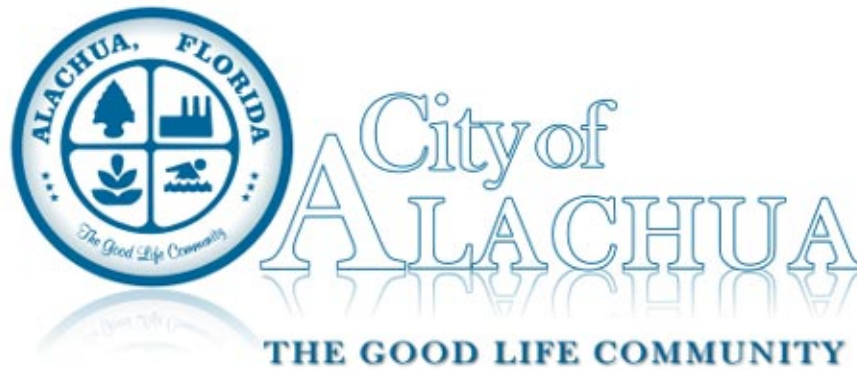
Summary

January 22, 2024, Joint City of Alachua - School Board of Alachua County
Minutes

ATTACHMENTS:

Description

▢ Minutes



Joint City of Alachua - School Board of Alachua County Minutes January 22, 2024

Chair Gib Coerper

Vice Chair Dayna Miller

Member Shirley Green Brown

Member Jennifer Blalock

Member Edward Potts

Chair Dyonne McGraw, District 2

Vice Chair Dr. Leanetta McNealy, District 4

Member Tina Certain, District 1

Member Dr. Sarah Rockwell, District 3

Member Kay Abbitt, District 5

City Manager

Mike DaRoza

City Attorney

Marian Rush

The City Commission will conduct a
Joint City of Alachua - School Board of Alachua County Meeting
At 5:00 PM
to address the item(s) below.

Meeting Date: January 22, 2024

Meeting Location: James A Lewis Commission Chambers

Citizens Present: Rhonda Dickhaut, Jenny Peck, Kim Neal, Cathy Alria, Jacquette Rolle, Kari Cronin, Maria D. Eunice, Tanya Floyd, KD Rivera, Kim Standifer, Gloria Jones Andrews, Charlene Polk, Sheila Wooley Travis White. Staff Present: Diane Amendola, Robert Bonetti, Kyler Burk, Heather Carter, Tara Malone, Jason Moses, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Cap Wilson.

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

CALL TO ORDER

Gib Coerper, Mayor

Diyonne McGraw, Chair- Absent

INVOCATION

A moment of silence was observed.

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

WELCOME

I. AGENDA

- A. Alachua Community Schools Enrollment and Demographic Numbers

Presentation provided.

- B. Accomplishments, Grades, Assessment Results and Areas of Need for All City of Alachua Schools

Presentation provided.

- C. How Can the City Commission Assist or Help?

Presentation provided.

II. CITIZEN COMMENT

Travis White

III. COMMISSION-BOARD GENERAL AND INFORMAL DISCUSSION

IV. ADJOURN

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

Passed by unanimous consent.

The meeting adjourned at 6:04 p.m.