

**Regular City Commission Meeting
Agenda
February 26, 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 26, 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.** Irby Elementary School Student Artist Appreciation
- B.** The Special Olympics Event Proposal
- C.** Fiscal Analysis Report for FY 2023-2024 through January 31, 2024

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.** Kirkland Farms Phase 1 Final Plat: A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Garden Street Communities Southeast, LLC, property owner, for consideration of the Final Plat for Kirkland Farms Phase 1, which proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03924-000-000, 03917-200-002, and a portion of 03865-000-000 (Quasi-Judicial Hearing).
- B.** Ordinance 24-06, Second 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.
- C.** Ordinance 24-04, Second 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)
- D.** Ordinance 24-05, Second 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)

- E. McGinley Industrial Acres Minor Subdivision Final Plat: A request by Stephanie Sutton on behalf of GC Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a ± 16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

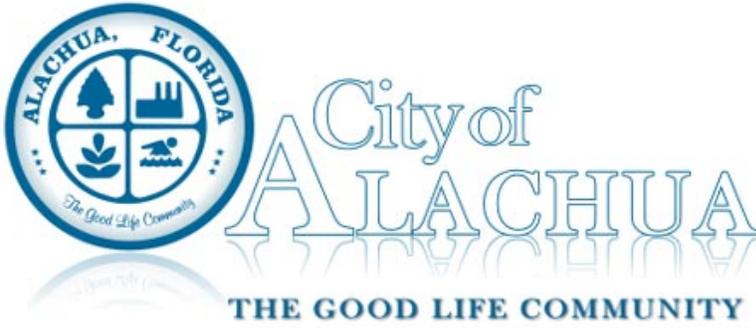
VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Irby Elementary School Student Artist Appreciation

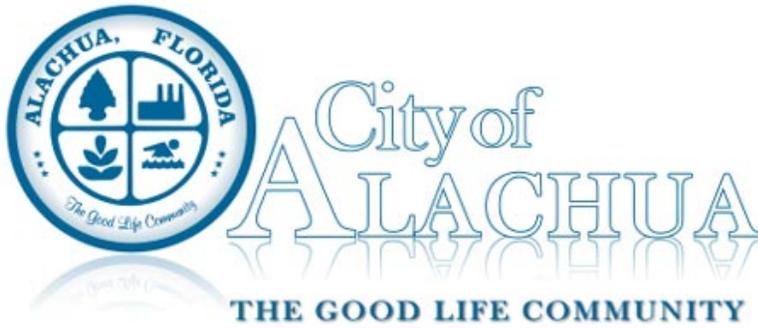
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:

Mayor Coerper and Ms. Rose Magarino to present the certificates to the student artists.

Summary

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



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: The Special Olympics Event Proposal

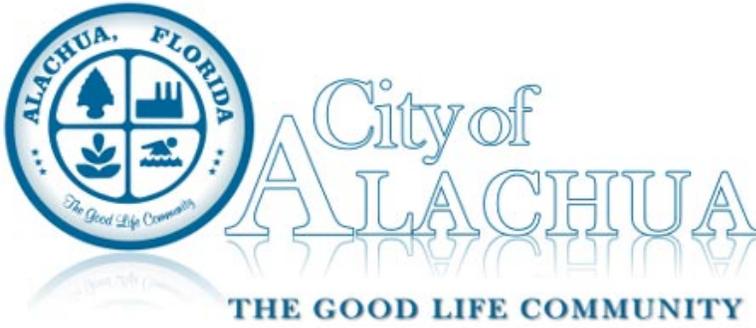
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

The Special Olympics is Florida's largest sports organization for people with intellectual disabilities. Sports Manager Evan Combs, Community Engagement Manager Hannah Runacres, Regional Director Shelley Henry, and Athletic Director Roger Crews are here to provide a short presentation showing past events, what type of event they would like to have at Legacy Park Multipurpose Center and the Hal Brady Recreation Complex, the benefits this event brings to the community of people it serves, and the benefits it will bring to the City of Alachua.



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Fiscal Analysis Report for FY 2023-2024 through January 31, 2024

PREPARED BY: Tyler Williams, FAS - Accounting Manager

RECOMMENDED ACTION:

Receive the presentation.

Summary

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

FINANCIAL IMPACT: No

BUDGETED:No

ATTACHMENTS:

Description

- ☐ Fiscal Analysis Report 20240131
- ☐ Presentation 20240131



City of
ALACHUA
the good life community

**FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2023-2024
THROUGH JANUARY 31, 2024**

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

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

Defining Revenue

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

Defining Expenditure

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

Defining Expenditure Function

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

Defining Fund Balance

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

Conclusion

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

**CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024**

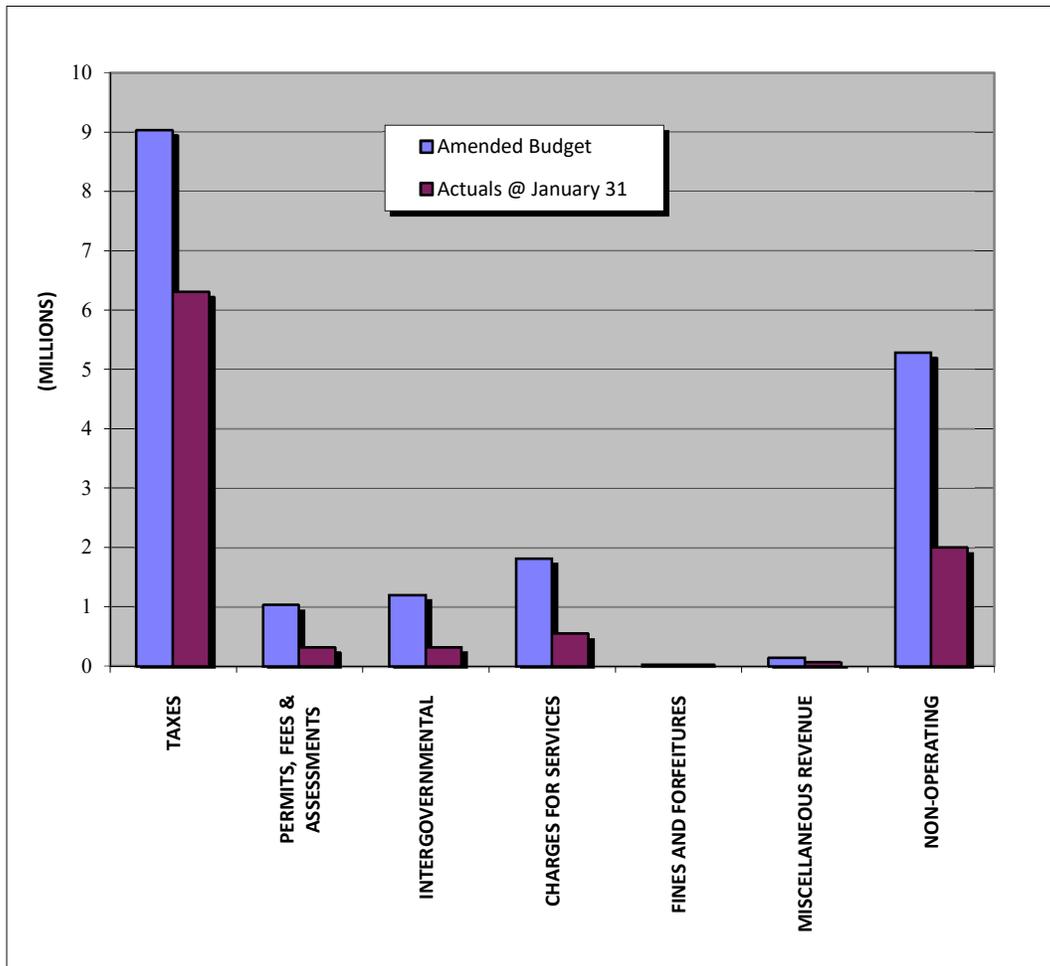
GENERAL FUND

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	9,028,656	9,028,656	6,308,975	70%
PERMITS, FEES & ASSESSMENTS	1,037,000	1,037,000	325,772	31%
INTERGOVERNMENTAL	1,211,795	1,211,795	332,600	27%
CHARGES FOR SERVICES	1,824,066	1,824,066	556,211	30%
FINES AND FORFEITURES	40,000	40,000	27,318	68%
MISCELLANEOUS REVENUE	157,600	157,600	70,604	45%
NON-OPERATING	5,291,602	5,291,602	2,001,680	38%
	18,590,719	18,590,719	9,623,160	52%
EXPENSES:				
GENERAL GOVERNMENT	7,161,378	7,161,378	3,098,630	43%
PUBLIC SAFETY	5,458,246	5,458,246	2,139,399	39%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,111,762	1,111,762	1,098,308	99%
TRANSPORTATION	3,480,089	3,480,089	585,149	17%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,379,244	1,379,244	603,165	44%
	18,590,719	18,590,719	7,524,651	40%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	9,537,777	9,502,977	3,225,439	34%
OPERATING EXPENDITURES	4,356,915	4,391,715	2,546,139	58%
CAPITAL OUTLAY	3,132,500	3,132,500	678,855	22%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	291,501	291,501	2,375	1%
NON-OPERATING	1,272,026	1,272,026	1,071,843	84%
POWER COSTS	0	0	0	0%
	18,590,719	18,590,719	7,524,651	40%

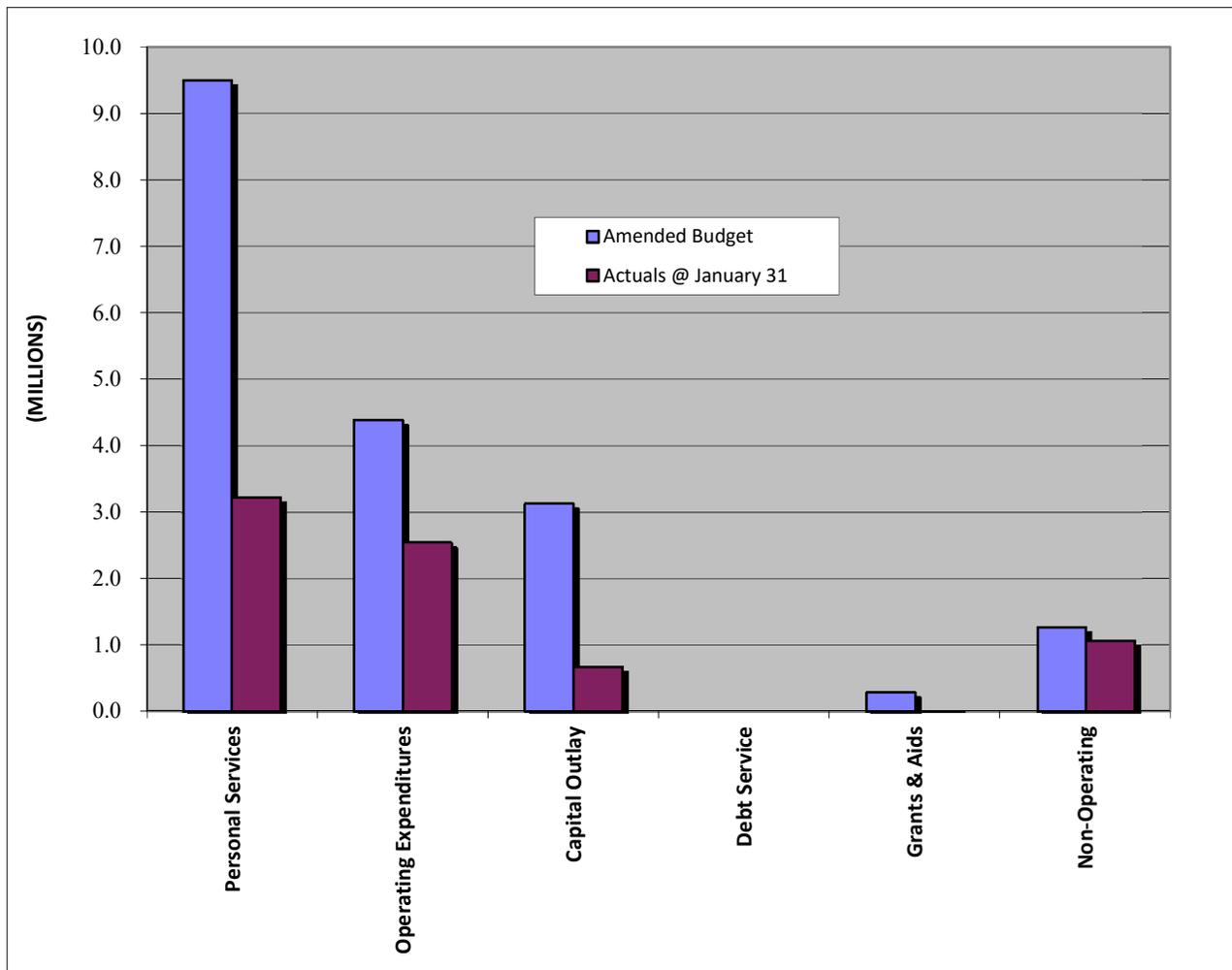
Revenues by Major Category General Fund

As of January 31, 2024, the City of Alachua collected 52% of budgeted General Fund revenues. Tax collections are at 70%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for \$9.0M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 31%. The Intergovernmental Revenues are at 27%. Charges for Services are at 30%, Fines & Forfeitures are at 68%, Miscellaneous Revenues are at 45% and Non-Operating Revenues are at 38%.



Expenditures by Major Category General Fund

Overall, General Fund expenditure categories were at 40%. Personal Services are at 34% with Operating Expenditures at 58%. The Capital Outlay category is at 22%, Grants & Aids are 1% and Non-Operating expenditures are at 84%. Encumbrances for legal and residential waste collection account for 13% of the expense line total (\$957K).



CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

GENERAL FUND REVENUES

<u>REVENUE SOURCE</u>	<u>FY 23/24 APPROVED BUDGET</u>	<u>FY 23/24 AMENDED BUDGET</u>	<u>YEAR TO DATE FY 23/24</u>	<u>PERCENT COLLECTED</u>
<u>TAXES</u>				
AD VALOREM TAXES	6,929,631	6,929,631	5,682,734	82%
LOCAL OPTION FUEL TAXES	328,025	328,025	84,762	26%
UTILITY SERVICES TAXES	1,400,000	1,400,000	415,370	30%
COMMUNICATIONS SERVICES TAXES	322,000	322,000	78,460	24%
LOCAL BUSINESS TAXES	49,000	49,000	47,649	97%
SUBTOTAL	9,028,656	9,028,656	6,308,975	70%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
BUILDING PERMITS	532,000	532,000	217,224	41%
FRANCHISE FEES	505,000	505,000	108,548	21%
SUBTOTAL	1,037,000	1,037,000	325,772	31%
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE-SHARED REVENUES	1,206,540	1,206,540	327,385	27%
GRANTS	5,255	5,255	5,215	99%
SUBTOTAL	1,211,795	1,211,795	332,600	27%
<u>CHARGES FOR SERVICES</u>				
GENERAL GOVERNMENT	84,250	84,250	41,875	50%
PUBLIC SAFETY	355,800	355,800	89,630	25%
PHYSICAL ENVIRONMENT	1,216,512	1,216,512	398,261	33%
TRANSPORTATION	50,504	50,504	0	0%
CULTURE & RECREATION	117,000	117,000	26,445	23%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	1,824,066	1,824,066	556,211	30%
<u>FINES & FORFEITURES</u>				
FINES & FORFEITURES	40,000	40,000	20,499	51%
OTHER FINES & FORFEITURES	0	0	6,819	NA+
SUBTOTAL	40,000	40,000	27,318	68%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	132,000	132,000	52,391	40%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	25,600	25,600	18,213	71%
SUBTOTAL	157,600	157,600	70,604	45%
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	1,700	1,700	1,680	99%
FUND BALANCE & UNDER COLLECTION	3,289,902	3,289,902	0	0%
SUBTOTAL	5,291,602	5,291,602	2,001,680	38%
GENERAL FUND	18,590,719	18,590,719	9,623,160	52%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	128,672	39,600	31%	0	0%	31%
OPERATING EXPENDITURES	28,418	11,490	40%	0	0%	40%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	157,090	51,090	33%	0	0%	33%
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	692,242	198,526	29%	0	0%	29%
OPERATING EXPENDITURES	53,551	13,279	25%	0	0%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	745,793	211,805	28%	0	0%	28%
DEPUTY CITY CLERK						
PERSONAL SERVICES	169,477	58,048	34%	0	0%	34%
OPERATING EXPENDITURES	75,865	27,311	36%	9,591	13%	49%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	245,342	85,359	35%	9,591	4%	39%
CITY ATTORNEY						
OPERATING EXPENDITURES	232,063	47,987	21%	133,949	58%	78%
TOTAL EXPENDITURES	232,063	47,987	21%	133,949	58%	78%
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	231,886	75,330	32%	0	0%	32%
OPERATING EXPENDITURES	127,393	29,406	23%	5,944	5%	28%
CAPITAL OUTLAY	125,000	10,394	8%	14,348	11%	20%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	484,279	115,130	24%	20,292	4%	28%
FINANCE						
PERSONAL SERVICES	633,777	217,381	34%	0	0%	34%
OPERATING EXPENDITURES	113,228	61,223	54%	8,500	8%	62%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	747,005	278,604	37%	8,500	1%	38%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	284,827	98,132	34%	0	0%	34%
OPERATING EXPENDITURES	73,494	19,118	26%	3,250	4%	30%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	358,321	117,250	33%	3,250	1%	34%
FACILITIES MAINTENANCE						
PERSONAL SERVICES	658,248	206,562	31%	0	0%	31%
OPERATING EXPENDITURES	272,577	76,267	28%	35,198	13%	41%
CAPITAL OUTLAY	200,000	26,800	13%	55,486	28%	41%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,130,825	309,629	27%	90,684	8%	35%
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	55,000	663	1%	20,000	36%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	55,000	663	1%	20,000	36%	38%
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	612,349	205,098	33%	0	0%	33%
OPERATING EXPENDITURES	120,987	20,646	17%	6,750	6%	23%
CAPITAL OUTLAY	20,000	0	0%	13,853	69%	69%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	753,336	225,744	30%	20,603	3%	33%
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	458,910	148,864	32%	0	0%	32%
OPERATING EXPENDITURES	51,763	12,864	25%	0	0%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	510,673	161,728	32%	0	0%	32%
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	9,195	40%	30,386	132%	172%
TOTAL EXPENDITURES	23,000	9,195	40%	30,386	132%	172%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	133,050	24,973	19%	48,000	36%	55%
CAPITAL OUTLAY	8,000	0	0%	0	0%	0%
GRANTS & AIDS	291,501	2,375	1%	0	0%	1%
NON-OPERATING	1,272,026	1,071,843	84%	0	0%	84%
TOTAL EXPENDITURES	1,718,651	1,099,191	64%	48,000	3%	67%
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,111,762	275,737	25%	822,571	74%	99%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,111,762	275,737	25%	822,571	74%	99%
PS-PUBLIC WORKS						
PERSONAL SERVICES	717,544	206,697	29%	0	0%	29%
OPERATING EXPENDITURES	408,045	52,991	13%	79,961	20%	33%
CAPITAL OUTLAY	2,354,500	60,605	3%	184,895	8%	10%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	3,480,089	320,293	9%	264,856	8%	17%
BUILDING INSPECTIONS						
PERSONAL SERVICES	303,857	104,388	34%	0	0%	34%
OPERATING EXPENDITURES	73,187	14,290	20%	13,265	18%	38%
CAPITAL OUTLAY	53,000	28,762	54%	13,853	0%	80%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	430,044	147,440	34%	27,118	6%	41%
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,468,017	1,311,173	38%	0	0%	38%
OPERATING EXPENDITURES	703,177	173,779	25%	85,355	12%	37%
CAPITAL OUTLAY	352,000	246,594	70%	0	0%	70%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,523,194	1,731,546	38%	85,355	2%	40%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

GENERAL FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>APD-COMMUNICATIONS</u>						
PERSONAL SERVICES	448,039	138,670	31%	0	0%	31%
OPERATING EXPENDITURES	22,969	3,870	17%	0	0%	17%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	471,008	142,540	30%	0	0%	30%
<u>APD-SCHOOL CROSSING GUARDS</u>						
OPERATING EXPENDITURES	29,000	5,342	18%	0	0%	18%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	29,000	5,342	18%	0	0%	18%
<u>APD-EXPLORERS PROGRAM</u>						
OPERATING EXPENDITURES	2,000	58	3%	0	0%	3%
TOTAL EXPENDITURES	2,000	58	3%	0	0%	3%
<u>APD-RESERVE PROGRAM</u>						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	3,000	0	0%	0	0%	0%
<u>RECREATION & CULTURE</u>						
PERSONAL SERVICES	681,058	216,970	32%	0	0%	32%
OPERATING EXPENDITURES	678,186	196,092	29%	166,838	25%	54%
CAPITAL OUTLAY	20,000	23,265	116%	0	0%	116%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,379,244	436,327	32%	166,838	12%	44%
GENERAL FUND	18,590,719	5,772,658	31%	1,751,993	9%	40%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2024**

SPECIAL REVENUE FUNDS

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,591,368	1,591,368	300,950	19%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	135,660	1384%
INTERGOVERNMENTAL REVENUE	1,006,297	1,006,297	345,293	34%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	5,000	5,000	1,442	29%
MISCELLANEOUS REVENUE	32,300	32,300	15,827	49%
NON-OPERATING	1,321,060	1,321,060	264,271	20%
	3,965,825	3,965,825	1,063,443	27%
EXPENSES:				
GENERAL GOVERNMENT	1,705,658	1,705,658	0	0%
PUBLIC SAFETY	18,000	18,000	4,466	25%
ECONOMIC ENVIRONMENT	828,822	828,822	274,434	33%
PHYSICAL ENVIRONMENT	24,000	24,000	6,480	27%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,389,345	1,389,345	77,986	6%
	3,965,825	3,965,825	363,366	9%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	126,713	126,713	38,675	31%
OPERATING EXPENDITURES	672,559	672,559	292,167	43%
CAPITAL OUTLAY	3,111,553	3,111,553	32,524	1%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	25,000	25,000	0	0%
NON-OPERATING	30,000	30,000	0	0%
	3,965,825	3,965,825	363,366	9%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

SPECIAL REVENUE FUNDS REVENUES

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	1,591,368	1,591,368	300,950	19%
SUBTOTAL	1,591,368	1,591,368	300,950	19%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
OTHER CHARGES AND FEES	0	0	128,434	NA+
SPECIAL ASSESSMENTS	9,800	9,800	7,226	74%
SUBTOTAL	9,800	9,800	135,660	1384%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	666,667	666,667	5,898	1%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	339,630	339,630	339,395	100%
SUBTOTAL	1,006,297	1,006,297	345,293	34%
<u>CHARGES FOR SERVICES</u>				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>FINES AND FORFEITURES</u>				
ADDT'L CRT COSTS-\$2 FOR LEO TRAINING	5,000	5,000	1,442	29%
SUBTOTAL	5,000	5,000	1,442	29%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	7,300	7,300	6,802	93%
RENTALS AND LEASES	25,000	25,000	9,025	36%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	32,300	32,300	15,827	49%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	264,454	264,454	264,271	100%
USE OF FUND BALANCE/UNDERCOLLECTION	1,056,606	1,056,606	0	0%
SUBTOTAL	1,321,060	1,321,060	264,271	20%
SPECIAL REVENUE FUNDS	3,965,825	3,965,825	1,063,443	27%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

SPECIAL REVENUE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ADDT'L COURT COST-\$2 FOR LEO TRAINING FUND</u>						
OPERATING EXPENDITURES	13,000	4,466	34%	0	0%	34%
TOTAL EXPENDITURES	13,000	4,466	34%	0	0%	34%
<u>TREE BANK FUND</u>						
OPERATING EXPENDITURES	201,511	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	201,511	0	0%	0	0%	0%
<u>EXPLORER SPECIAL REVENUE FUND</u>						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	5,000	0	0%	0	0%	0%
<u>TK BASIN SPECIAL ASSESSMENT</u>						
OPERATING EXPENDITURES	14,000	1,620	12%	4,860	35%	46%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	24,000	1,620	7%	4,860	20%	27%
<u>INFRASTRUCTURE SURTAX FUND</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	1,504,147	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,504,147	0	0%	0	0%	0%
<u>WILD SPACES PUBLIC PLACES FUND</u>						
OPERATING EXPENDITURES	38,900	14,999	39%	35,084	90%	129%
CAPITAL OUTLAY	1,345,531	25,649	2%	0	0%	2%
TOTAL EXPENDITURES	1,384,431	40,648	3%	35,084	3%	5%
<u>DONATION FUND</u>						
OPERATING EXPENDITURES	4,914	2,254	46%	0	0%	46%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,914	2,254	46%	0	0%	46%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
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SPECIAL REVENUE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	126,713	38,675	31%	0	0%	31%
OPERATING EXPENDITURES	395,234	95,614	24%	133,270	34%	58%
CAPITAL OUTLAY	261,875	0	0%	6,875	3%	3%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	25,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	828,822	134,289	16%	140,145	17%	33%
SPECIAL REVENUE FUNDS	3,965,825	183,277	5%	180,089	5%	9%

**CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024**

DEBT SERVICE FUND

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	2	NA+
NON-OPERATING	800,274	800,274	807,572	101%
	<u>800,274</u>	<u>800,274</u>	<u>807,574</u>	<u>101%</u>
EXPENSES:				
GENERAL GOVERNMENT	800,274	800,274	614,649	77%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>800,274</u>	<u>800,274</u>	<u>614,649</u>	<u>77%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	800,274	800,274	614,649	77%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>800,274</u>	<u>800,274</u>	<u>614,649</u>	<u>77%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

DEBT SERVICE FUND REVENUES

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT COLLECTED
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	0	0	2	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	2	NA+
<u>NON OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	807,572	807,572	807,572	100%
FUND BALANCE & UNDER COLLECTION	(7,298)	(7,298)	0	0%
SUBTOTAL	800,274	800,274	807,572	101%
DEBT SERVICE FUND	800,274	800,274	807,574	101%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

DEBT SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEBT OBLIGATION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>OTHER DEBT COSTS</u>						
DEBT SERVICE	750	611	81%	0	0%	81%
<u>SERIES 2016 CAPITAL IMPROVEMENT</u>						
DEBT SERVICE	799,524	614,038	77%	0	0%	77%
TOTAL EXPENDITURES	799,524	614,038	77%	0	0%	77%
DEBT SERVICE FUND	800,274	614,649	77%	0	0%	77%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2024**

CAPITAL PROJECTS FUNDS

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	673,315	673,315	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	4	NA+
NON-OPERATING	227,640	227,640	0	0%
	900,955	900,955	4	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	894,929	894,929	865,562	97%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,700	1,700	1,680	99%
	900,955	900,955	867,242	96%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	4,326	4,326	0	0%
CAPITAL OUTLAY	894,929	894,929	867,242	97%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	1,700	1,700	0	0%
POWER COSTS	0	0	0	0%
	900,955	900,955	867,242	96%

**CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024**

CAPITAL PROJECTS FUNDS REVENUES

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	673,315	673,315	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	673,315	673,315	0	0%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	0	0	4	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	4	NA+
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	227,640	227,640	0	0%
SUBTOTAL	227,640	227,640	0	0%
CAPITAL PROJECTS FUNDS	900,955	900,955	4	0%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

CAPITAL PROJECTS FUNDS EXPENDITURES
 BY MAJOR CATEGORY

CAPITAL PROJECT	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>SAN FELASCO CONSERVATION CORRIDOR</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON-OPERATING	1,700	1,680	99%	0	0%	99%
TOTAL EXPENDITURES	1,700	1,680	99%	0	0%	99%
<u>HERITAGE OAKS</u>						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,326	0	0%	0	0%	0%
<u>CDBG - NEIGHBORHOOD REVITALIZATION</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	894,929	865,562	97%	0	0%	97%
TOTAL EXPENDITURES	894,929	865,562	97%	0	0%	97%
CAPITAL PROJECT FUNDS	900,955	867,242	96%	0	0%	96%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2024**

ENTERPRISE FUNDS

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	5,228,379	5,228,379	251,425	5%
CHARGES FOR SERVICES	22,377,771	22,377,771	7,298,808	33%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	487,300	487,300	147,137	30%
NON-OPERATING	9,967,040	9,967,040	0	0%
	38,060,490	38,060,490	7,697,370	20%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	38,060,490	38,060,490	17,393,221	46%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	38,060,490	38,060,490	17,393,221	46%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,447,239	2,447,239	691,469	28%
OPERATING EXPENDITURES	2,620,616	2,620,616	959,299	37%
CAPITAL OUTLAY	14,318,220	14,318,220	9,116,168	64%
DEBT SERVICE	788,712	788,712	506,193	64%
GRANTS AND AIDS	0	0	0	0%
NON-OPERATING	8,980,703	8,980,703	4,592,397	51%
POWER COSTS	8,905,000	8,905,000	1,527,695	17%
	38,060,490	38,060,490	17,393,221	46%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

ENTERPRISE FUNDS REVENUES

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	RECEIVED TO DATE FY 23/24	PERCENT COLLECTED
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE GRANTS	798,325	798,325	11,425	1%
FEDERAL GRANTS	4,430,054	4,430,054	240,000	5%
SUBTOTAL	5,228,379	5,228,379	251,425	5%
<u>CHARGES FOR SERVICES</u>				
PHYSICAL ENVIRONMENT-ELECTRIC	16,786,971	16,786,971	4,819,613	29%
PHYSICAL ENVIRONMENT-WATER	2,240,000	2,240,000	1,045,907	47%
PHYSICAL ENVIRONMENT-WASTEWATER	3,285,800	3,285,800	1,454,115	44%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	21,106	32%
SUBTOTAL	22,377,771	22,377,771	7,340,741	33%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	92,500	92,500	58,174	63%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	362,800	362,800	88,963	25%
SUBTOTAL	487,300	487,300	147,137	30%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,967,040	9,967,040	0	0%
SUBTOTAL	9,967,040	9,967,040	0	0%
ENTERPRISE FUNDS	38,060,490	38,060,490	7,739,303	20%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

ENTERPRISE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ELECTRIC UTILITY</u>						
PERSONAL SERVICES	1,521,242	407,981	27%	0	0%	27%
OPERATING EXPENDITURES	947,457	277,833	29%	154,013	16%	46%
CAPITAL OUTLAY	3,648,445	367,750	10%	84,000	2%	12%
DEBT SERVICE	0	0	0%	0	0%	0%
NON-OPERATING	6,329,888	3,593,263	57%	0	0%	57%
POWER COSTS	8,905,000	1,527,695	17%	0	0%	17%
TOTAL EXPENDITURES	21,352,032	6,174,522	29%	238,013	1%	30%
<u>WATER UTILITY</u>						
PERSONAL SERVICES	344,663	84,017	24%	0	0%	24%
OPERATING EXPENDITURES	499,358	83,088	17%	74,861	15%	32%
CAPITAL OUTLAY	7,787,481	365,028	5%	7,888,742	101%	106%
DEBT SERVICE	165,684	138,746	84%	0	0%	84%
NON-OPERATING	1,526,681	0	0%	0	0%	0%
TOTAL EXPENDITURES	10,323,867	670,879	6%	7,963,603	77%	84%
<u>WASTEWATER UTILITY</u>						
PERSONAL SERVICES	569,210	197,815	35%	0	0%	35%
OPERATING EXPENDITURES	1,132,183	227,650	20%	140,357	12%	33%
CAPITAL OUTLAY	2,882,294	245,502	9%	165,146	6%	14%
DEBT SERVICE	623,028	367,447	59%	0	0%	59%
NON-OPERATING	1,044,134	944,134	90%	0	0%	90%
TOTAL EXPENDITURES	6,250,849	1,982,548	32%	305,503	5%	37%
<u>MOSQUITO CONTROL</u>						
PERSONAL SERVICES	12,124	1,656	14%	0	0%	14%
OPERATING EXPENDITURES	41,618	1,497	4%	0	0%	4%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	80,000	55,000	69%	0	0%	69%
TOTAL EXPENDITURES	133,742	58,153	43%	0	0%	43%
ENTERPRISE FUNDS	38,060,490	8,886,102	23%	8,507,119	22%	46%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2024**

INTERNAL SERVICE FUND

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

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	165	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	8,969	NA+
NON-OPERATING	4,414,756	4,414,756	2,592,397	59%
	<u>4,414,756</u>	<u>4,414,756</u>	<u>2,601,531</u>	<u>59%</u>
EXPENSES:				
GENERAL GOVERNMENT	3,413,769	3,413,769	993,805	29%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,000,987	1,000,987	214,560	21%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>4,414,756</u>	<u>4,414,756</u>	<u>1,208,365</u>	<u>27%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,815,632	2,815,632	742,645	26%
OPERATING EXPENDITURES	998,210	998,210	249,762	25%
CAPITAL OUTLAY	180,000	180,000	0	0%
DEBT SERVICE	280,914	280,914	215,958	77%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	<u>4,414,756</u>	<u>4,414,756</u>	<u>1,208,365</u>	<u>27%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

INTERNAL SERVICE FUND REVENUES

REVENUE SOURCE	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT COLLECTED
<u>PERMITS, FEES & ASSESSMENTS</u>				
OTHER LICENSES, FEES, AND PERMITS	0	0	165	NA+
SUBTOTAL	0	0	165	NA+
<u>INTERGOVERNMENTAL REVENUE</u>				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>CHARGES FOR SERVICES</u>				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	0	0	8,969	NA+
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	8,969	NA+
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	4,019,078	4,019,078	2,592,397	65%
FUND BALANCE & UNDER COLLECTION	395,678	395,678	0	0%
SUBTOTAL	4,414,756	4,414,756	2,592,397	59%
INTERNAL SERVICE FUND	4,414,756	4,414,756	2,601,531	59%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

INTERNAL SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>FAS / UTILITY OPERATIONS</u>						
PERSONAL SERVICES	364,212	133,120	37%	0	0%	37%
OPERATING EXPENDITURES	90,723	13,669	15%	18,562	20%	36%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	454,935	146,789	32%	18,562	4%	36%
<u>FAS / UTILITY BILLING</u>						
PERSONAL SERVICES	408,514	116,667	29%	0	0%	29%
OPERATING EXPENDITURES	157,274	66,368	42%	8,500	5%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	565,788	183,035	32%	8,500	2%	34%
<u>PUBLIC SERVICES / UTILITY ADMINISTRATION</u>						
PERSONAL SERVICES	1,274,438	265,423	21%	0	0%	21%
OPERATING EXPENDITURES	333,800	67,788	20%	6,223	2%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,608,238	333,211	21%	6,223	0%	21%
<u>PUBLIC SERVICES-WAREHOUSE OPERATIONS</u>						
PERSONAL SERVICES	137,116	47,933	35%	0	0%	35%
OPERATING EXPENDITURES	31,430	3,435	11%	0	0%	11%
CAPITAL OUTLAY	110,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	278,546	51,368	18%	0	0%	18%
<u>ISF - HUMAN RESOURCES</u>						
PERSONAL SERVICES	45,536	15,449	34%	0	0%	34%
OPERATING EXPENDITURES	707	286	40%	0	0%	40%
TOTAL EXPENDITURES	46,243	15,735	34%	0	0%	34%
<u>ISF - FAS / INFORMATION</u>						
PERSONAL SERVICES	35,105	11,678	33%	0	0%	33%
OPERATING EXPENDITURES	4,000	2,746	69%	0	0%	69%
TOTAL EXPENDITURES	39,105	14,424	37%	0	0%	37%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING JANUARY 31, 2024

INTERNAL SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 23/24 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION</u>						
PERSONAL SERVICES	550,711	152,375	28%	0	0%	28%
OPERATING EXPENDITURES	380,276	42,853	11%	19,332	5%	16%
CAPITAL OUTLAY	70,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,000,987	195,228	20%	19,332	2%	21%
<u>DEBT SERVICE FUND - SERIES 2016</u>						
DEBT SERVICE	280,914	215,958	77%	0	0%	77%
TOTAL EXPENDITURES	280,914	215,958	77%	0	0%	77%
<u>INTERNAL SERVICE FUND RESERVES</u>						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	140,000	0	0%	0	0%	0%
INTERNAL SERVICE FUND	4,414,756	1,155,748	26%	52,617	1%	27%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2024**

ALL CITY FUNDS

	FY 23/24 APPROVED BUDGET	FY 23/24 AMENDED BUDGET	YEAR TO DATE FY 23/24	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	10,620,024	10,620,024	6,609,925	62%
PERMITS, FEES & ASSESSMENTS	1,046,800	1,046,800	461,597	44%
INTERGOVERNMENTAL	8,119,786	8,119,786	929,318	11%
CHARGES FOR SERVICES	24,201,837	24,201,837	7,855,019	32%
FINES AND FORFEITURES	45,000	45,000	28,760	64%
MISCELLANEOUS REVENUE	677,200	677,200	242,543	36%
NON-OPERATING	22,022,372	22,022,372	5,665,920	26%
	66,733,019	66,733,019	21,793,082	33%

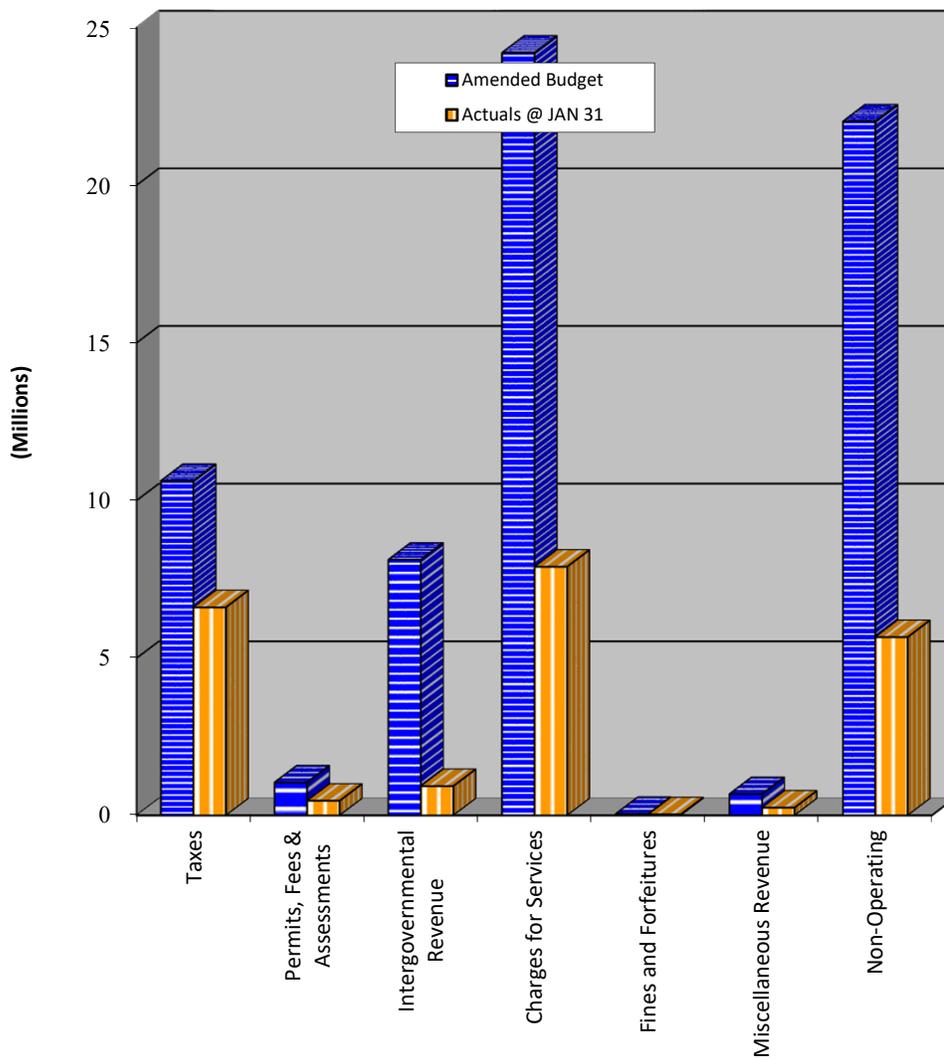
EXPENSES:				
GENERAL GOVERNMENT	13,081,079	13,081,079	4,707,084	39%
PUBLIC SAFETY	5,476,246	5,476,246	2,143,865	39%
ECONOMIC ENVIRONMENT	828,822	828,822	274,434	33%
PHYSICAL ENVIRONMENT	40,201,565	40,201,565	18,712,569	47%
TRANSPORTATION	4,375,018	4,375,018	1,450,711	33%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,770,289	2,770,289	682,831	25%
	66,733,019	66,733,019	27,971,494	42%

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	14,927,361	14,892,561	4,698,228	32%
OPERATING EXPENDITURES	8,652,626	8,687,426	4,047,367	47%
CAPITAL OUTLAY	21,637,202	21,637,202	10,694,789	49%
DEBT SERVICE	1,869,900	1,869,900	1,336,800	71%
GRANTS & AIDS	316,501	316,501	2,375	1%
NON-OPERATING	10,424,429	10,424,429	5,664,240	54%
POWER COSTS	8,905,000	8,905,000	1,527,695	17%
	66,733,019	66,733,019	27,971,494	42%

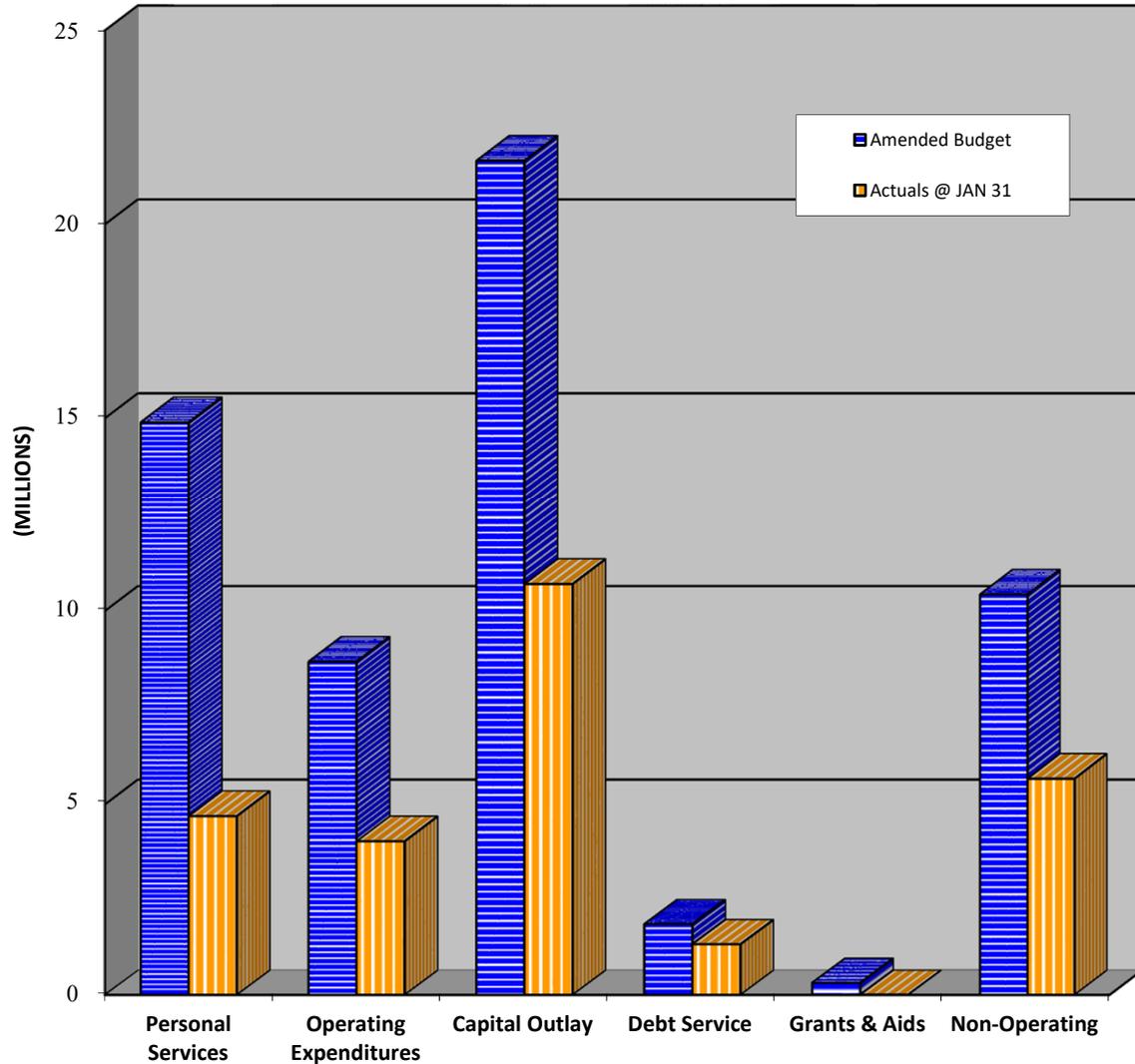
Revenues by Major Category All City Funds

The City of Alachua's overall revenues are at 33% of budget for the fiscal year. Taxes are at 62% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (44%); Intergovernmental Revenue (11%); Charges for Services (33%); Fines and Forfeitures (64%); Miscellaneous Revenue (36%); and Non-Operating Revenue (26%).



Expenditures by Major Category All City Funds

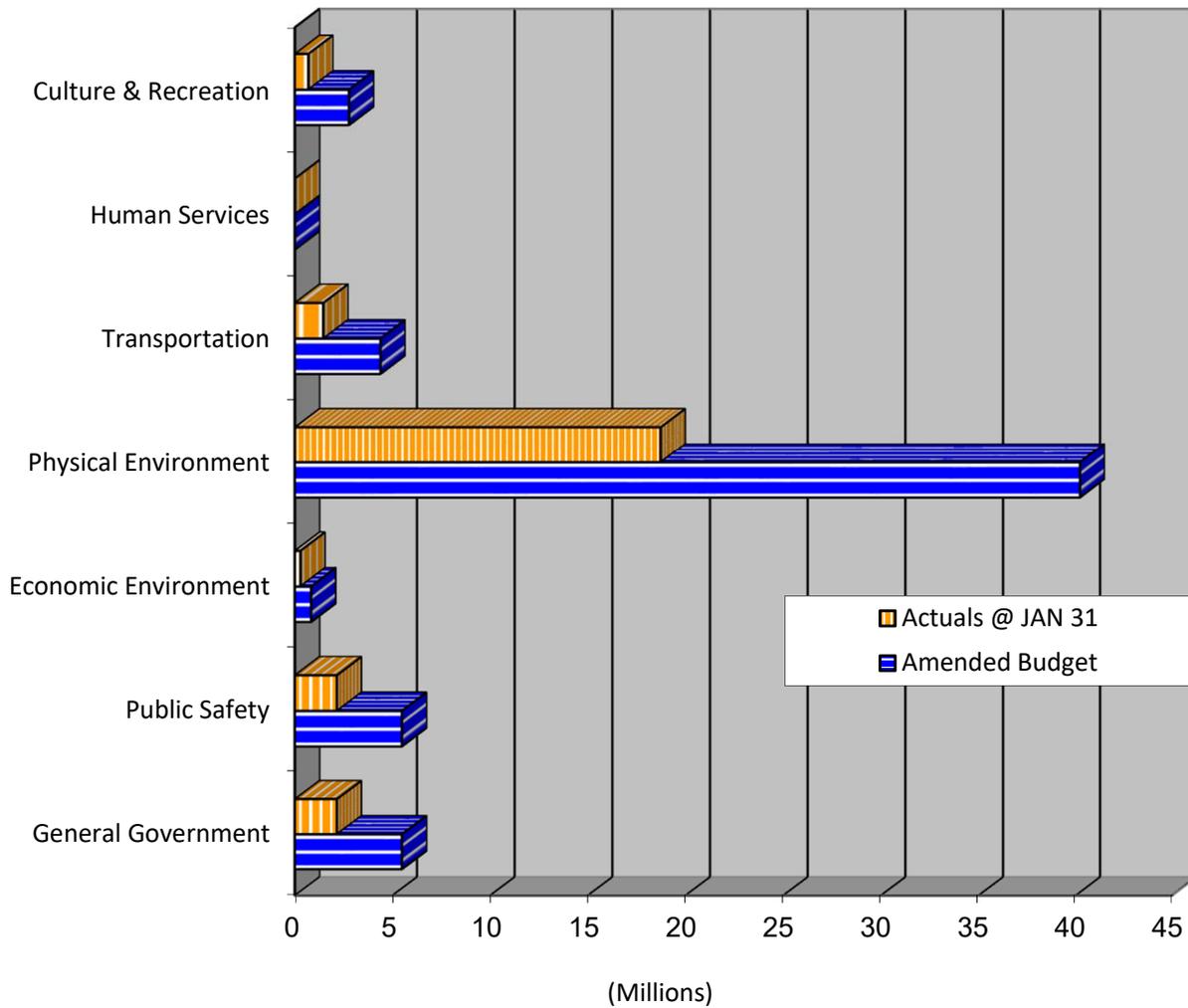
Overall, City expenditures and encumbrances are at 42% of budget for the period. The Personal Services category is at 32% of budget for the fiscal year. The Operating Expenditures category is at 47%, with encumbrances for legal and residential waste collection services of \$957K. Capital Outlay is at 49%, Debt Service is 71%, Grants & Aids is 1% and Non-Operating Expenditures are at 54%. Encumbrances for future expenditures account for 15.7% (aprox. \$10.5M) of the budget total.



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

Budget Performance by Function All City Funds

Overall, expenditures are at 42% of budget with General Government expenses at 39%, Public Safety at 39%, Economic Environment at 33%, Physical Environment at 47% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 33%, Human Services at 0%, and Culture & Recreation at 25%.



INVESTMENTS AND CASH

Purpose

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

Investment Objectives

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

Defining Principal

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

Defining of Portfolio

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

Defining Rate of Return on Investment

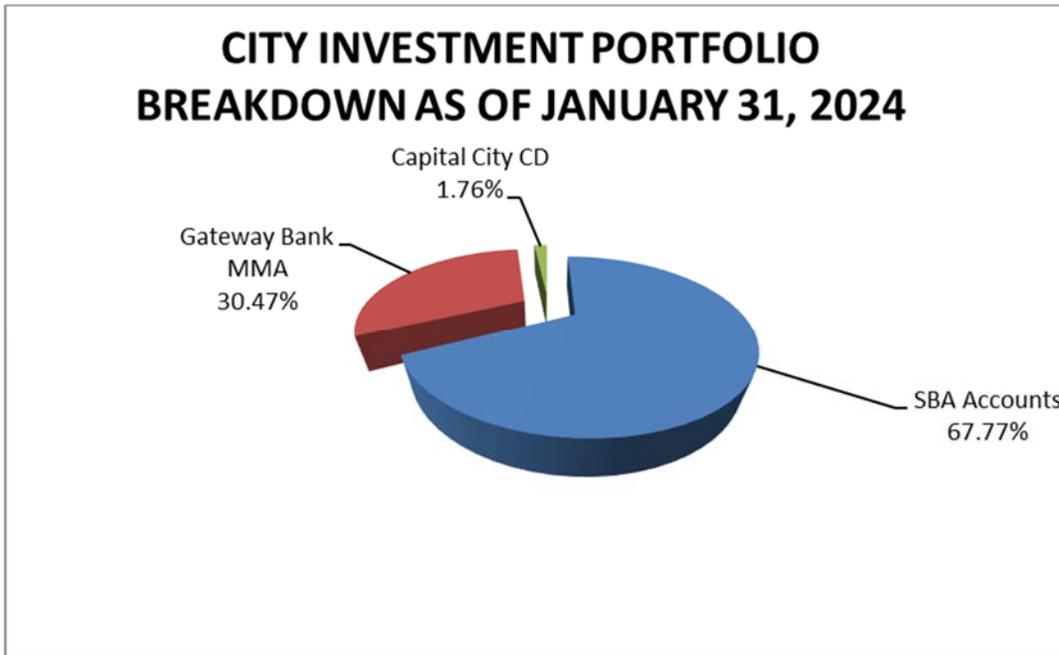
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

Conclusion

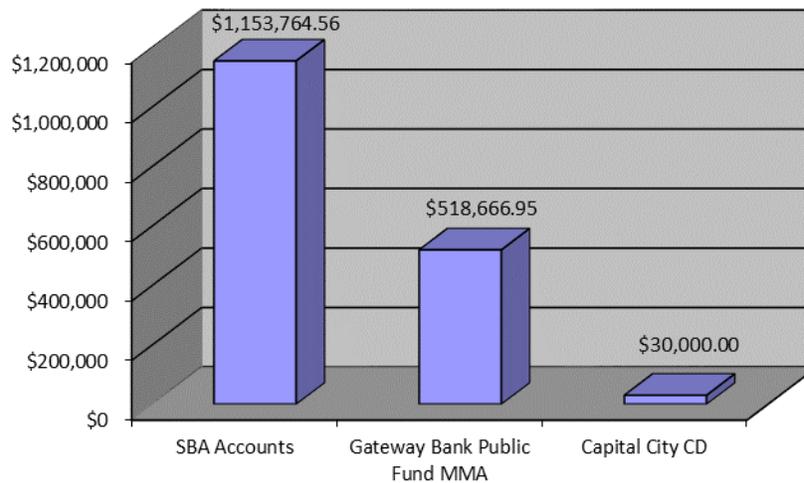
The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional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

INVESTMENTS AND CASH

As of January 31, 2024, the City's investment portfolio totaled **\$1,702,431.51**. The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.



INVESTMENTS AS OF JANUARY 31, 2024



INVESTMENTS AND CASH

As of January 31, 2024, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **\$33,757,248.07**. Each bank account has a specific purpose. The accounts are listed as follows:

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

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

<u>Bank Account</u>	<u>January Balance</u>	<u>Percentage of Total</u>
Operating Account	\$25,848,344.15	76.57%
Payroll Account	\$7,861.99	0.02%
CRA Account	\$966,823.06	2.86%
Police Forfeiture Account	\$3,388.63	0.01%
Series 2016 Repayment Account	\$34,300.10	0.10%
Deposit Account	\$2,079,370.50	6.16%
Explorer Account	\$5,139.29	0.02%
Heritage Oaks Account	\$4,325.46	0.01%
SRF Repayment Account	\$156,101.56	0.46%
ARPA Account	\$4,651,593.33	13.78%
 TOTAL	 \$33,757,248.07	 100.00%

CITY OF ALACHUA



FISCAL ANALYSIS REPORT

FISCAL YEAR 2023-2024
THROUGH JANUARY 31, 2024

FEBRUARY 26, 2024

KEY TERMS



- **Fiscal year: period beginning October 1, 2023 and ending September 30, 2024.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 33.3%.**
- **Encumbrances: Funds committed for future expenses.**

GENERAL FUND



- **Primary Revenue Source: Taxes**

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

GENERAL FUND



- **Sources of Funding (70%) –**

- Current Revenues: \$ 9.6M (52%)
- Budgeted Balances: \$ 3.3M (18%)

- **Uses of Funding (40%) –**

- Expenses: \$ 5.8M (31%)
- Encumbrances: \$ 1.8M (9%)

SPECIAL REVENUE FUNDS



- **Primary Revenue Source: Intergovernmental Revenue and Taxes**
- **Programs Funded:**
 - Law Enforcement Training
 - Tree Bank
 - APD Explorers
 - T K Basin
 - Infrastructure Surtax
 - Wild Spaces Public Places
 - Donation
 - Community Redevelopment Agency (CRA)

SPECIAL REVENUE FUNDS



- **Sources of Funding (54%) –**

- Current Revenues: \$ 1.1M (27%)
- Budgeted Balances: \$ 1.1M (27%)

- **Uses of Funding (9%) –**

- Expenses: \$ 183K (5%)
- Encumbrances: \$ 180K (4%)

DEBT SERVICE FUND



- **Primary Revenue Source: Inter-fund Transfers**
- **Programs Funded:**
 - Series 2016 Debt Payments

DEBT SERVICE FUND



- **Sources of Funding (100%) –**

- Current Revenues: \$ 808K (101%)
- Budgeted Balances: \$ -7K (-1%)

- **Uses of Funding (77%) –**

- Expenses: \$ 614K (77%)
- Encumbrances: \$ ----- (0%)

CAPITAL PROJECTS FUNDS



- **Primary Revenue Source: Intergovernmental Revenue**
- **Programs Funded:**
 - San Felasco Conservation Corridor
 - Heritage Oaks
 - CDBG – Neighborhood Revitalization

CAPITAL PROJECTS FUNDS



- **Sources of Funding (25%) –**

- Current Revenues: \$ 0K (0%)
- Budgeted Balances: \$ 228K (25%)

- **Uses of Funding (96%) –**

- Expenses: \$ 867K (96%)
- Encumbrances: \$ 0K (0%)

ENTERPRISE FUNDS



- **Primary Revenue Source: Charges for Services**
- **Programs Funded:**
 - Electric
 - Water
 - Waste Water
 - Mosquito

ENTERPRISE FUNDS



- **Sources of Funding (39%) –**

- Current Revenues: \$ 7.7M (20%)
- Budgeted Balances: \$ 7.2M (19%)

- **Uses of Funding (46%) –**

- Expenses: \$ 8.9M (23%)
- Encumbrances: \$ 8.5M (23%)

INTERNAL SERVICE FUND



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

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

INTERNAL SERVICE FUND



- **Sources of Funding (68%) –**

- Current Revenues: \$ 2.6M (59%)
- Balances: \$ 396K (9%)

- **Uses of Funding (27%) –**

- Expenses: \$ 1.2M (26%)
- Encumbrances: \$ 53K (1%)

ALL FUNDS SUMMARY



- **Amended FY 23/24 Budget = \$ 66,733,019**

- **Sources of Funding (51%) –**
 - Current Revenues: \$ 21.8M (33%)
 - Budgeted Balances: \$ 12.2M (18%)

- **Uses of Funding (42%) –**
 - Expenses: \$ 17.5M (26%)
 - Encumbrances: \$ 10.5M (16%)

INVESTMENTS / CASH HOLDINGS



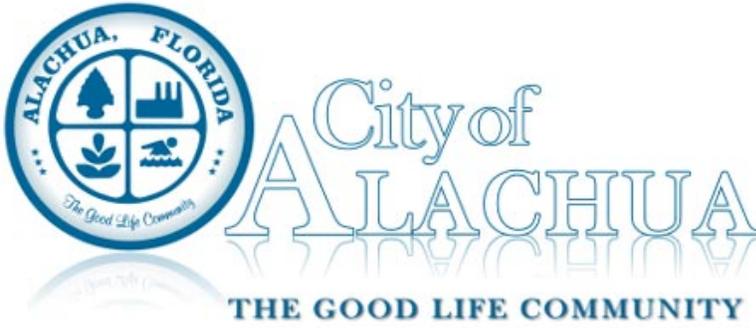
- **Investment portfolio total = \$ 1,702,431.51**
 - State Board of Administration (SBA) = \$ 1.2M
 - Money Market Account = \$ 519K
 - Certificate of Deposit = \$ 30K

- **Cash holdings total = \$ 33,757,248.07**
 - Operating Account = \$ 25.8M
 - CRA Account = \$ 967K
 - Customer Deposit Accounts = \$ 2.1M
 - Series 2016 Repayment Account = \$ 34K
 - SRF Money Market account = \$ 156K
 - ARPA Account = \$ 4.7M
 - Other Accounts = \$ 21K

CONCLUSION



- **Revenues and Expenses**
- **Audit Wrapping Up**



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Kirkland Farms Phase 1 Final Plat: A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Garden Street Communities Southeast, LLC, property owner, for consideration of the Final Plat for Kirkland Farms Phase 1, which proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03924-000-000, 03917-200-002, and a portion of 03865-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

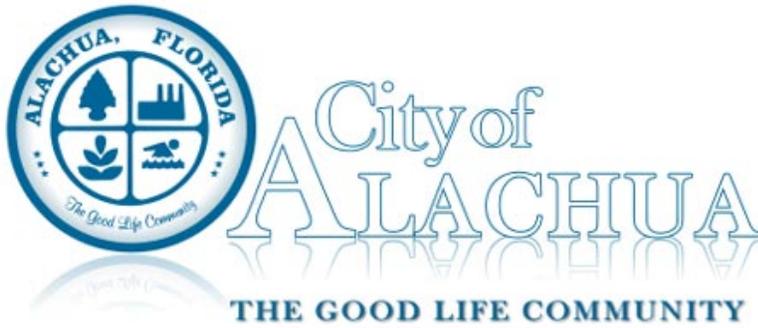
RECOMMENDED ACTION:

Staff recommends that the City Commission defer this item until the regular City Commission meeting scheduled for 6 PM on March 11, 2024, at Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, FL 32615.

Summary

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Garden Street Communities Southeast, LLC, property owner, for consideration of the final plat of Phase 1 of Kirkland Farms subdivision, which proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way.

The applicant has requested that this item be deferred until the March 11, 2024 regular City Commission meeting in order to allow additional time to obtain all necessary surety devices.



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Ordinance 24-06, Second 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 adopt Ordinance 24-06 upon second reading.

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 adopts Ordinance 24-06 upon second reading.

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

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.

The City Commission held a public hearing on February 12, 2024 and voted 4-0 to approve Ordinance 24-06 upon first reading and schedule second and final reading for February 26, 2024.

ATTACHMENTS:

Description

- ▢ Applicant Submittal
- ▢ Ordinance 24-06
- ▢ Staff Report and Supporting Materials
- ▢ Public Notice Materials CCOM 2.26.24
- ▢ Public Notice Materials CCOM 2.26.24
- ▢ Public Notice Materials CCOM 2.12.24
- ▢ Public Notice- PZB AC Today
- ▢ Public Notice- PZB Gville Sun

City of Alachua

LDR Text Amendment Application

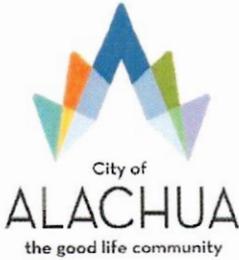
*Sec. 4.3.4(J) Use Specific Standards:
Vehicle Sales and Services*

Submitted: October 6, 2023

Palmetto Capital Group
632 E. Main St., Suite 301
Lakeland, FL 33801

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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

- Applicant's Status Applicant Agent
- 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
- 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

- Sections or Goals, Objectives, or Policies Proposed to be Amended: Sec. 4.3.4(J) Vehicles Sales & Services

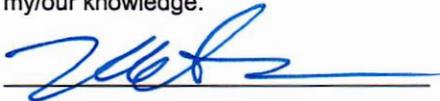
- Identify each new Section or Goal, Objective, or Policy Proposed: _____

- 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

Signature of Co-applicant

Mike Houghton, Registered Agent

Typed or printed name and title of applicant

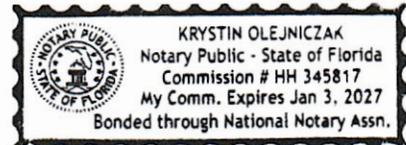
Typed or printed name and title of co-applicant

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.

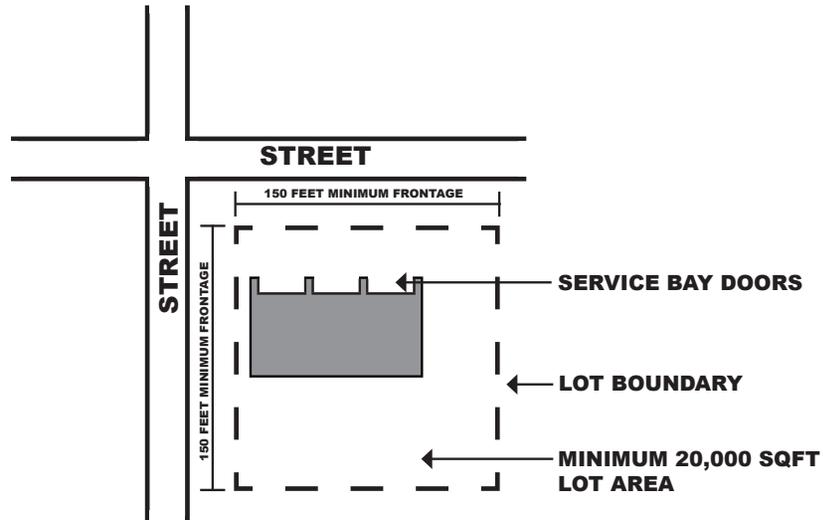
(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

(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.

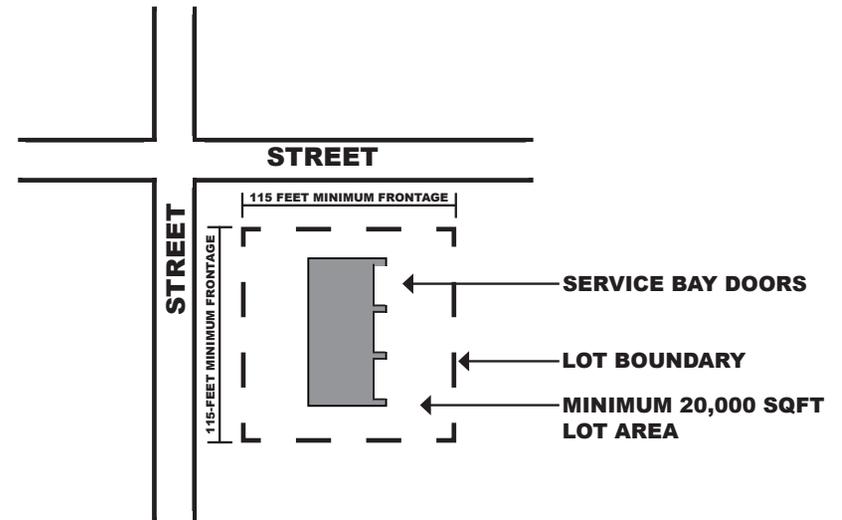
(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.

SEC. 4.3.4(J)(3)(b)(i) and (ii) SCHEMATIC DIAGRAM

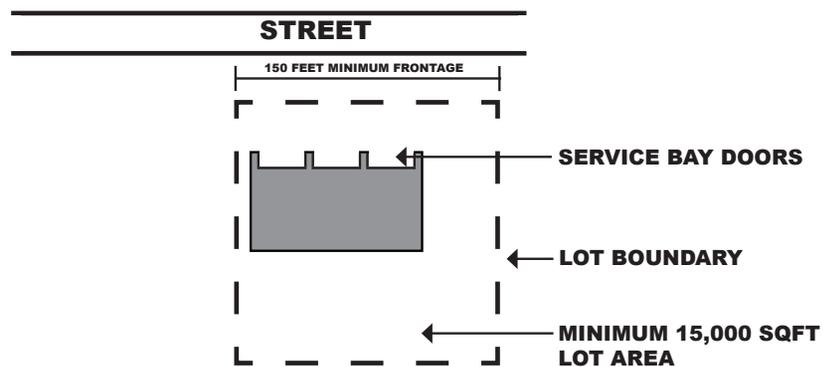
CORNER LOT
4.3.4(J)(3)(b)(i)(a)



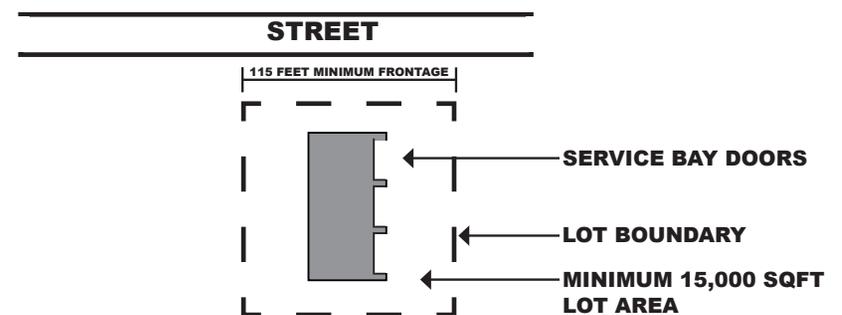
CORNER LOT
4.3.4(J)(3)(b)(i)(b)



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,



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, Abfortis 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 26, 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 15, 2024)

■ **March 7: High Springs Dance Club** - This is a 12-week beginning class in modern square dancing. Classes are free and will take place at the High Springs Civic Center, 19107 N.W. 240th Street, High Springs. This event is being offered to help promote physical fitness and mental agility. These classes are designed for individuals of all ages and abilities. Class participants will have the opportunity to learn the basic steps, formations and calls of modern square dance in a supportive and enjoyable atmosphere. No previous dance experience is required, making this a perfect opportunity for those looking to try something new and stay active in a friendly community setting. To register for the beginner classes or for more information, join the High Springs Dance Club Facebook group, or contact Debbie Cassidy at 352-262-0760 or email emeraldoks@gmail.com.

■ **March 8: Donuts & Drawing at Good News Arts** - Join in at Good News Arts for a free and casual open drawing session for all

to ensure every child is equipped to manage it if they find themselves in an unsafe situation with a firearm involved. Firearm injuries have become the leading cause of death among children and teens. This program is here to change that narrative by instilling a solid foundation of firearms safety. To read more about this course, go to Facebook Events and search for the class. This event has two different timeslots from 9 a.m. - 3 p.m. For tickets go to: www.focusedfire-training.com/event/childrens-gun-safety-class-at-deeper-purpose-church-high-springs-fl.

■ **Feb. 24: 2024 North Florida Outdoor Expo** - This event is sponsored by UF IFAS Extension North Florida Livestock Agents Group, 210 S.E. 134th Avenue, Micanopy. This is a family fun event for outdoor enthusiasts including hunters, fishermen, hikers, campers, water recreation and anything in between. Visit with vendors to find all of the outdoor products you could want, and purchase them on location. This event will offer natural resource education, guided nature walks and some Florida history sprinkled in.

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terminate the master
operating agreement.

Email cwalker@alachuatoday.com

House Republicans vote to impeach Mayorkas

Ken Tran
USA TODAY

WASHINGTON – The House voted to impeach Homeland Security Secretary Alejandro Mayorkas on Tuesday, after an embarrassing failed attempt from House Republicans last week as they seek to make the crisis on the southern border a top 2024 issue.

The vote passed mostly along party lines by a count of 214-213, with no Democrats supporting the effort and a few GOP lawmakers joining them. Until Tuesday evening's vote, the House had not impeached a Cabinet secretary in almost 150 years.

The crux of House Republicans' allegations against Mayorkas, whom they have long sought to impeach, is that the secretary deliberately and willfully allowed migrants' attempts to enter the U.S. at the southern border to grow into a crisis.

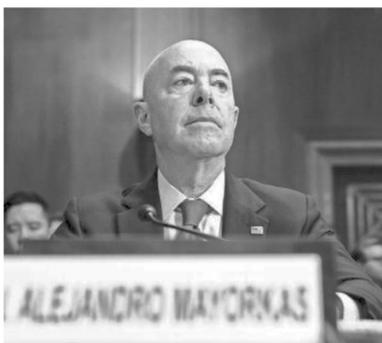
"With this vote, Congress has made clear that we will not tolerate such lawlessness," Rep. Mark Green, R-Tenn., chair of the GOP-led House Homeland Security Committee, said in a statement after the House's vote.

But Democrats, a handful of GOP lawmakers and legal scholars across the political spectrum have argued that House Republicans' accusations amount to nothing more than policy disagreements over immigration.

Policy debates, they argue, aren't the high crimes or misdemeanors the Constitution requires for impeachment. Skeptics of the effort have raised concerns that impeaching Mayorkas could have a ripple effect, politicizing future impeachments.

In a statement Tuesday, President Joe Biden went after House Republicans for impeaching Mayorkas over his handling of the border, especially after they outright rejected a bipartisan border and immigration deal from the Senate, calling it a "political stunt."

"Without a shred of evidence or legitimate Constitutional grounds, and despite bipartisan opposition, House Republicans have falsely smeared a dedicated public servant who has



Homeland Security Secretary Alejandro Mayorkas is not likely to be convicted in the Democratic-run Senate. STEPHANIE SCARBROUGH/AP FILE

spent more than 20 years enforcing our laws and serving our country," Mia Ehrenberg, a spokesperson for the Department of Homeland Security, said in a statement following the vote.

Ultimately, nothing will result from Tuesday night's vote. The Senate has the power to hold a trial to remove an impeached official, but Senate Majority Leader Chuck Schumer, D-N.Y., called the proceedings a "sham" after the vote.

Once senators return from their two-week recess later this month, they "will be sworn in as jurors in the trial the next day," Schumer said in a statement. While members will be sworn in to be jurors, it's not clear if there is appetite among lawmakers to sit through a trial.

Even if a trial were to be scheduled, Mayorkas would almost certainly be acquitted in the Democratic-controlled Senate.

House Republicans tried to impeach the official last week, but they failed in spectacular fashion when the vote was tied 215-215. A tie is not enough for a vote to pass in the House. Only one member, House Majority Leader Steve Scalise, R-La., was absent.

Three Republicans, Reps. Ken Buck of Colorado, Mike Gallagher of Wisconsin and Tom McClintock of California, joined Democrats to sink the initial effort. They voted again on Tuesday night against impeachment.

Dems seek workaround for Ukraine, Israel aid bill

Riley Beggin and Ken Tran
USA TODAY

WASHINGTON – House Democrats are laying the groundwork to force a vote on the \$95 billion foreign aid bill that passed in the Senate early Tuesday despite fierce opposition from House Speaker Mike Johnson, R-La.

It would mark a significant coup if Democrats are successful. They're aiming to use the rare procedural move known as a discharge petition, which would require at least 218 signatures – including those of at least some Republicans – to bring the legislation up for a vote.

The package would appropriate \$60 billion to support Ukraine, which has been battling Russia since February 2022. It would also send \$14 billion in military assistance to Israel, \$9 billion in humanitarian assistance to Gaza and elsewhere, and nearly \$5 billion to defend Taiwan.

House Democratic Leader Hakeem Jeffries, D-N.Y., sent a letter to fellow Democrats on Tuesday saying the caucus would "use every available legislative tool" to advance the bill and called upon "traditional Republicans" to step up in the House.

The Democratic leader said during a news conference that he believes there are at least 300 votes in the House to pass the foreign aid bill, including an "overwhelming majority" of Democrats.

Rep. Andy Biggs, R-Ariz., a member of the ultraconservative Freedom Caucus, said he's a "hard no" on the bill, but he told a conservative talk radio host Tuesday that "if it were to get to the floor, it would pass – let's just be frank about that."

The legislation cleared the Senate with 70 votes on Tuesday. Only two Democrats and Sen. Bernie Sanders, I-Vt., voted against it, alongside a majority of the chamber's Republicans.

The Senate's vote reflects similar divisions in the House. A growing number of Republican lawmakers have



House Speaker Mike Johnson, R-La., opposes the \$95 billion foreign aid bill the Senate passed Tuesday. J. SCOTT APPLEWHITE/AP

raised concerns about sending additional aid to Ukraine, and the progressive wing of the Democratic Party has protested further aid to Israel without conditions for more humane treatment of Palestinians in Gaza.

But the moderate coalitions in both parties appear to remain the dominant voice in the House and Senate – and they're preparing to flex their muscles.

"This place runs on majority," Rep. Annie Kuster, D-N.H., chair of the centrist New Democrat caucus, told USA TODAY last week.

She said bringing the left wing of her party on board would be possible by adding conditions that the Israel aid is used "in accordance with international law." Kuster also predicted there are likely more than the five necessary Republicans willing to stand up to their leaders.

Several moderate Republicans who represent crucial swing districts also indicated to USA TODAY that they weren't quite ready to go against their leader.

Rep. Mario Diaz-Balart, R-Fla., noted that the House passed its own bill to fund Israel aid that the Senate has not picked up yet. That bill included cuts to the Internal Revenue Service funding that made it unpalatable to many in the upper chamber.

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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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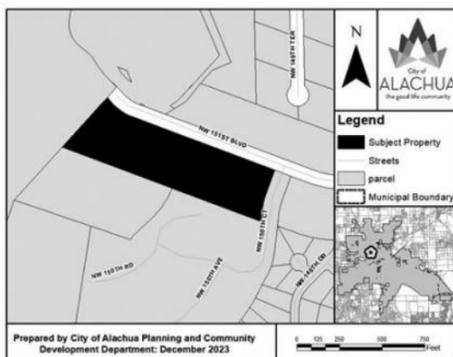
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The ordinance title is as follows:

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.



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.

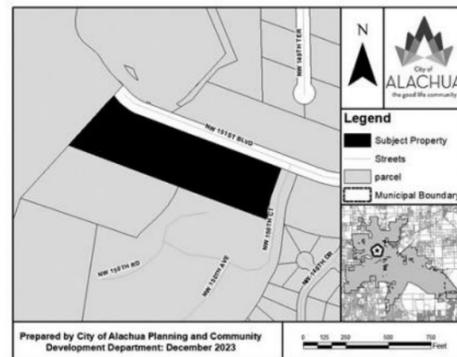
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The ordinance title is as follows:

ORDINANCE 24-04

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.



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(C) 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



City of ALACHUA

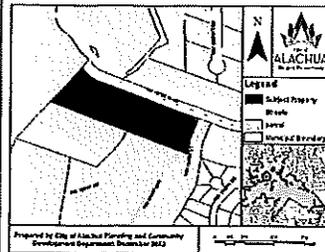
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE 24-05

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.



Prepared by City of Alachua Planning and Community Development Department, December 2023

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_
CCOM_2024_02_12

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



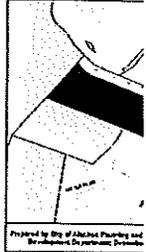
PUBLIC ENACTM ORDINA CITY OF FL

Notice is hereby given City of Alachua will hold ordinance. The hearing 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 FLORIDA, RELATI AMENDMENT OF COMPREHENSIVE USE MAP; AMENI USE MAP CLASSI ACRE PROPERT COMMERCIAL TO MEDIUM I GENERALLY LOI HIGHWAY 441, BE AND NW 247TH B BOULEVARD; TAX 007-000, 03869-009-000, 03869-010-000; REPE IN CONFLICT; PR AND PROVIDING A



Prepared by City of Alachua Planning and Community Development Department, December 2023

At the public hearing, a and be heard with resp the application are avail Planning and Commur 15100 NW 142nd Terr regular business day betw p.m. Written comments to the following address: Community Development Notice is given pursuan Statutes, that, in order to public hearing, you will r and that, for such purpos verbatim record of the pro the testimony and evidenc based. In accordance wil Act, any persons with a accommodation in order should call the City Clerk 48 hours prior to the publi

(Published: Alachua Co

City of Alachua:
NW 151st Blvd SSC)
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Publication Date: 02/01/2024
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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 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

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

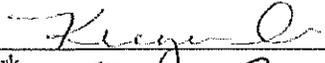
STATE OF WISCONSIN, COUNTY OF BROWN

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:

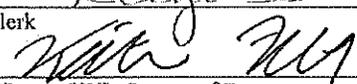
02/01/2024

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:

Customer No: 533822

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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

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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)



OF HIGH SPRINGS BOARD/COMMITTEE APPOINTMENTS AVAILABLE

High Springs is currently accepting applications for the following Boards and Committees:

- 1 - 1 Position**
will review amendments to the land zoning maps; review and recommend amendments; hear and consider code variances.
- Applications may be obtained Monday through Thursday, from City Hall, 23718 W US HWY 27, High Springs, FL 32643 or on the City's website at www.cityofhighsprings.com. To be appointed, applicants must be a resident of the City of High Springs. The High Springs Board will make appointment of the successful applicant on February 22, 2024.

Published: 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 "trues up" the budget at the end of fiscal year

Professional Consulting, 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.)

of Newberry by changing AGRICULTURAL (A) to (A) on property previousl on the location map belo Numbers. 02579-00 5-4 consisting of approximate contingent upon approval

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

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AN ORDINANCE OF RELATING TO THE ZONING ATLAS FC 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.



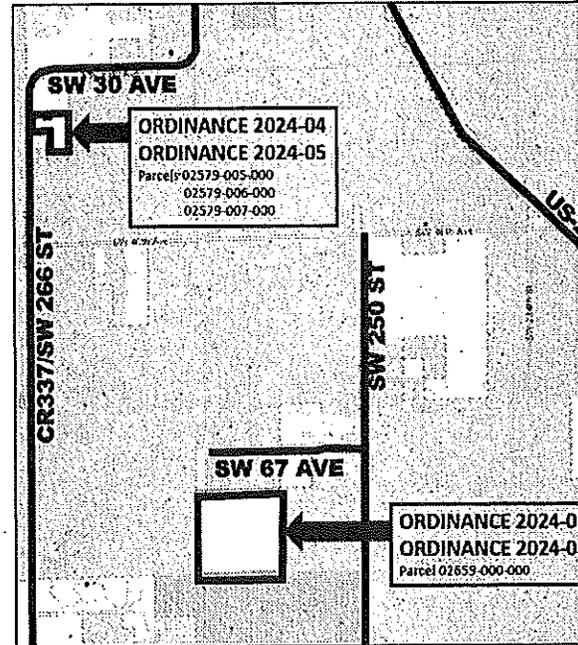
City of ALACHUA

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)



ITEM 5: Ordinance 2024-06/LDR 24-06, an application by the City of Newberry to amend the 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 DEVELOPMENT REGULATIONS, AS AMENDED; TO AMEND SECTION 4.2.40, SOLAR FARMS TO ESTABLISHING STANDARDS FOR THE DEVELOPMENT OF SOLAR FARMS; 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 a meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the meeting. For more information, please contact 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.

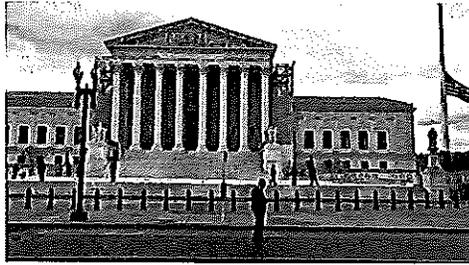
The nation's top court is already weighing whether to hear Trump's claim that he's entitled to immunity from federal charges tied to his interference in the 2020 election. The justices have also agreed to decide a suit questioning whether those involved in the Jan. 6, 2021 attack on the U.S. Capitol 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 adds 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 HONEYBAKER/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.

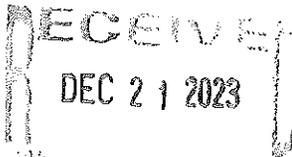
The case is being closely watched in part because more than 200 people have been charged with violating the law at issue — a prohibition on obstructing "official proceedings" — including Trump himself. If prosecutors could secure convictions for the felonies, they could try to tack on 20 years to prison 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.

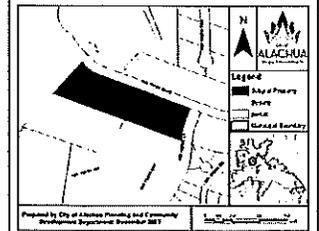
But the Justice Department argued the counting of electoral votes — interrupted as lawmakers fled for their safety and police battled with rioters — qualified as an "official proceeding."

"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

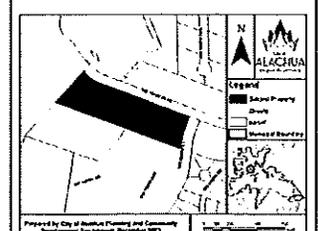
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 9, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Swager, 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).



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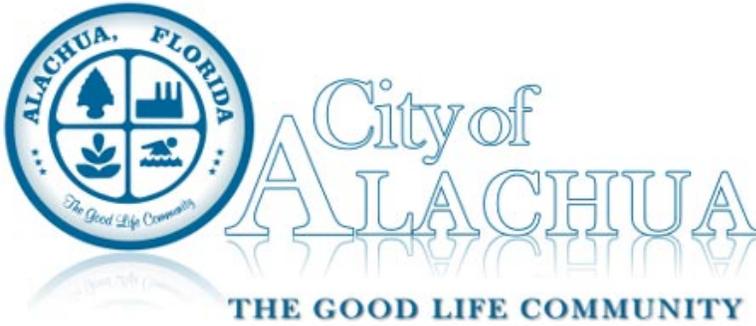


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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning 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.



Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Ordinance 24-04, Second 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 ± 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 approve Ordinance 24-04 upon second reading.

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 approves Ordinance Number 24-04 on second reading.

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

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.

The City Commission held a public hearing on February 12, 2024, and voted 4-0 to approve Ordinance 24-04 on first reading and scheduled second and final reading for February 26, 2024.

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 February 12, 2024 and February 26, 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 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"

LEGAL DESCRIPTION:

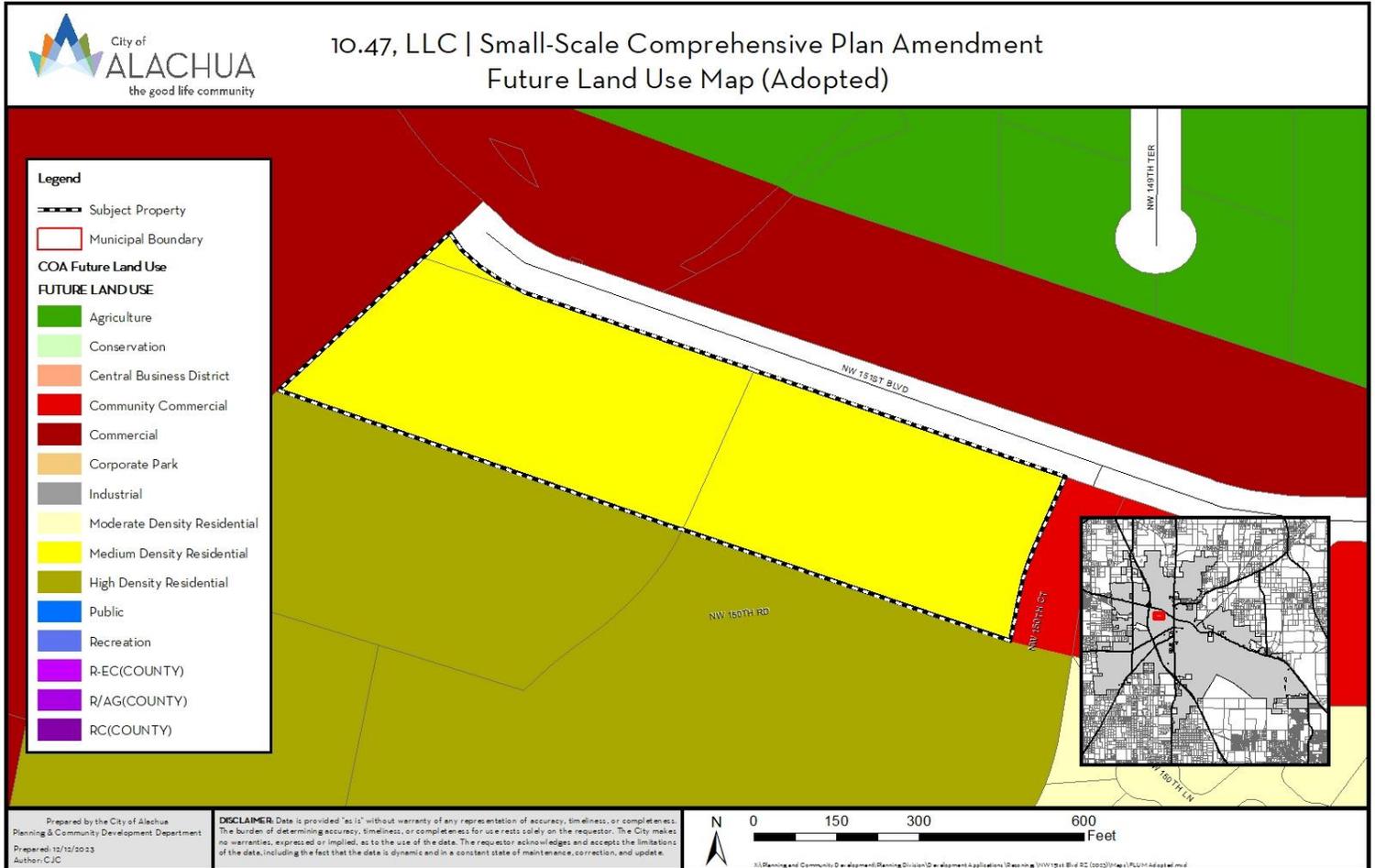
Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000

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:	<i>Increase of 66 dwellings</i> <i>Decrease of 182,080 square feet non-residential uses</i>	

Figure 1. Existing Future Land Use Map with Subject Property

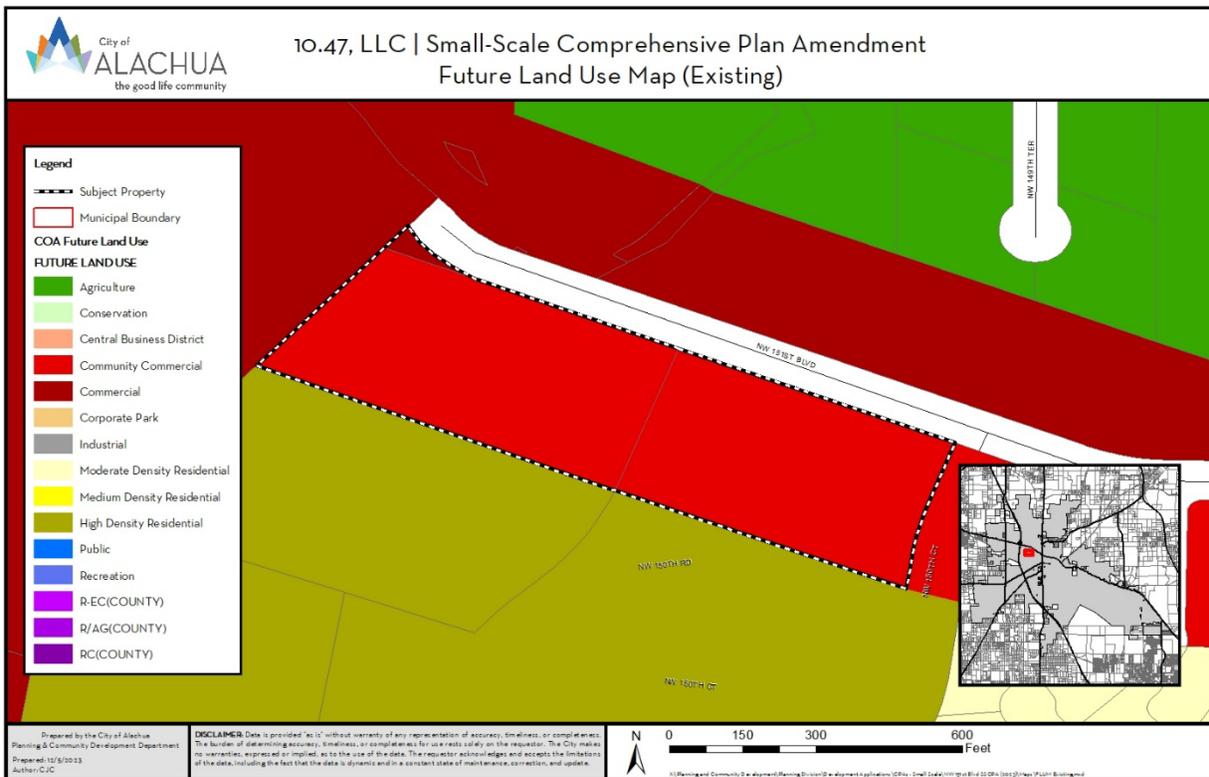
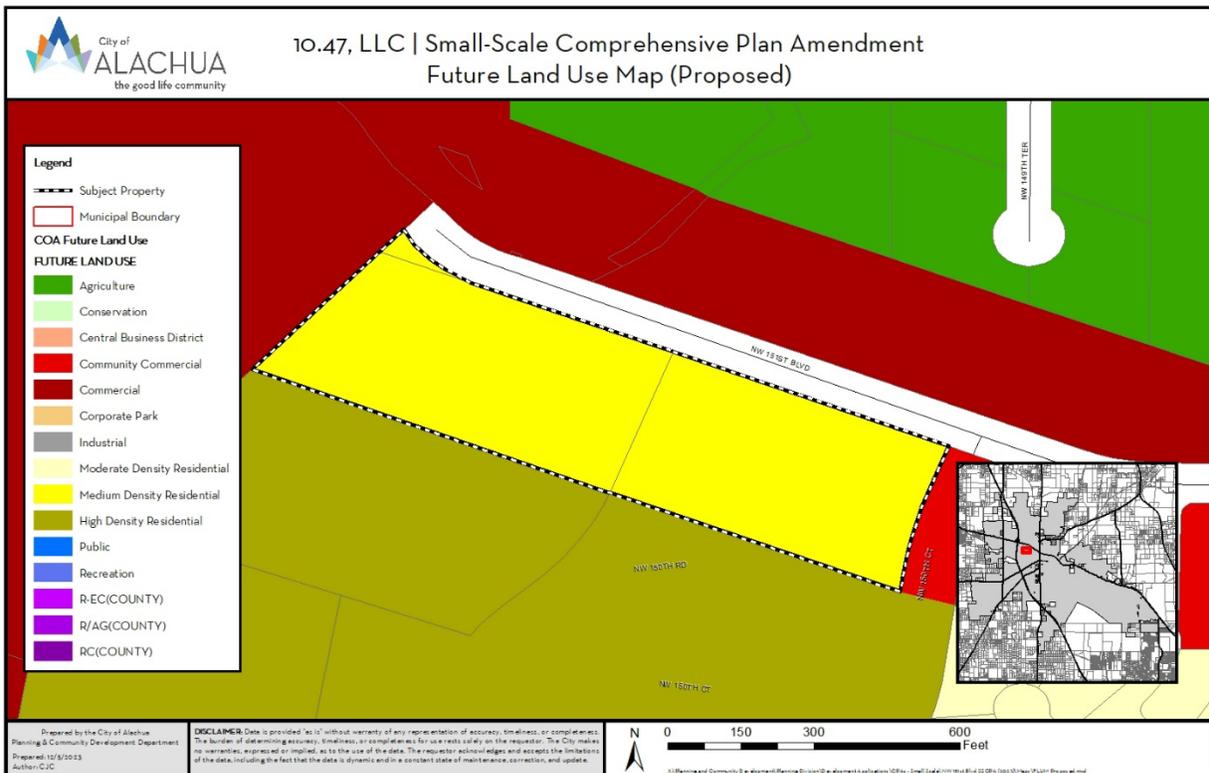


Figure 2. Proposed Future Land Use Map with Subject Property



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.

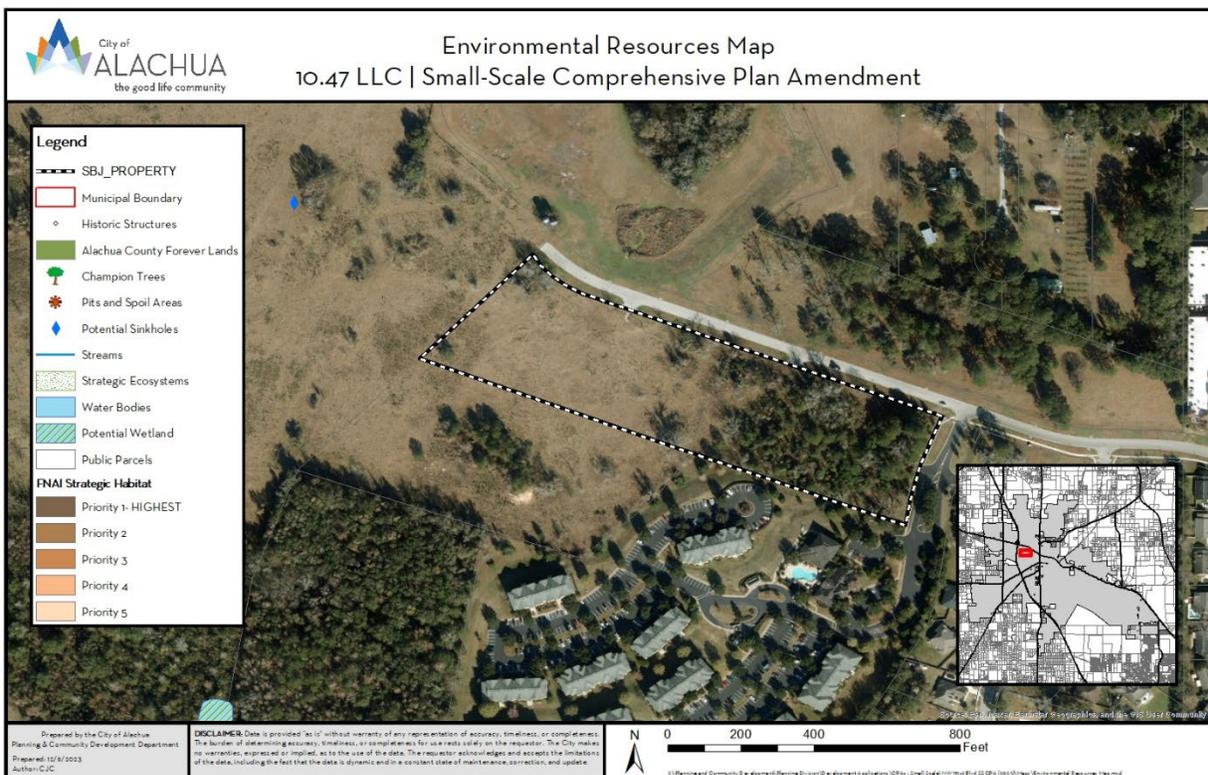
Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

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%
<i>Sources:</i>	
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%
<i>Sources:</i>	
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 Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>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).</i> 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 2023.		

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

Sources:
 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

Sources:
 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

ATTEST:

APPROVED AS TO FORM

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"

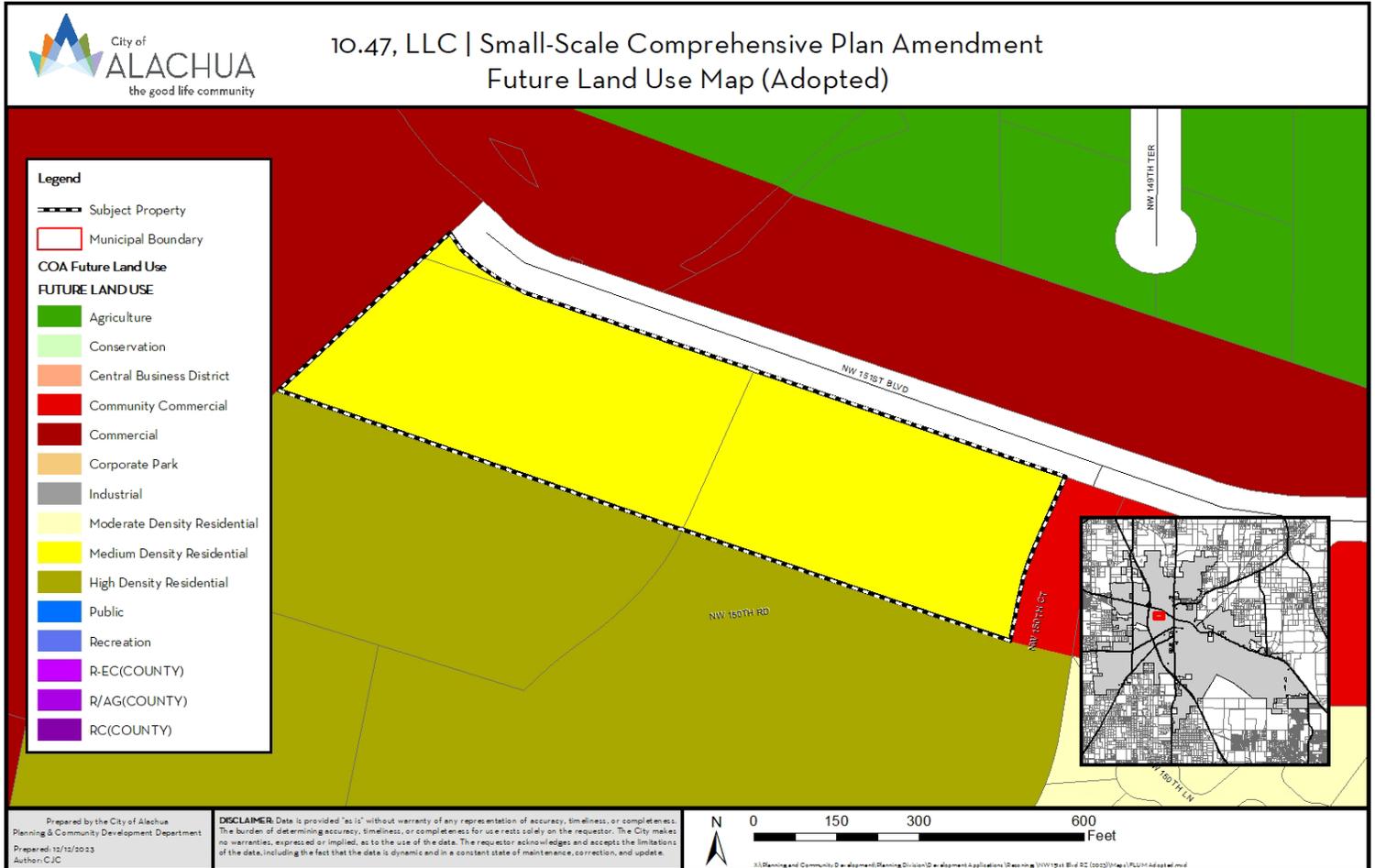


EXHIBIT “B”
TO
10.47 LLC (NW 151ST BLVD)
SMALL-SCALE COMPRHENISVE PLAN AMENDMENT
STAFF REPORT

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,

Acreeage

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

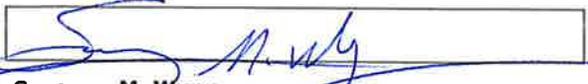
High SCSA Capacity Required

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

Denial for reasons stated

Approved by

School Board Staff Certification


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

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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



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,



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,



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 csweger@edafi.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@edafi.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

 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

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

NOTARY SEAL

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



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.**



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

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: *[Signature]* (Seal)
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

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

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

Printed Name: DARRYL J. TOMPKINS
Witness

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

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

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.

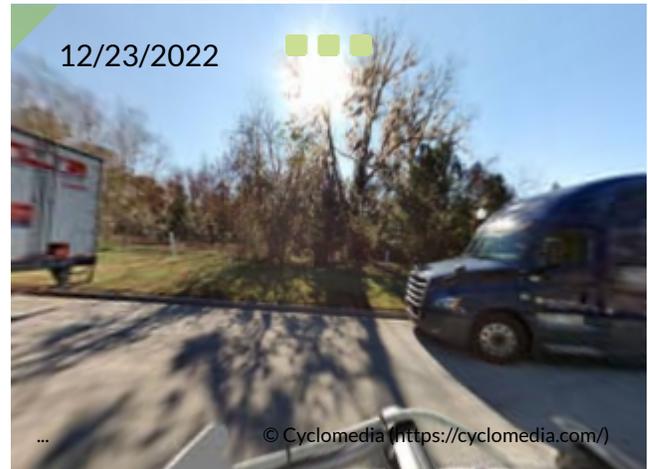
INSTRUMENT # 2185381
3 PGS

Sign Up for Property Watch

Parcel Summary

Parcel ID 03869-007-000
Prop ID 15060
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.50
Subdivision
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
(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 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.

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



Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-009-000	No Image Available
Prop ID	15063	
Location Address	UNASSIGNED LOCATION RE	
Neighborhood/Area Subdivision	233200.50	
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



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

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 Schneider
GEOSPATIAL

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

"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

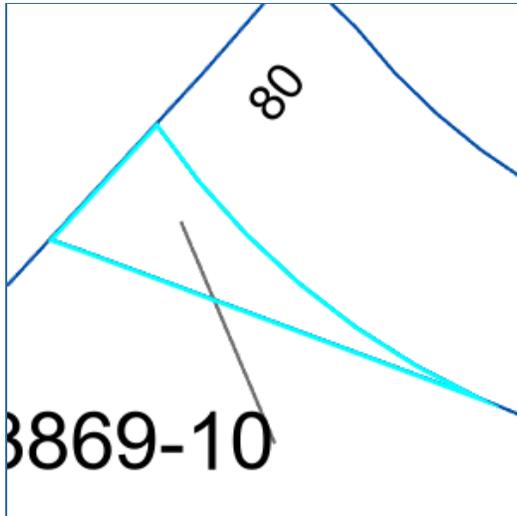
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

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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Last Data Upload: 11/28/2023, 8:03:07 AM

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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](#) 



[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
2012 Annual Bill ⓘ	\$0.00
2011 Annual Bill ⓘ	\$0.00
2010 Annual Bill ⓘ	\$0.00
2009 Annual Bill ⓘ	\$0.00
2008 Annual Bill ⓘ	\$0.00
2007 Annual Bill ⓘ	\$0.00
2006 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

 [Print \(PDF\)](#)

 [Print \(PDF\)](#)

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 [Print \(PDF\)](#)

 [Print \(PDF\)](#)

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

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units

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 Middle High

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

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

Denial for reasons stated

Approved by

School Board Staff Certification

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

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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 eda consultants, inc.
permitting@edafl.com (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
MCPMAHON 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

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County Manager
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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

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

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

l Though her children are
l 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



N 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@edaf.com

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



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 • \$\$

New York Pizza Plus
Italian • \$\$

Alachua Fa

Health

One 51 Place

Raw Apparel
Custom t-shirt store

NW 150th Ave

NW 150th Ct

NW 150th Ave

NW 151 Blvd

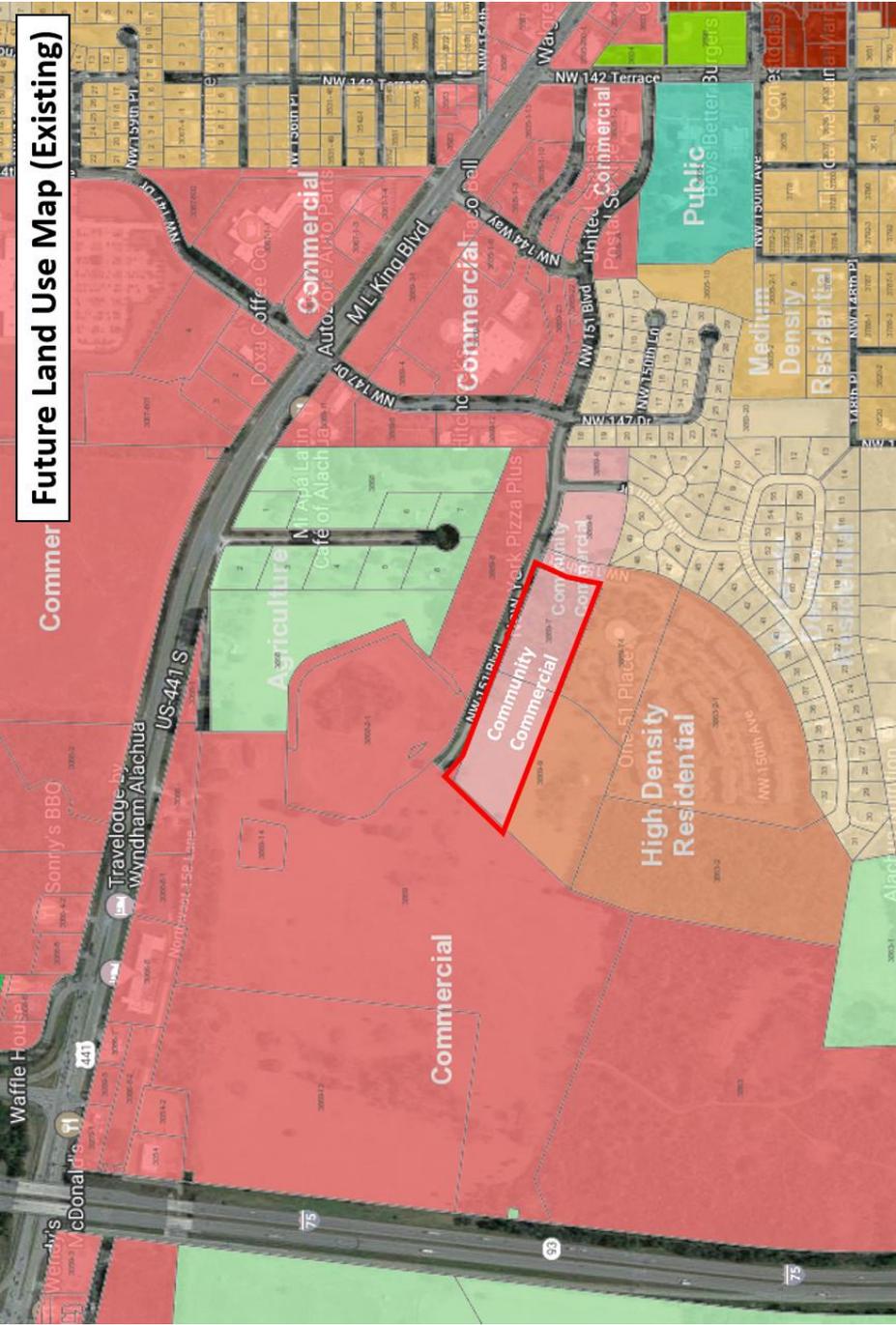
NW 151 Blvd

NW 150th Ct

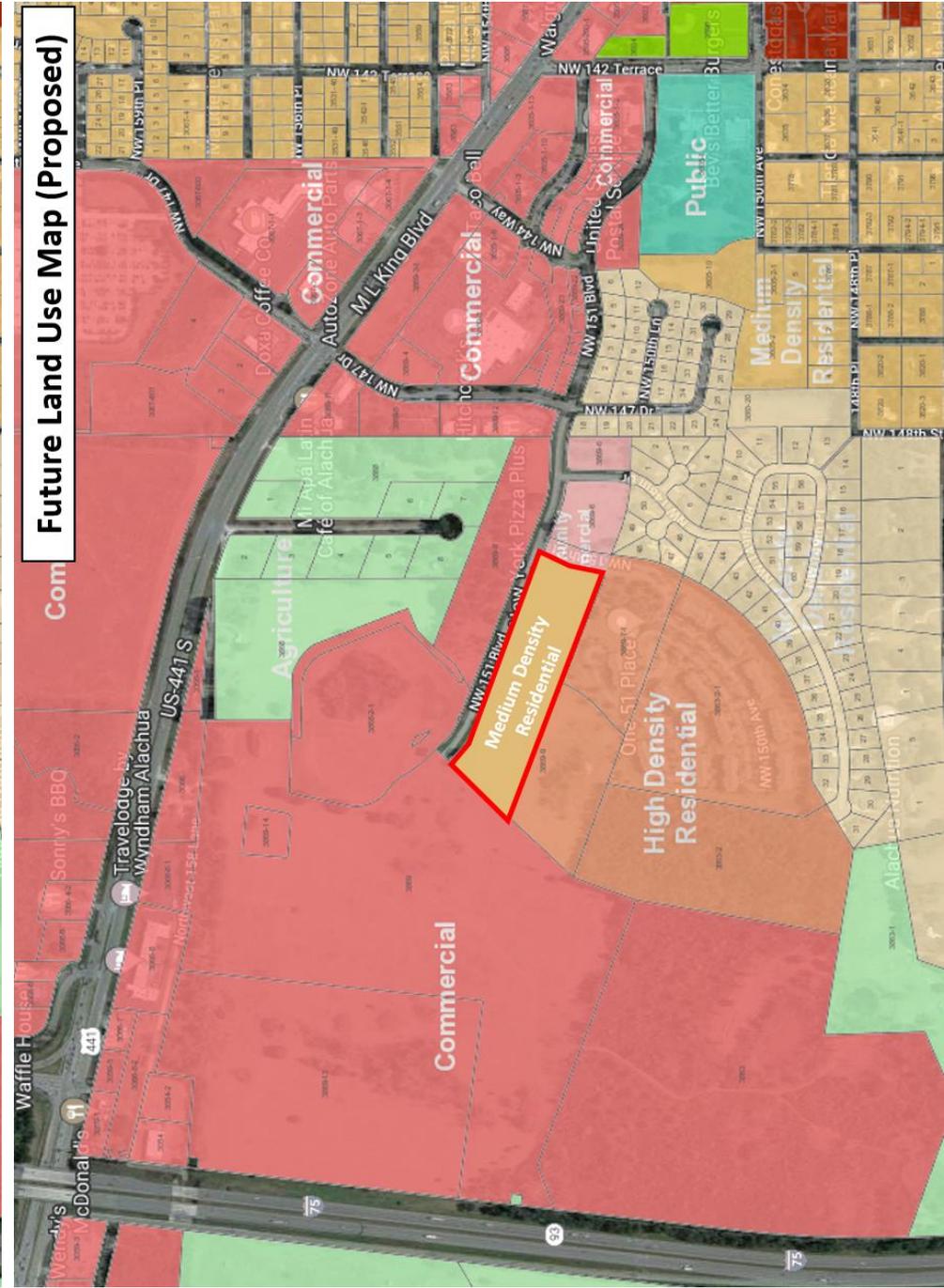
NW 148th Dr

NW 149th Rd

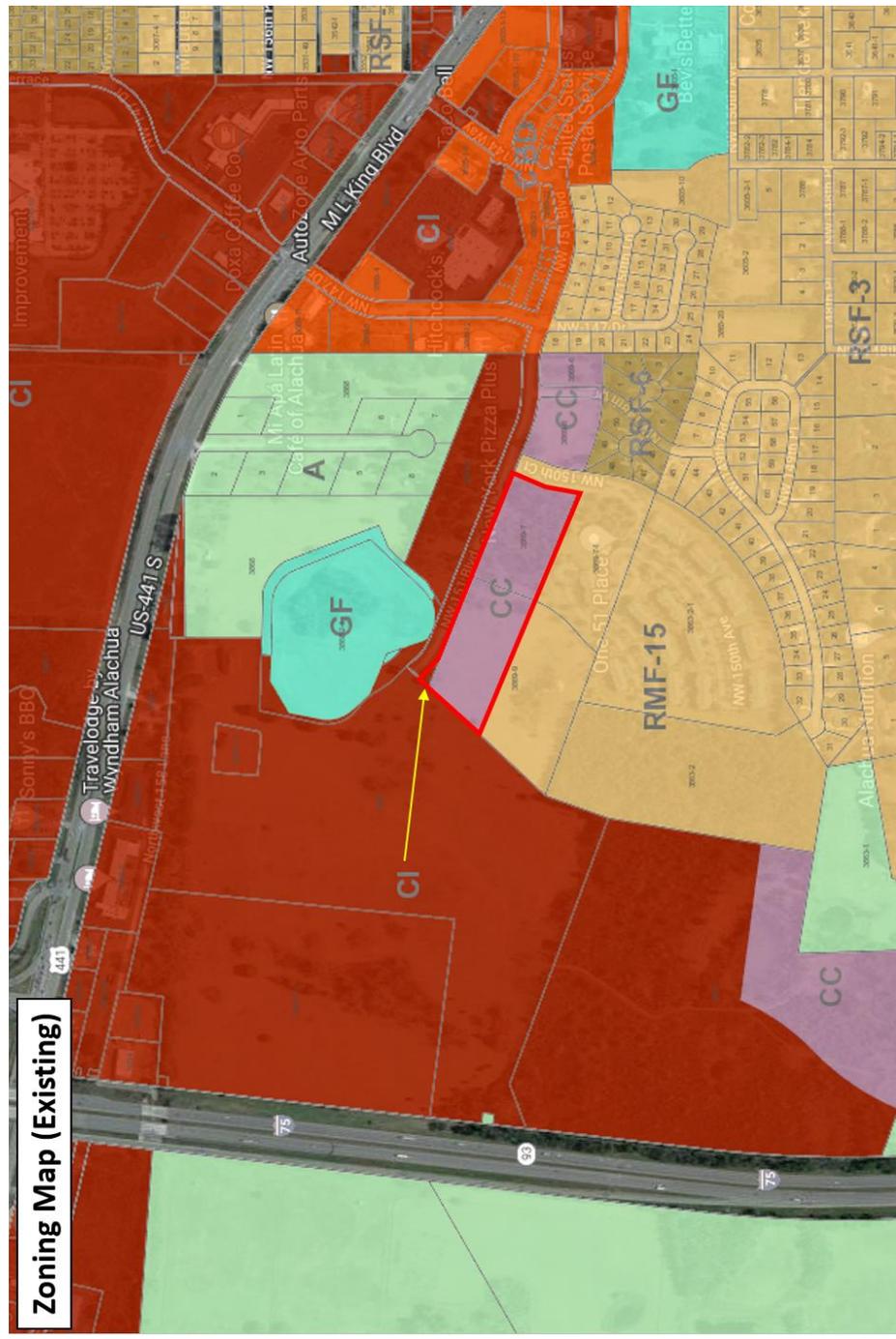
Future Land Use Map (Existing)



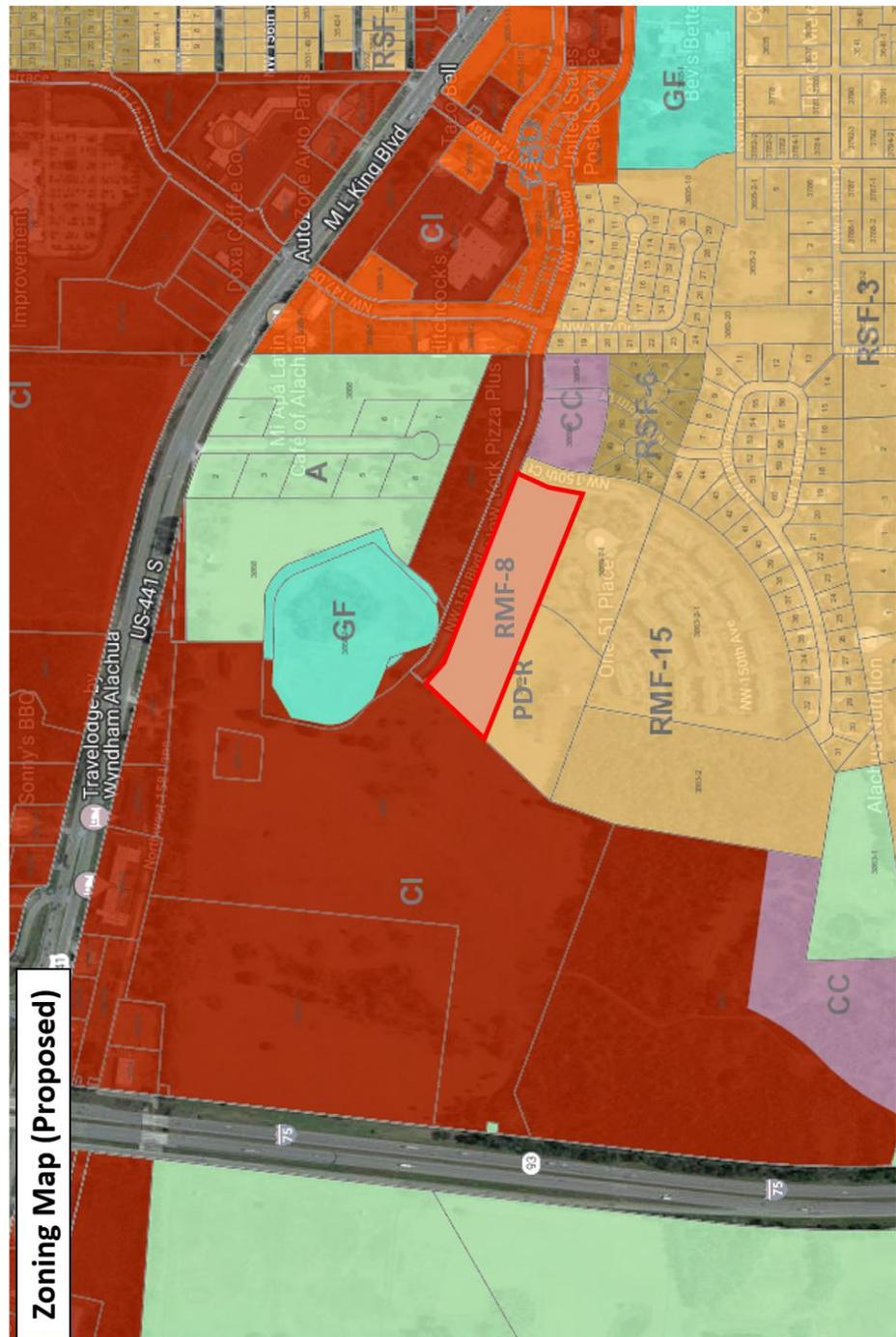
Future Land Use Map (Proposed)



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.

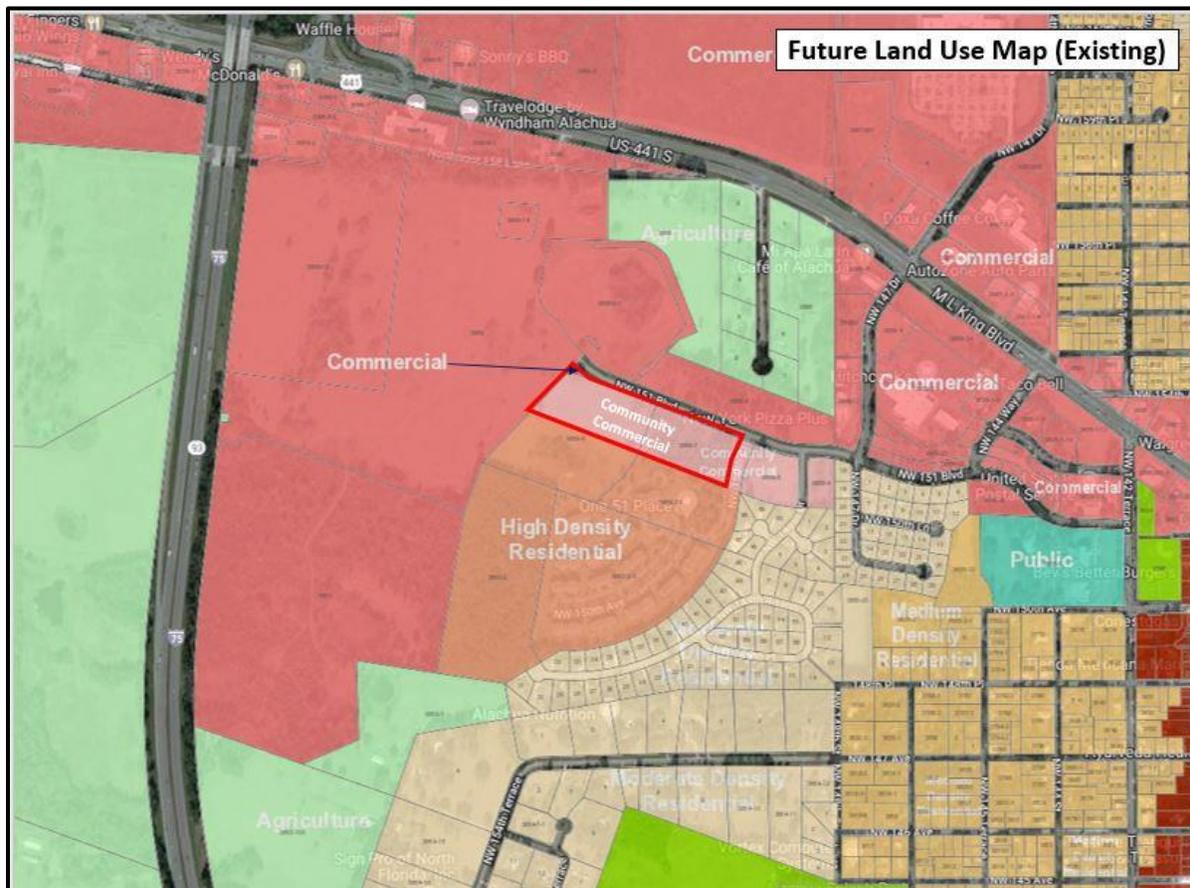
This proposed small-scale future land use map amendment is to amend the future land use category on the parcels to Medium Density Residential and is related to another application that has been submitted simultaneously to rezone the properties to RMF-8.

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

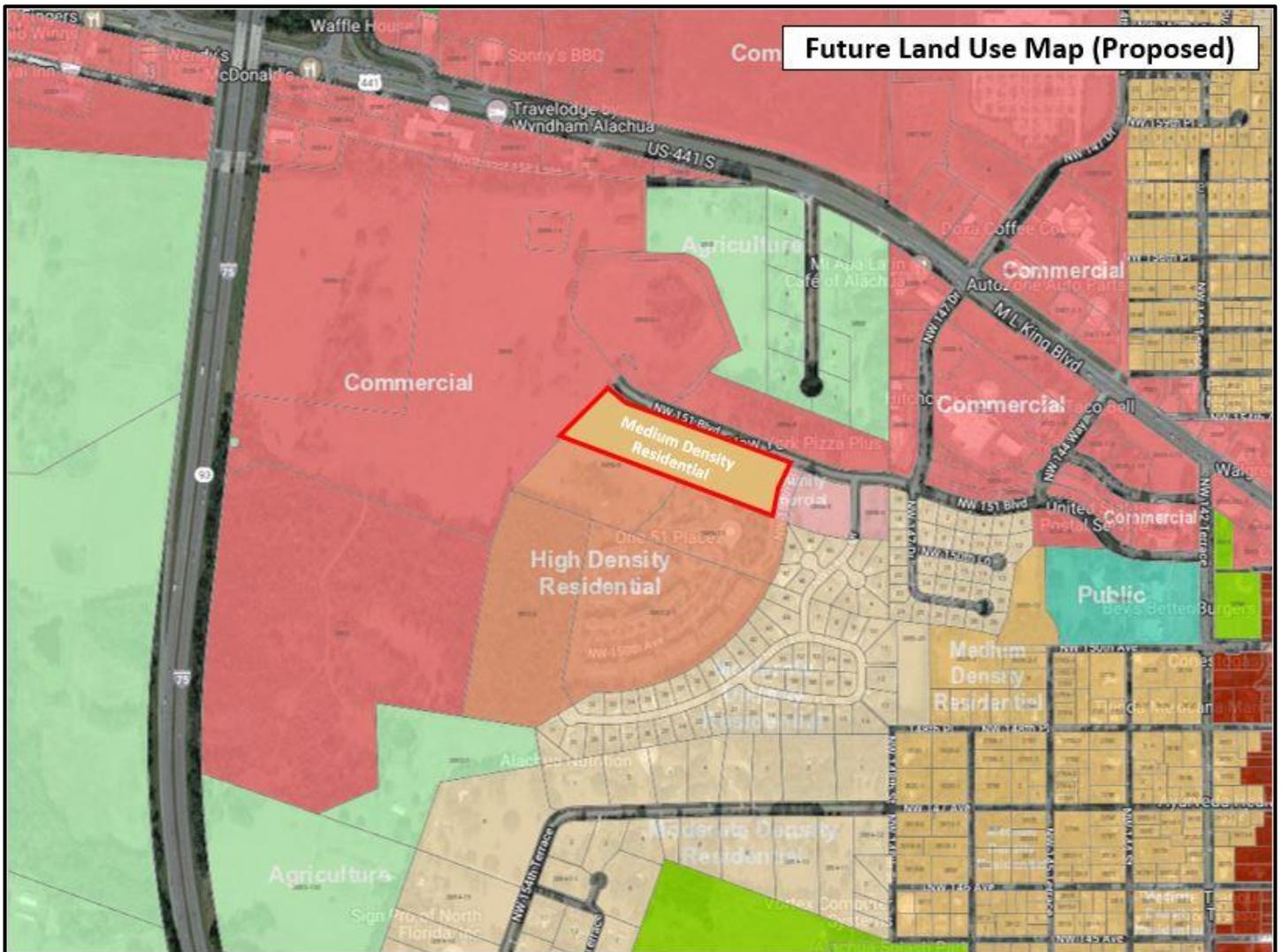
The existing Future Land Use Map for the project site and surrounding area is shown below:



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*

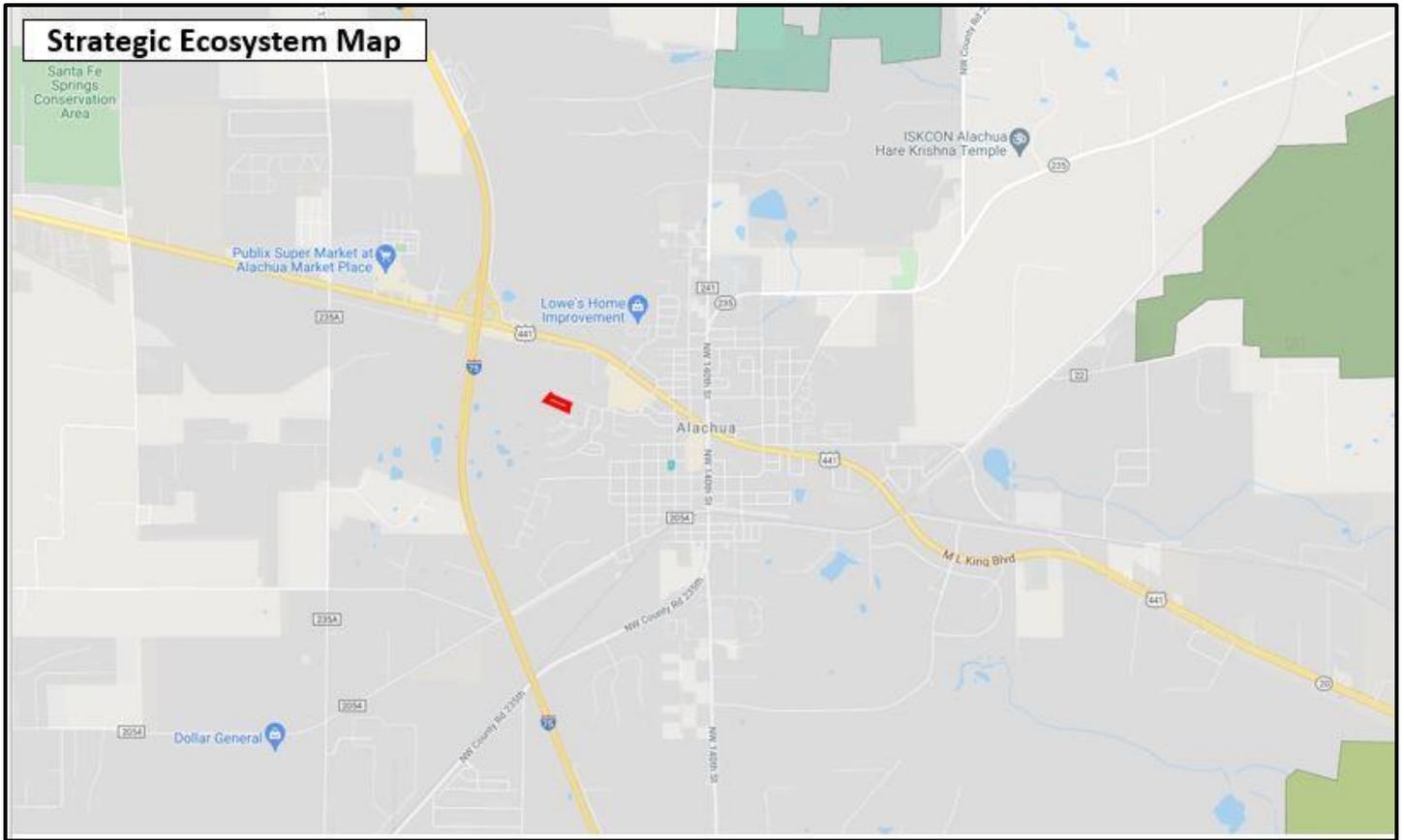
As described in the policy listed above, the proposed Medium Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial 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:



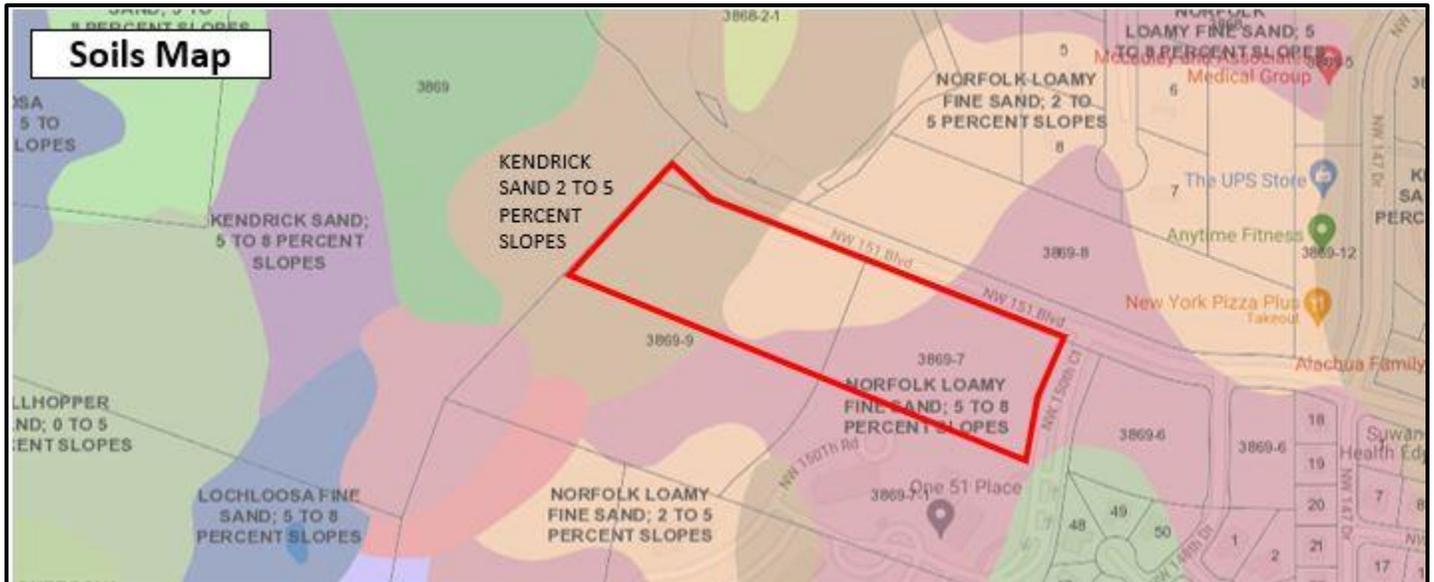
Soils:

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.

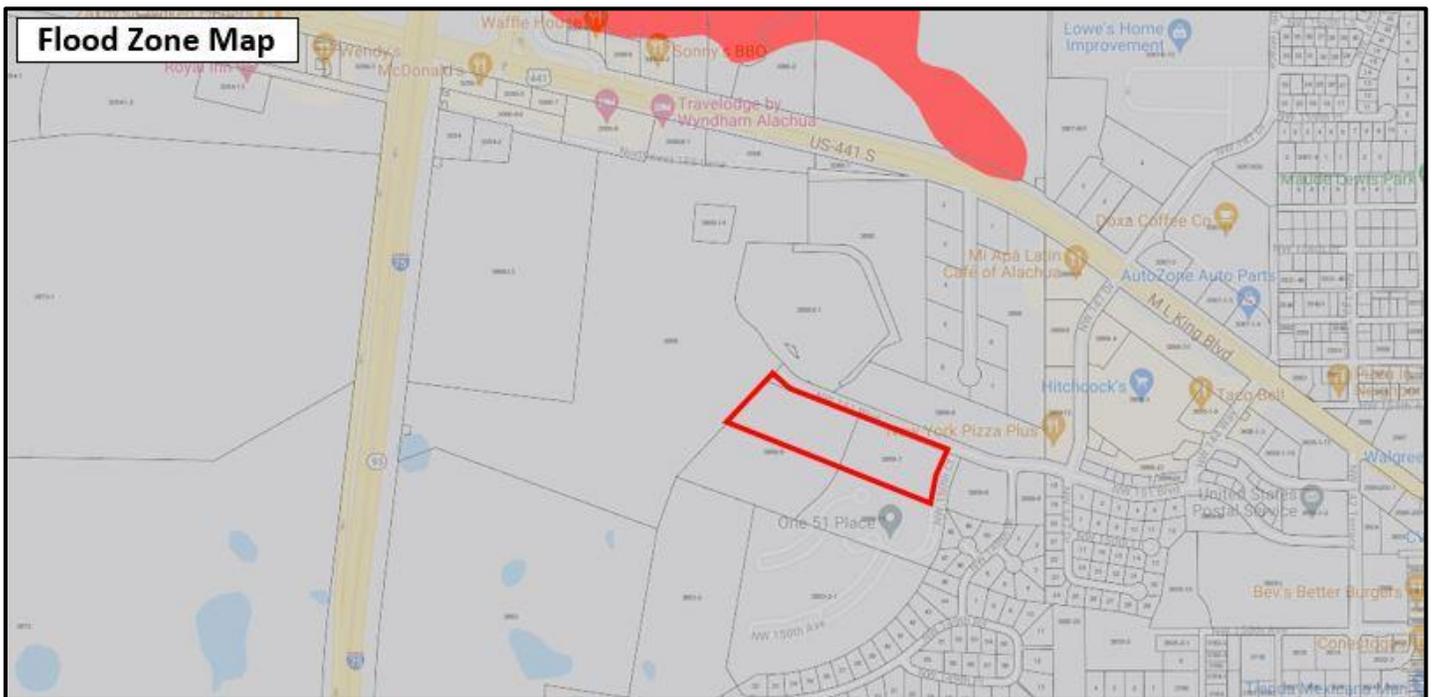
Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic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

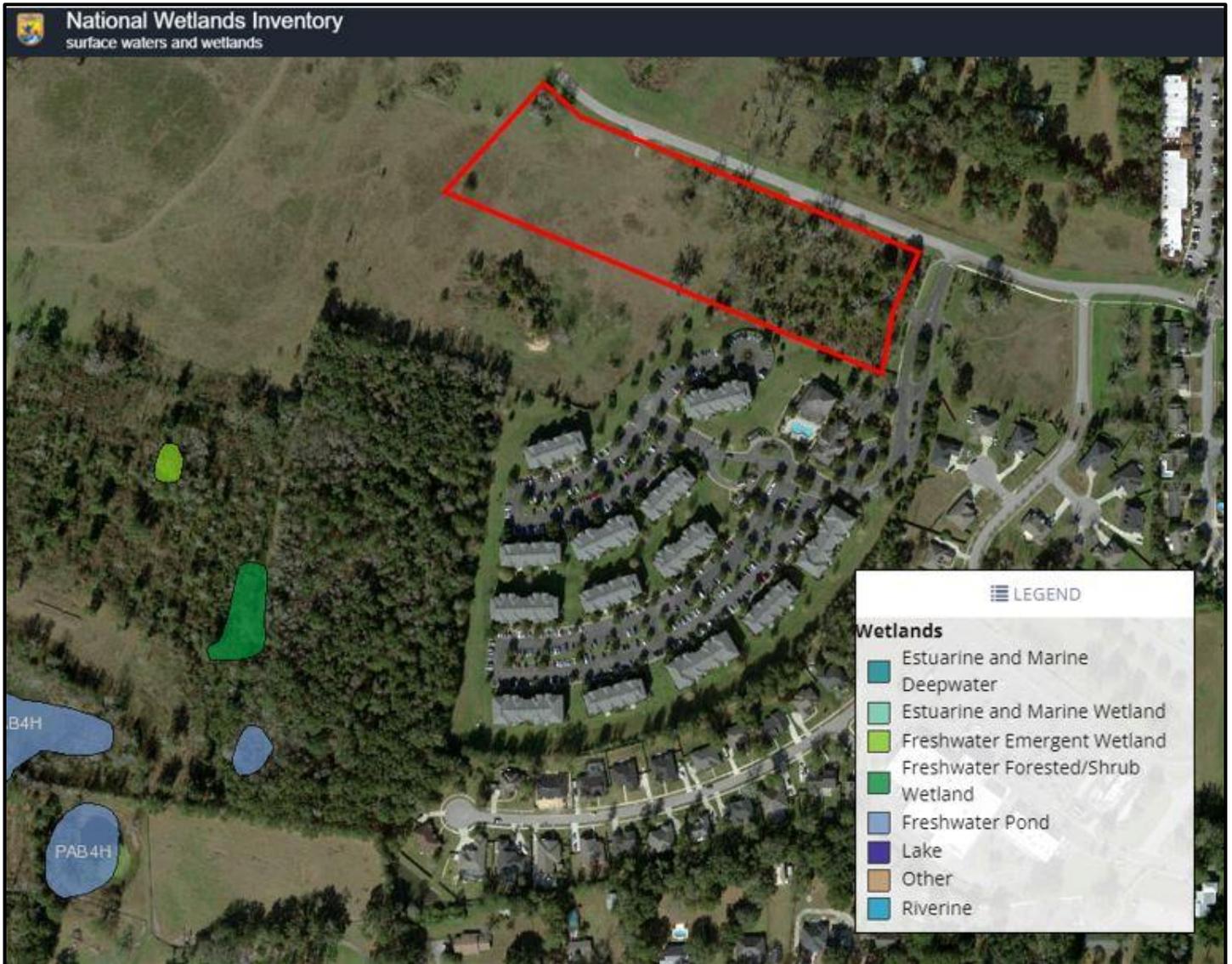
Kendrick sand, 2 to 5 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.



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:





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 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 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.

House Republicans vote to impeach Mayorkas

Ken Tran
USA TODAY

WASHINGTON – The House voted to impeach Homeland Security Secretary Alejandro Mayorkas on Tuesday, after an embarrassing failed attempt from House Republicans last week as they seek to make the crisis on the southern border a top 2024 issue.

The vote passed mostly along party lines by a count of 214-213, with no Democrats supporting the effort and a few GOP lawmakers joining them. Until Tuesday evening's vote, the House had not impeached a Cabinet secretary in almost 150 years.

The crux of House Republicans' allegations against Mayorkas, whom they have long sought to impeach, is that the secretary deliberately and willfully allowed migrants' attempts to enter the U.S. at the southern border to grow into a crisis.

"With this vote, Congress has made clear that we will not tolerate such lawlessness," Rep. Mark Green, R-Tenn., chair of the GOP-led House Homeland Security Committee, said in a statement after the House's vote.

But Democrats, a handful of GOP lawmakers and legal scholars across the political spectrum have argued that House Republicans' accusations amount to nothing more than policy disagreements over immigration.

Policy debates, they argue, aren't the high crimes or misdemeanors the Constitution requires for impeachment. Skeptics of the effort have raised concerns that impeaching Mayorkas could have a ripple effect, politicizing future impeachments.

In a statement Tuesday, President Joe Biden went after House Republicans for impeaching Mayorkas over his handling of the border, especially after they outright rejected a bipartisan border and immigration deal from the Senate, calling it a "political stunt."

"Without a shred of evidence or legitimate Constitutional grounds, and despite bipartisan opposition, House Republicans have falsely smeared a dedicated public servant who has



Homeland Security Secretary Alejandro Mayorkas is not likely to be convicted in the Democratic-run Senate. STEPHANIE SCARBROUGH/AP FILE

spent more than 20 years enforcing our laws and serving our country," Mia Ehrenberg, a spokesperson for the Department of Homeland Security, said in a statement following the vote.

Ultimately, nothing will result from Tuesday night's vote. The Senate has the power to hold a trial to remove an impeached official, but Senate Majority Leader Chuck Schumer, D-N.Y., called the proceedings a "sham" after the vote.

Once senators return from their two-week recess later this month, they "will be sworn in as jurors in the trial the next day," Schumer said in a statement. While members will be sworn in to be jurors, it's not clear if there is appetite among lawmakers to sit through a trial.

Even if a trial were to be scheduled, Mayorkas would almost certainly be acquitted in the Democratic-controlled Senate.

House Republicans tried to impeach the official last week, but they failed in spectacular fashion when the vote was tied 215-215. A tie is not enough for a vote to pass in the House. Only one member, House Majority Leader Steve Scalise, R-La., was absent.

Three Republicans, Reps. Ken Buck of Colorado, Mike Gallagher of Wisconsin and Tom McClintock of California, joined Democrats to sink the initial effort. They voted again on Tuesday night against impeachment.

Dems seek workaround for Ukraine, Israel aid bill

Riley Beggin and Ken Tran
USA TODAY

WASHINGTON – House Democrats are laying the groundwork to force a vote on the \$95 billion foreign aid bill that passed in the Senate early Tuesday despite fierce opposition from House Speaker Mike Johnson, R-La.

It would mark a significant coup if Democrats are successful. They're aiming to use the rare procedural move known as a discharge petition, which would require at least 218 signatures – including those of at least some Republicans – to bring the legislation up for a vote.

The package would appropriate \$60 billion to support Ukraine, which has been battling Russia since February 2022. It would also send \$14 billion in military assistance to Israel, \$9 billion in humanitarian assistance to Gaza and elsewhere, and nearly \$5 billion to defend Taiwan.

House Democratic Leader Hakeem Jeffries, D-N.Y., sent a letter to fellow Democrats on Tuesday saying the caucus would "use every available legislative tool" to advance the bill and called upon "traditional Republicans" to step up in the House.

The Democratic leader said during a news conference that he believes there are at least 300 votes in the House to pass the foreign aid bill, including an "overwhelming majority" of Democrats.

Rep. Andy Biggs, R-Ariz., a member of the ultraconservative Freedom Caucus, said he's a "hard no" on the bill, but he told a conservative talk radio host Tuesday that "if it were to get to the floor, it would pass – let's just be frank about that."

The legislation cleared the Senate with 70 votes on Tuesday. Only two Democrats and Sen. Bernie Sanders, I-Vt., voted against it, alongside a majority of the chamber's Republicans.

The Senate's vote reflects similar divisions in the House. A growing number of Republican lawmakers have



House Speaker Mike Johnson, R-La., opposes the \$95 billion foreign aid bill the Senate passed Tuesday. J. SCOTT APPLEWHITE/AP

raised concerns about sending additional aid to Ukraine, and the progressive wing of the Democratic Party has protested further aid to Israel without conditions for more humane treatment of Palestinians in Gaza.

But the moderate coalitions in both parties appear to remain the dominant voice in the House and Senate – and they're preparing to flex their muscles.

"This place runs on majority," Rep. Annie Kuster, D-N.H., chair of the centrist New Democrat caucus, told USA TODAY last week.

She said bringing the left wing of her party on board would be possible by adding conditions that the Israel aid is used "in accordance with international law." Kuster also predicted there are likely more than the five necessary Republicans willing to stand up to their leaders.

Several moderate Republicans who represent crucial swing districts also indicated to USA TODAY that they weren't quite ready to go against their leader.

Rep. Mario Diaz-Balart, R-Fla., noted that the House passed its own bill to fund Israel aid that the Senate has not picked up yet. That bill included cuts to the Internal Revenue Service funding that made it unpalatable to many in the upper chamber.

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 26, 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.

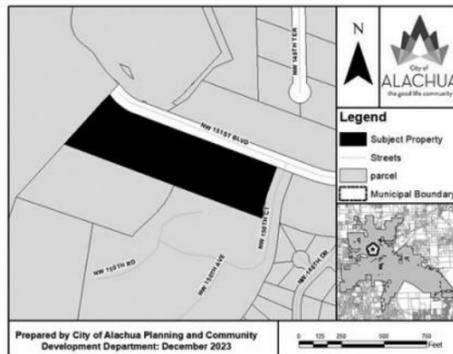
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The ordinance title is as follows:

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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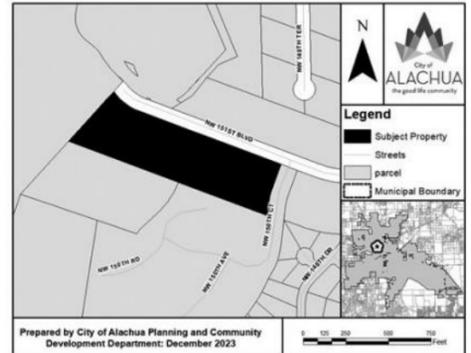
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The ordinance title is as follows:

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.



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City of ALACHUA

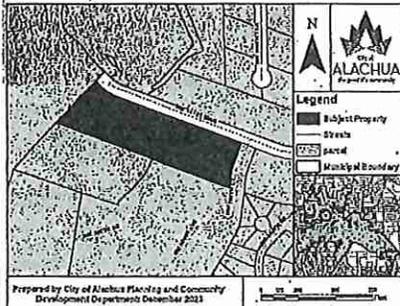
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(Published: Alachua County Today - February 15, 2024)



City of ALACHUA

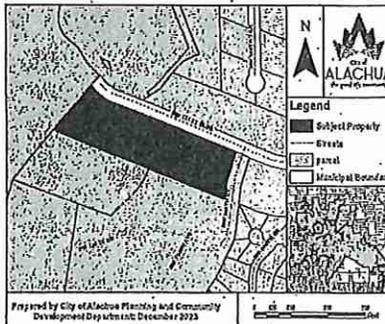
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ORDINANCE 24-05

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 (RMP-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 15, 2024)

Election Day: March 19

Only Registered Republican voters will be eligible to vote in this election

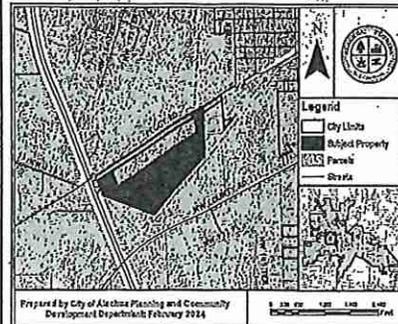
QUESTIONS?
CALL 352-374-5262 OR VISIT
VOTEALACHUA.GOV



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 26, 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 Claudia Vega, P.E., of eda consultants, Inc., applicant and agent, for Garden Street Communities Southeast, LLC, property owner, for consideration of the Final Plat for Kirkland Farms Phase 1. The final plat proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03917-200-002 and a portion of 03865-000-000. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development - Residential (PD-R).



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 15, 2024)

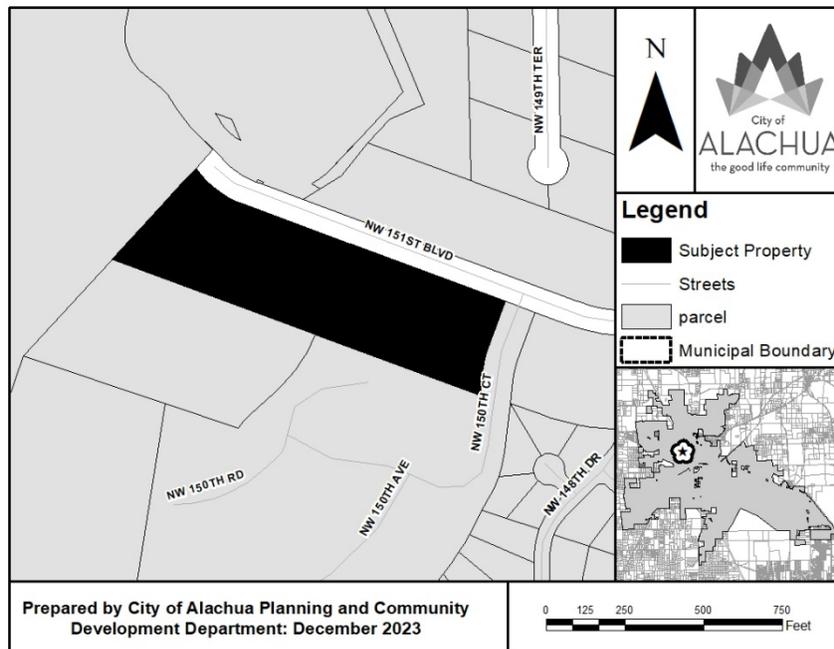
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 26, 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

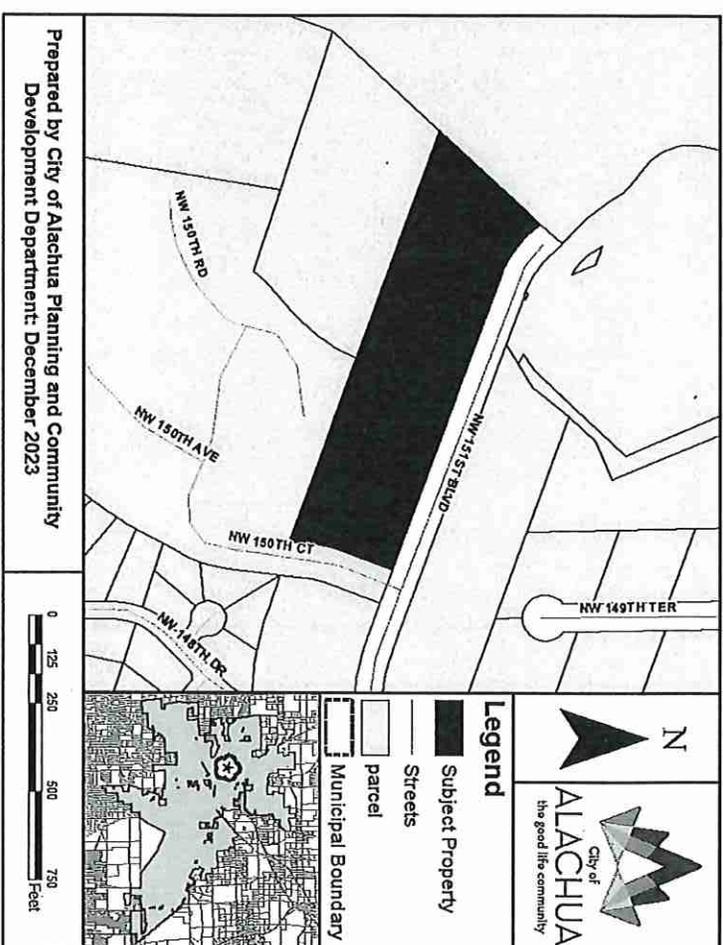
REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Three (3)
(Number of signs)

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 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 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).



Prepared by City of Alachua Planning and Community Development Department: December 2023

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 15st Blvd (2023)
SSCPA & Rezoning



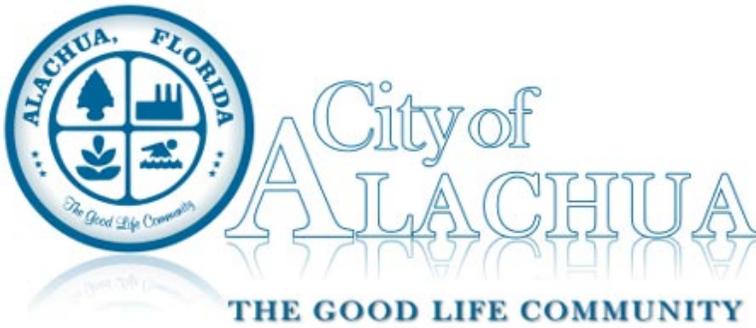
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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.





Commission Agenda Item

MEETING DATE: 2/26/2024

SUBJECT: Ordinance 24-05, Second 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)

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

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 24-05 upon second reading.

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 approves Ordinance Number 24-05 upon second reading.

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.

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.

The City Commission held a public hearing on February 12, 2024, and voted 4-0 to approve Ordinance 24-05 on first reading and scheduled second and final reading for February 26, 2024.

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.

R E C I T A L S

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 February 12, 2024 and February 26, 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 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

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

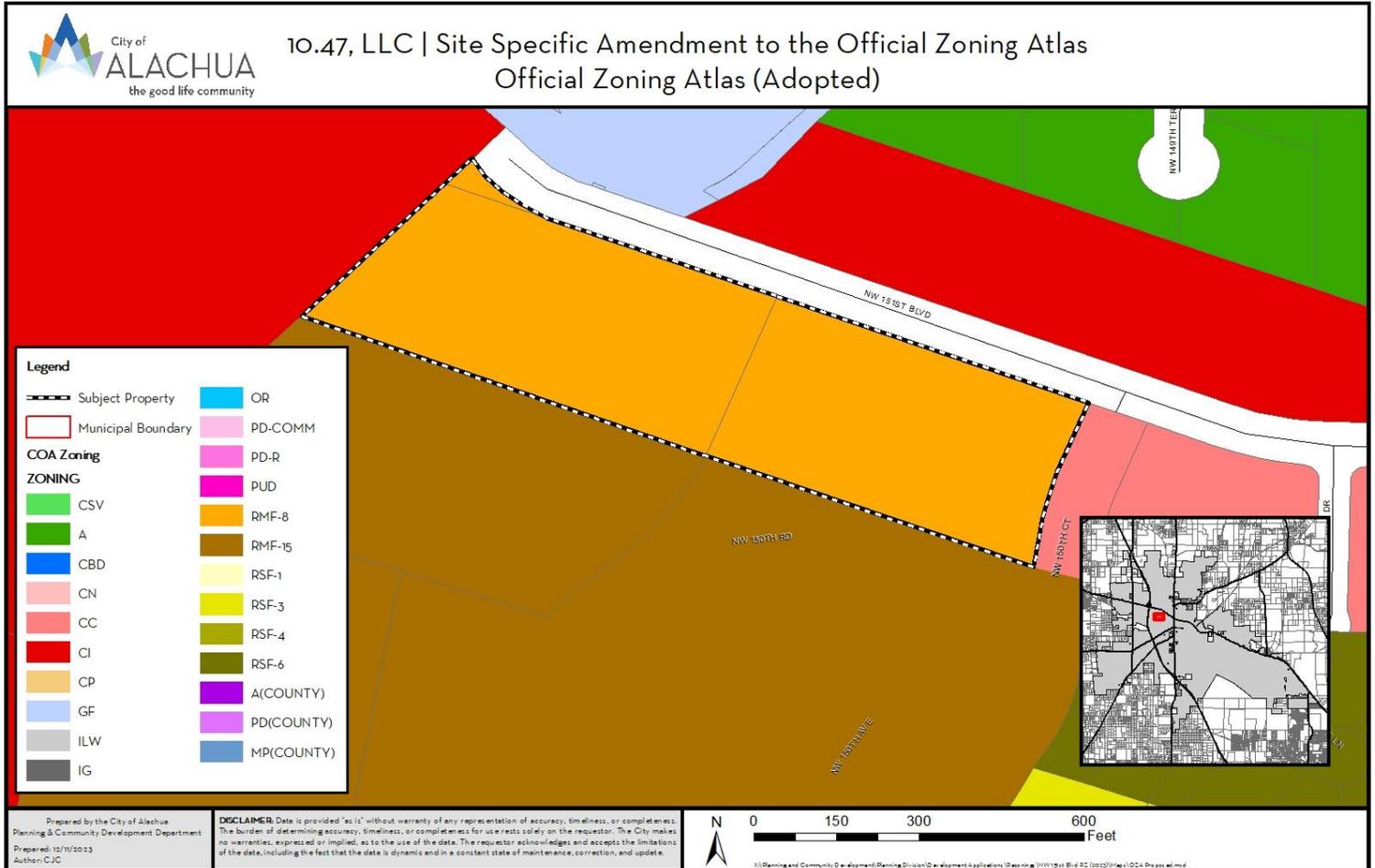
Parcel Numbers 03869-007-000, 03869-009-000 (portion of) and 03869-010-000

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 Decrease of 182,080 square feet non-residential uses</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.		

Figure 1. Existing Future Land Use Map with Subject Property

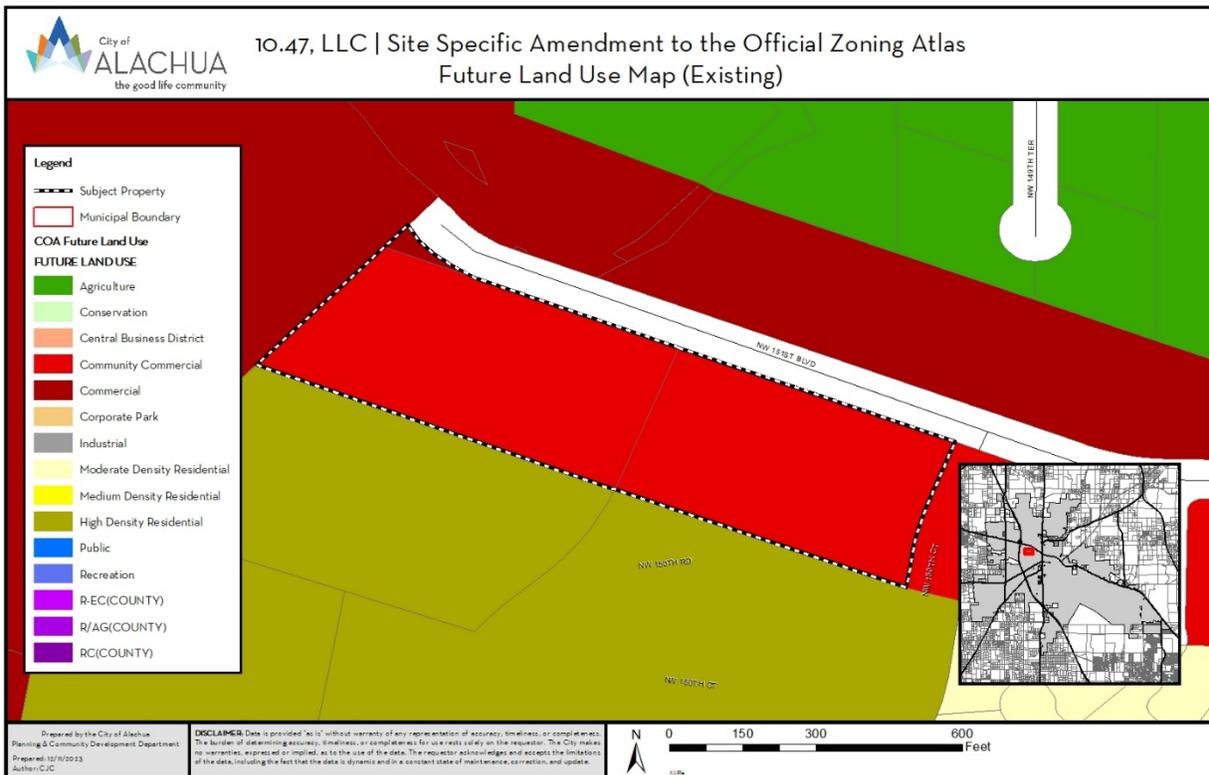


Figure 2. Proposed Future Land Use Map with Subject Property

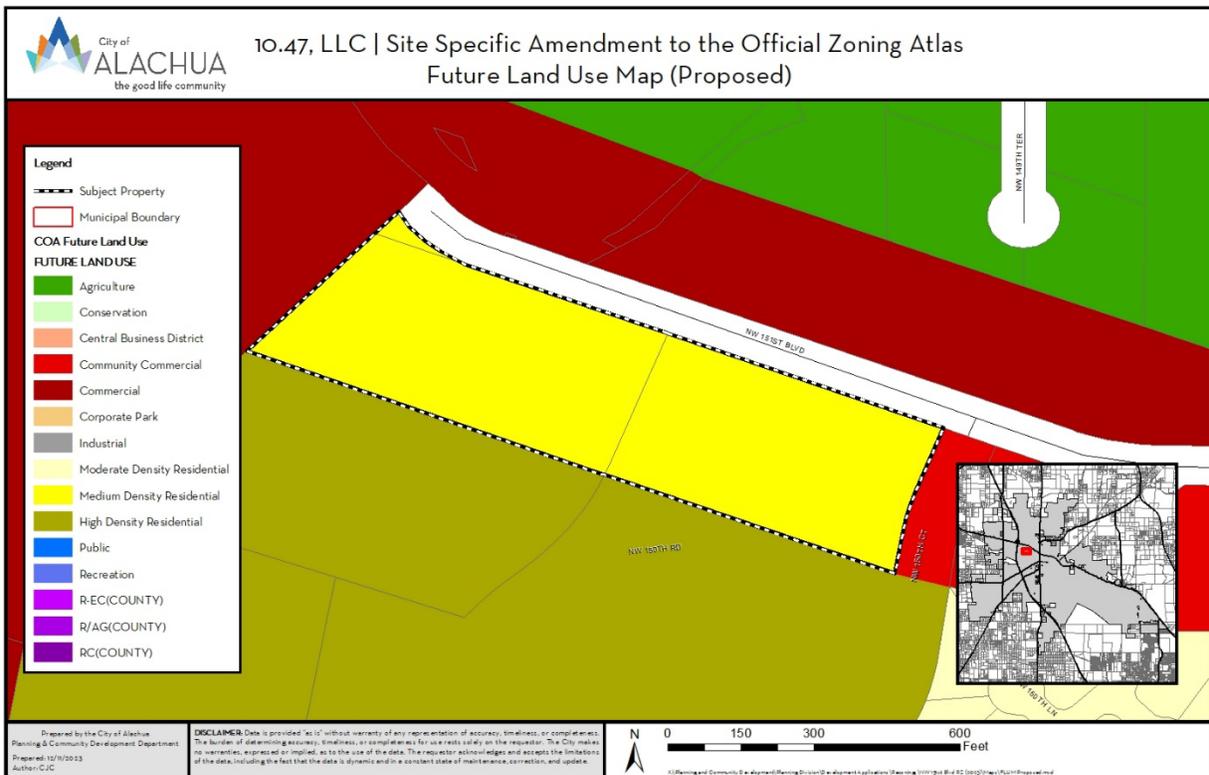


Figure 3. Existing Official Zoning Atlas with Subject Property

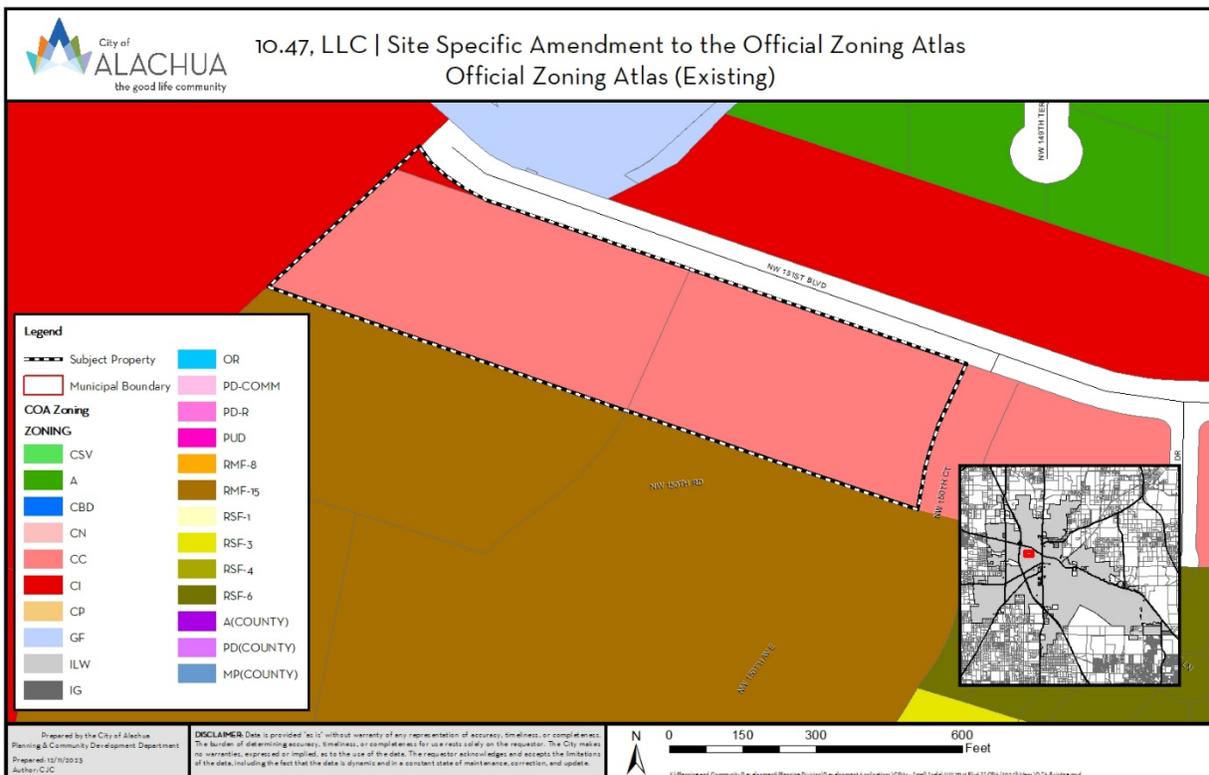
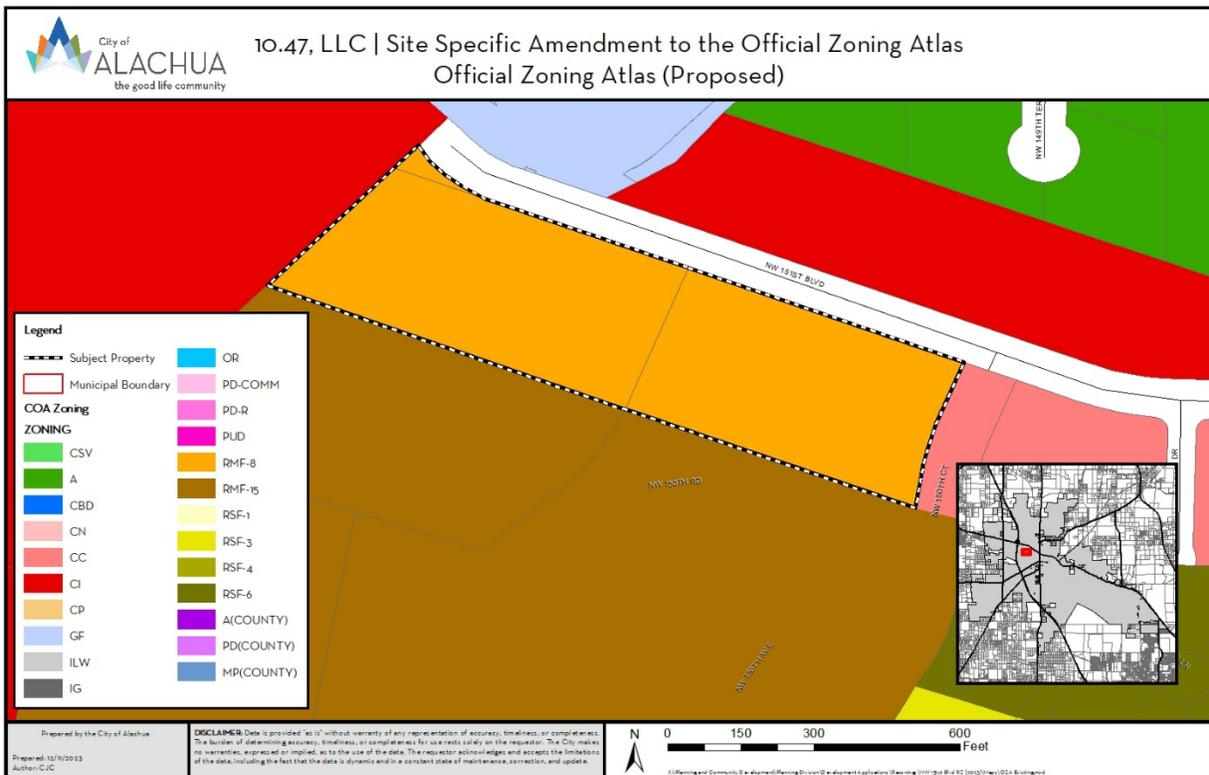


Figure 4. Proposed Official Zoning Atlas with Subject Property



EXISTING USES

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

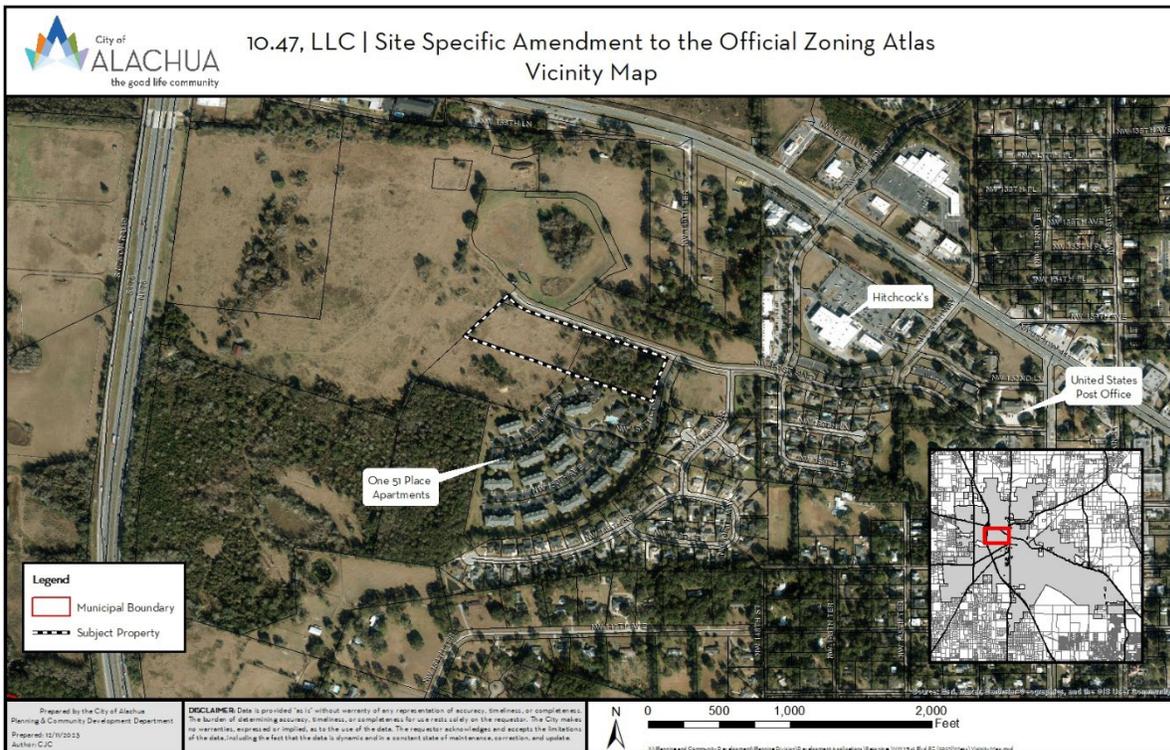
SURROUNDING USES

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.

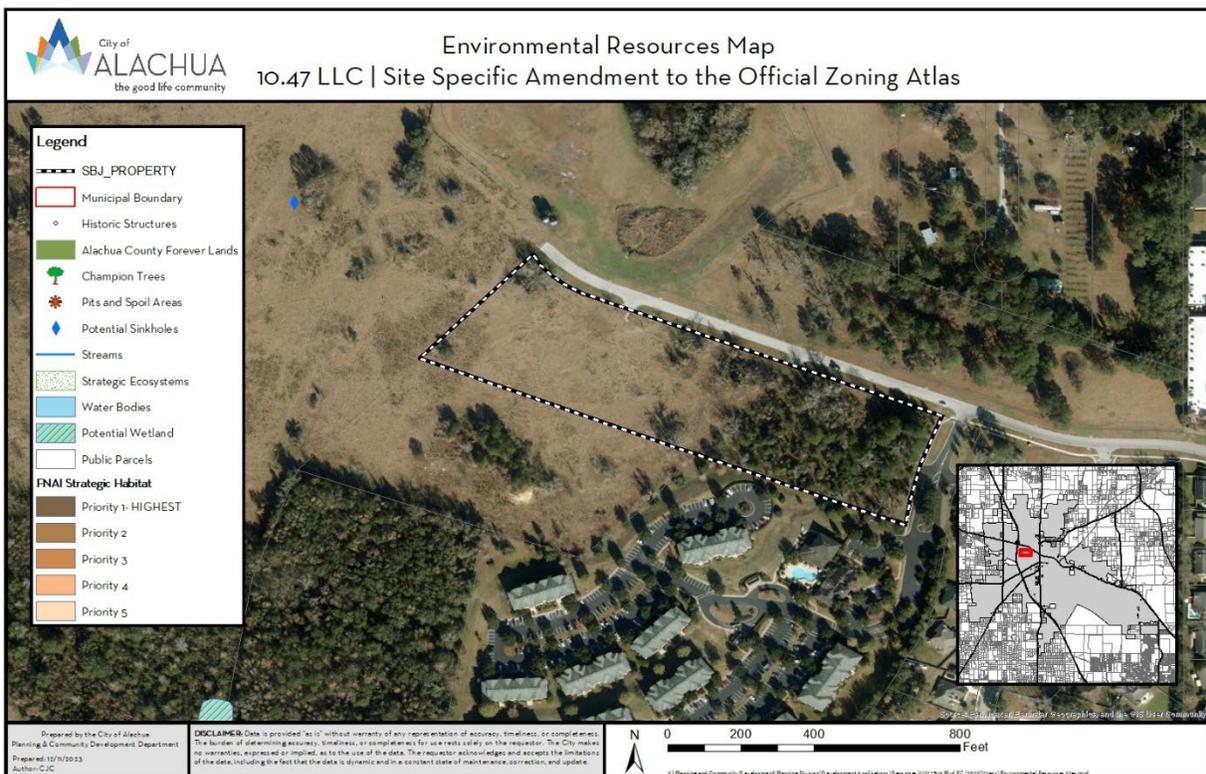
Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

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

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

Evaluation and Findings: The 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. 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%
<i>Sources:</i>	
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%
<i>Sources:</i>	
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 Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>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).</i> 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

Sources:
 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

Sources:
 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)		O	C	C	CB	C	C	IL	I	G	COM	R	TN	E			
			1	3	4	6	5	P	8	15	R	N	C	D	I	P	W	G	M		D	C		
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Cottage neighborhood									P							P							4.3.1(A)(5)	
Dwelling, manufactured home		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	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	4.3.2(B)(1)

Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)	
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P	P	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	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	P		A			A	

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		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S				P		P				P					
Community garden		P	P	P	P	P	P	P	P	P	P					P				P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P			P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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	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	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	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	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	P	A	A	A	A	4.3.2(G)	
Transportation																										
Airport		S											S		S			S	P					A		
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)		
Helicopter landing facilities		S								S	S		S	S	S	S	S	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(l)(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	P	A	A	A	A	4.3.2(l)(3)	
Utility, minor		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(l)(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)

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	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						

Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A		
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	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)	

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							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

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.

R E C I T A L S

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

ATTEST:

APPROVED AS TO FORM

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 “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,

Acreeage

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

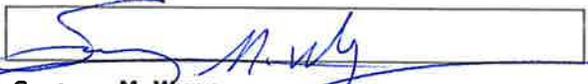
High SCSA Capacity Required

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

Denial for reasons stated

Approved by

School Board Staff Certification


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

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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



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,



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,



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 csweger@edafi.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

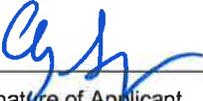
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public 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/are personally known to me, or who has/have produced _____
 as identification

NOTARY SEAL

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



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.**



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

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: *[Signature]* (Seal)
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

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

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

Printed Name: DARRYL J. TOMPKINS
Witness

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

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

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.

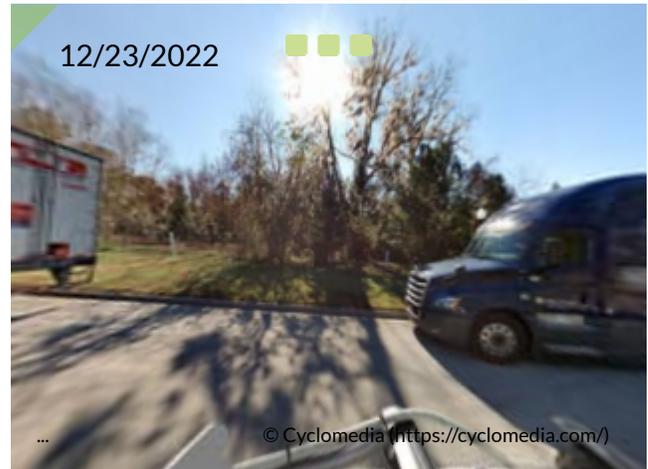
INSTRUMENT # 2185381
3 PGS

Sign Up for Property Watch

Parcel Summary

Parcel ID 03869-007-000
Prop ID 15060
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233200.50
Subdivision
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
(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 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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Contact Us

Developed by



Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-009-000	No Image Available
Prop ID	15063	
Location Address	UNASSIGNED LOCATION RE	
Neighborhood/Area Subdivision	233200.50	
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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 Schneider
GEOSPATIAL

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

"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

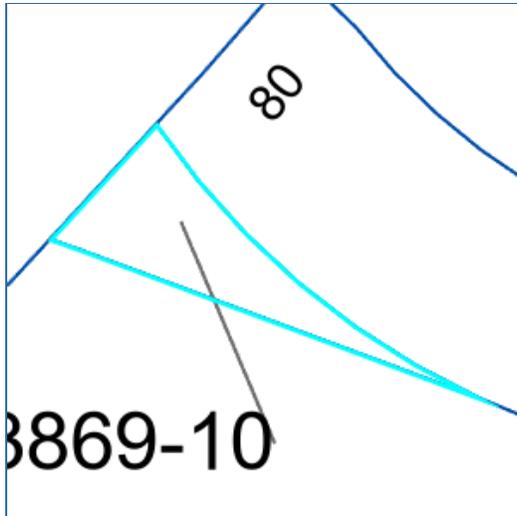
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

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](#) 



[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
2012 Annual Bill ⓘ	\$0.00
2011 Annual Bill ⓘ	\$0.00
2010 Annual Bill ⓘ	\$0.00
2009 Annual Bill ⓘ	\$0.00
2008 Annual Bill ⓘ	\$0.00
2007 Annual Bill ⓘ	\$0.00
2006 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

 [Print \(PDF\)](#)

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 [Print \(PDF\)](#)

 [Print \(PDF\)](#)

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

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)
Number of Units Number of Units

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 Middle High

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 Capacity Required
 Capacity Available Available Capacity
 Capacity Available in 5 yrs* Available Capacity
 Capacity Available in Adjacent SCSA Available Capacity

Denial for reasons stated

Approved by
School Board Staff Certification

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

City of Alachua Staff
A complete application for the development project was accepted on
Date:
Signed:
Printed Name:

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 eda consultants, inc.
permitting@edafl.com (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
MCPMAHON 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
WYNDSWEEP 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

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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

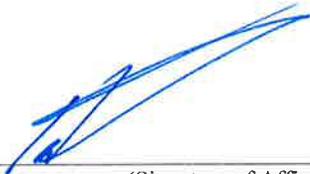
Published Weekly
Alachua, Alachua County, FLORIDA

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

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

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

l Though her children are
l 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



N 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@edaf.com

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



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 • \$\$

New York Pizza Plus
Italian • \$\$

Alachua Fa

Health

One 51 Place

Raw Apparel
Custom t-shirt store

NW 151 Blvd

NW 151 Blvd

NW 150th Ct

NW 150th Ct

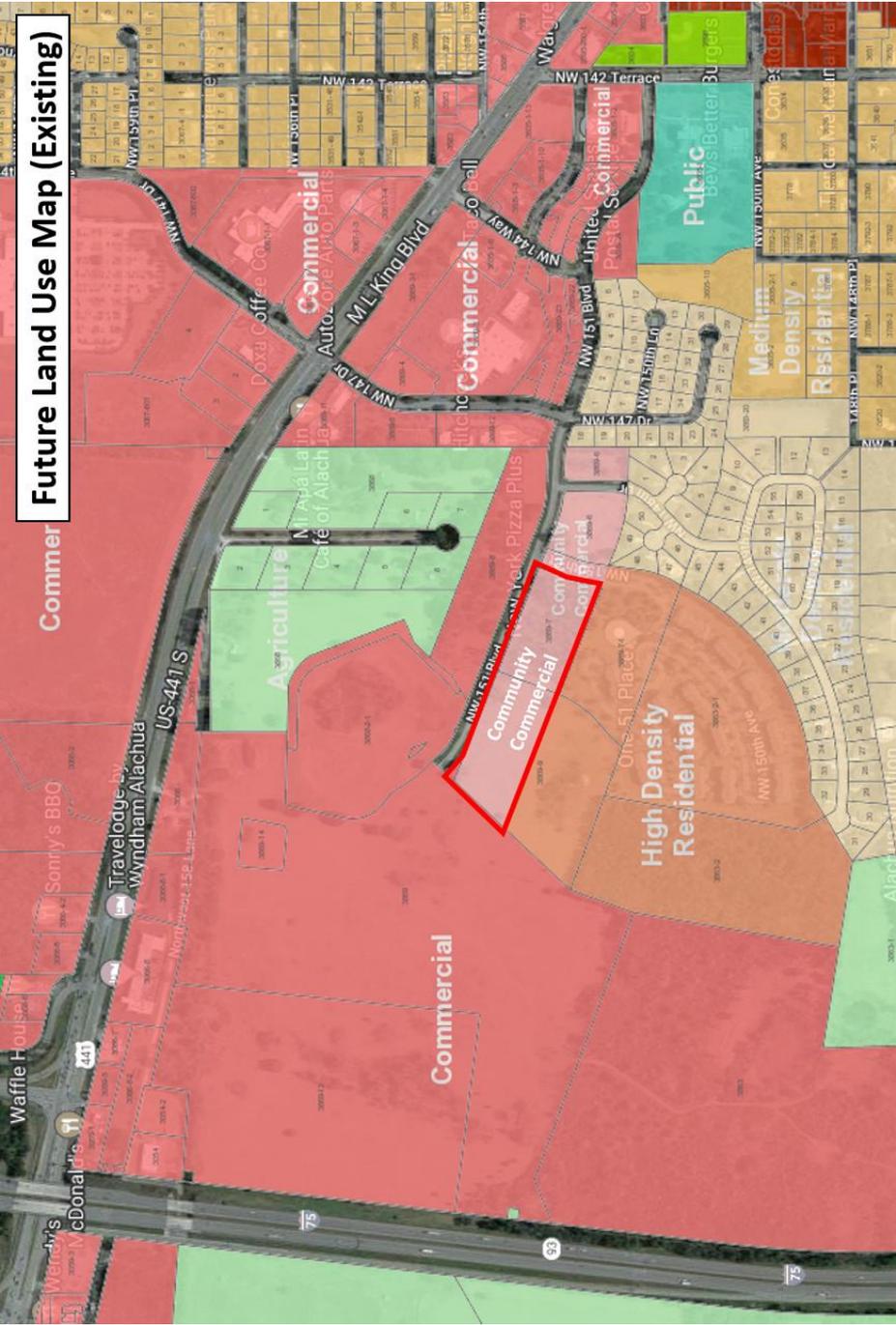
NW 150th Ave

NW 150th Ave

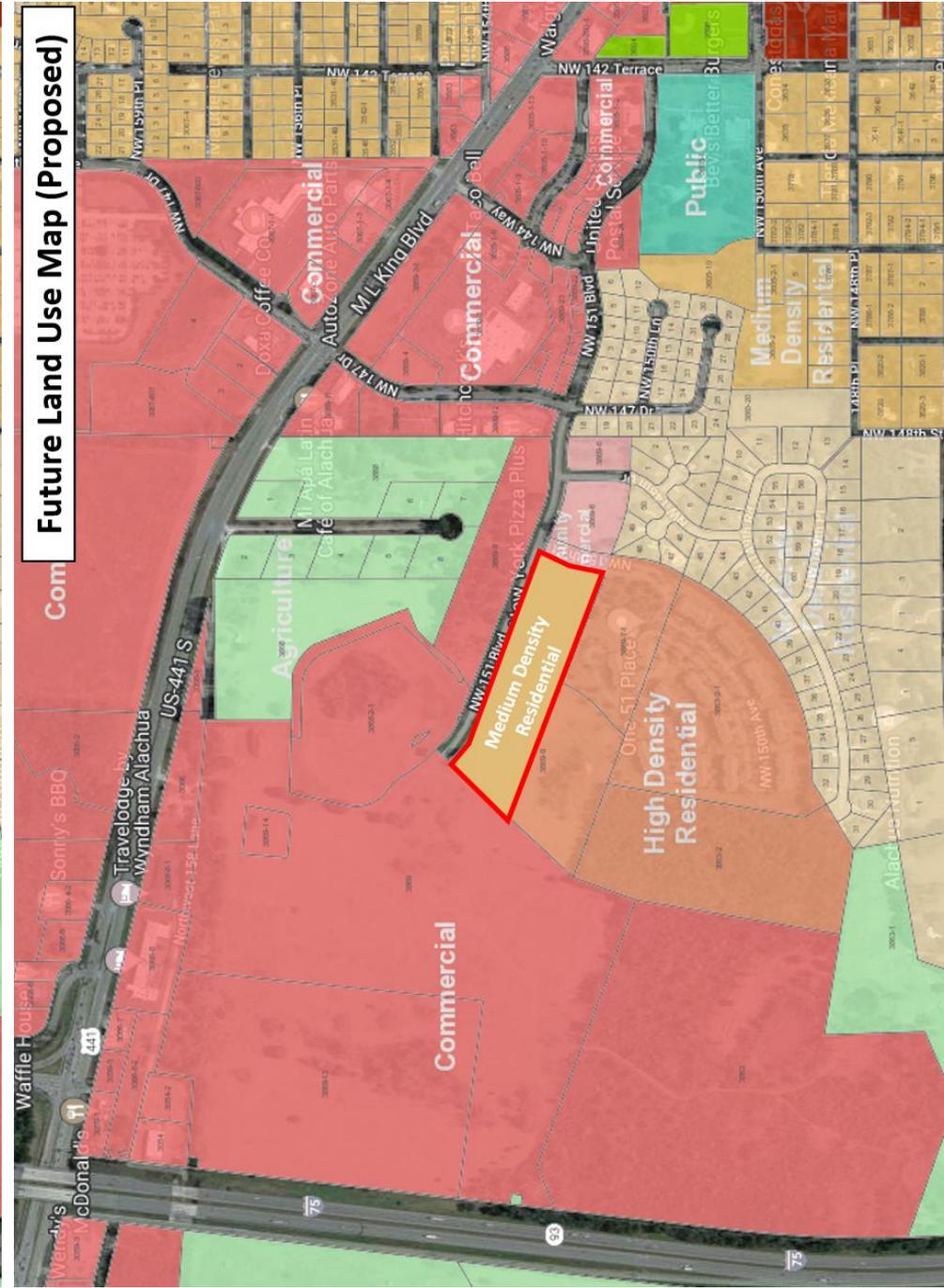
NW 148th Dr

NW 149th Rd

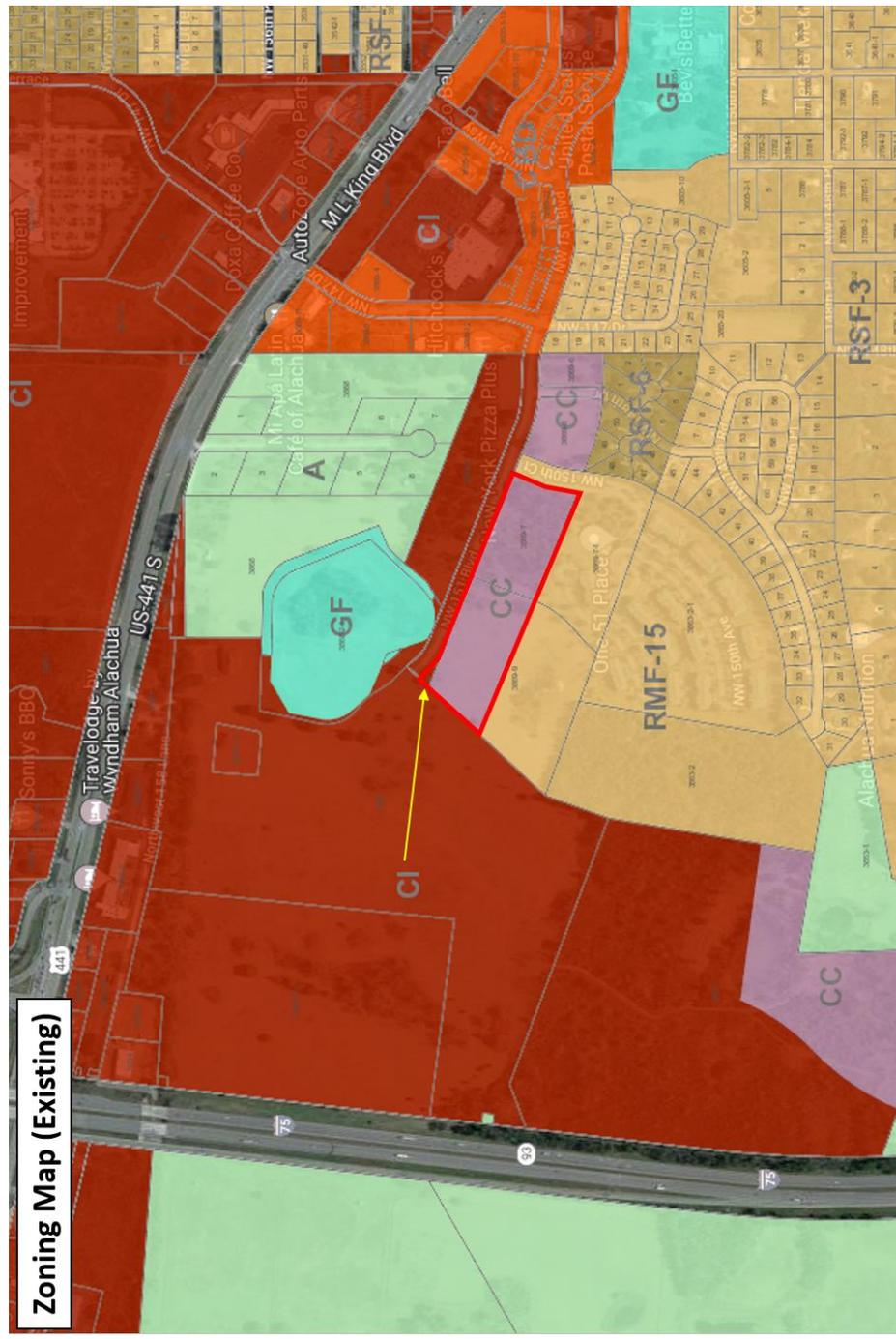
Future Land Use Map (Existing)



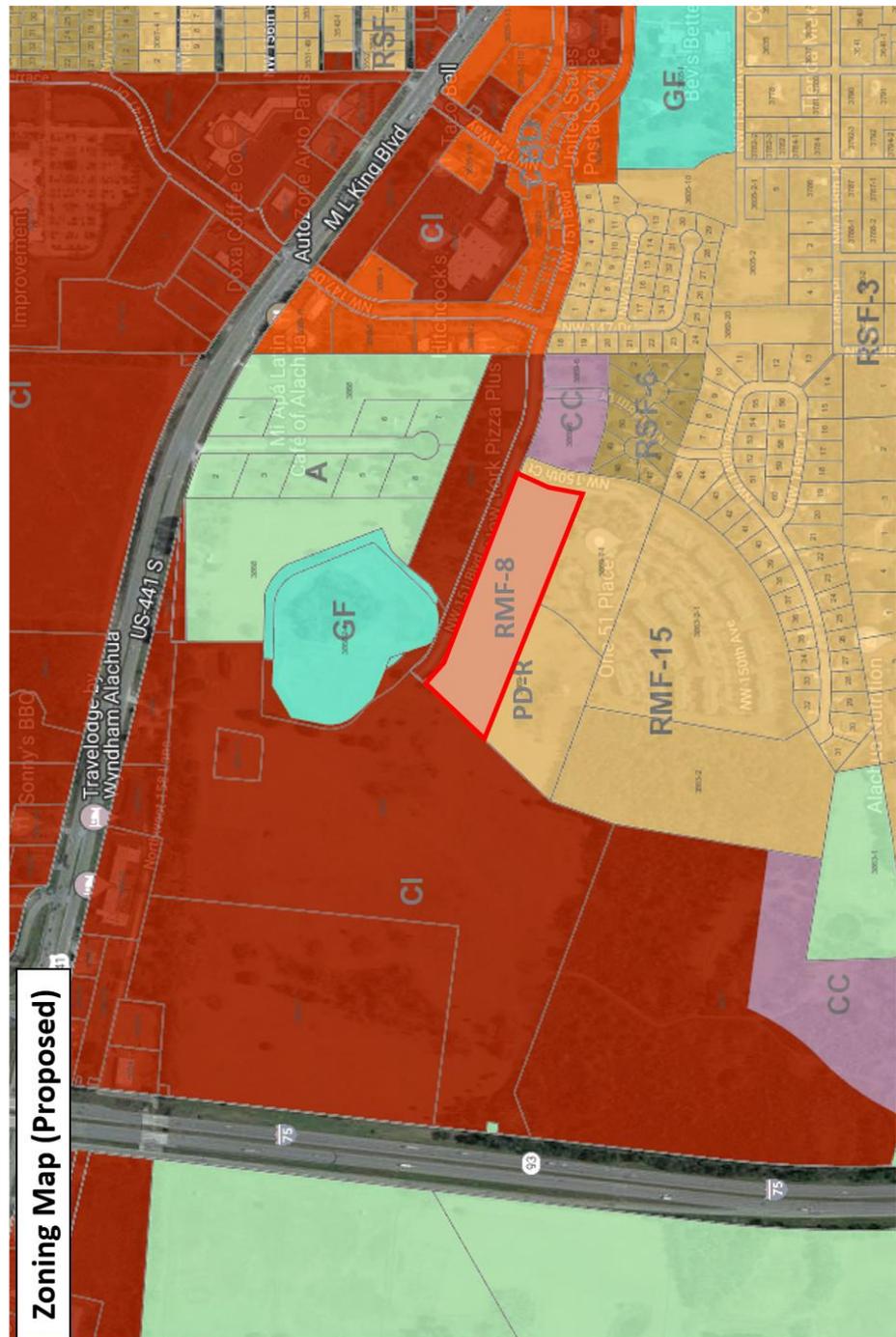
Future Land Use Map (Proposed)



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.



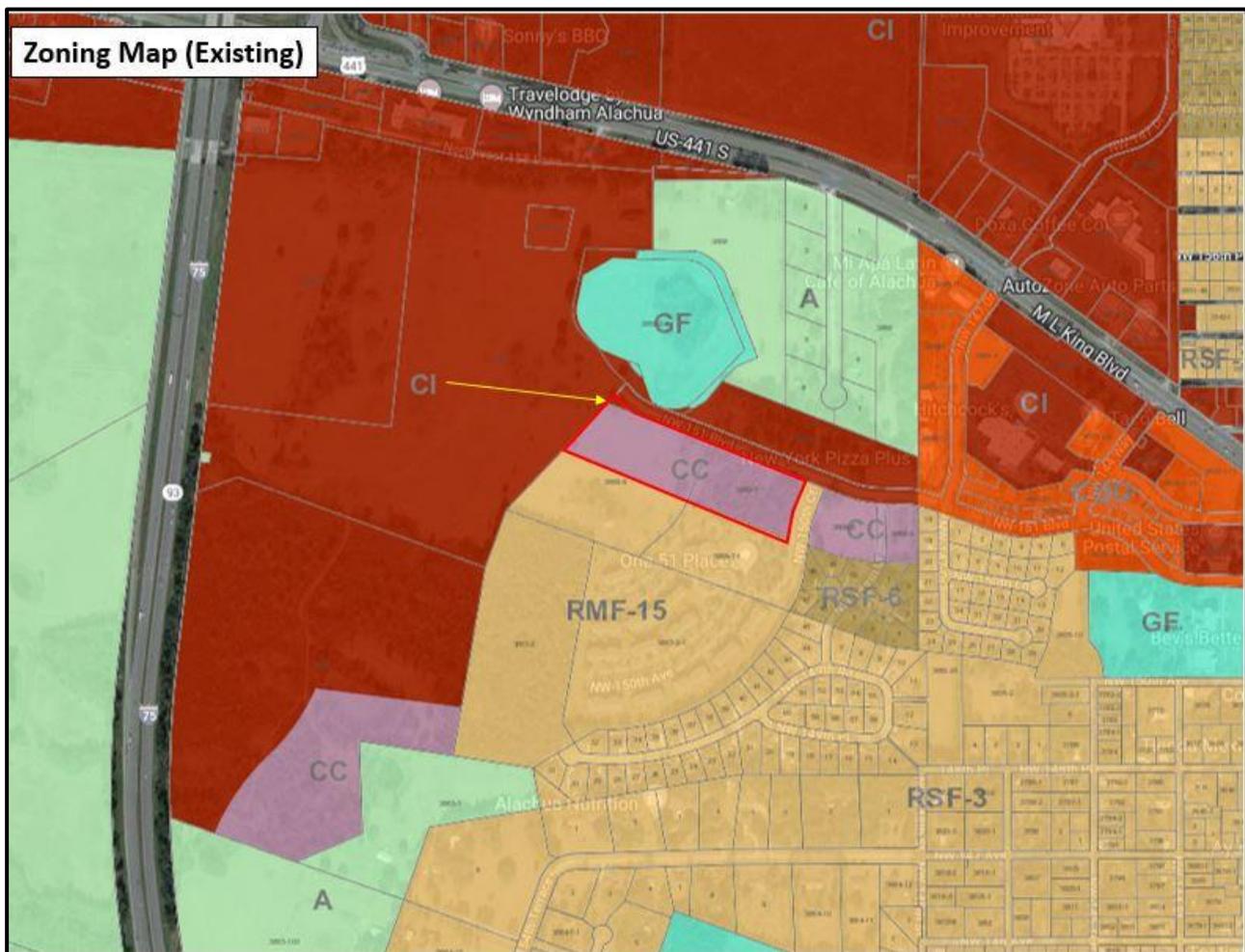
This proposed rezoning to amend the zoning map from Community Commercial (CC) and Commercial Intensive (CI) to RMF-8 is related to a small-scale land use map amendment application that has been submitted simultaneously. The related application is to amend the future land use category from Community Commercial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

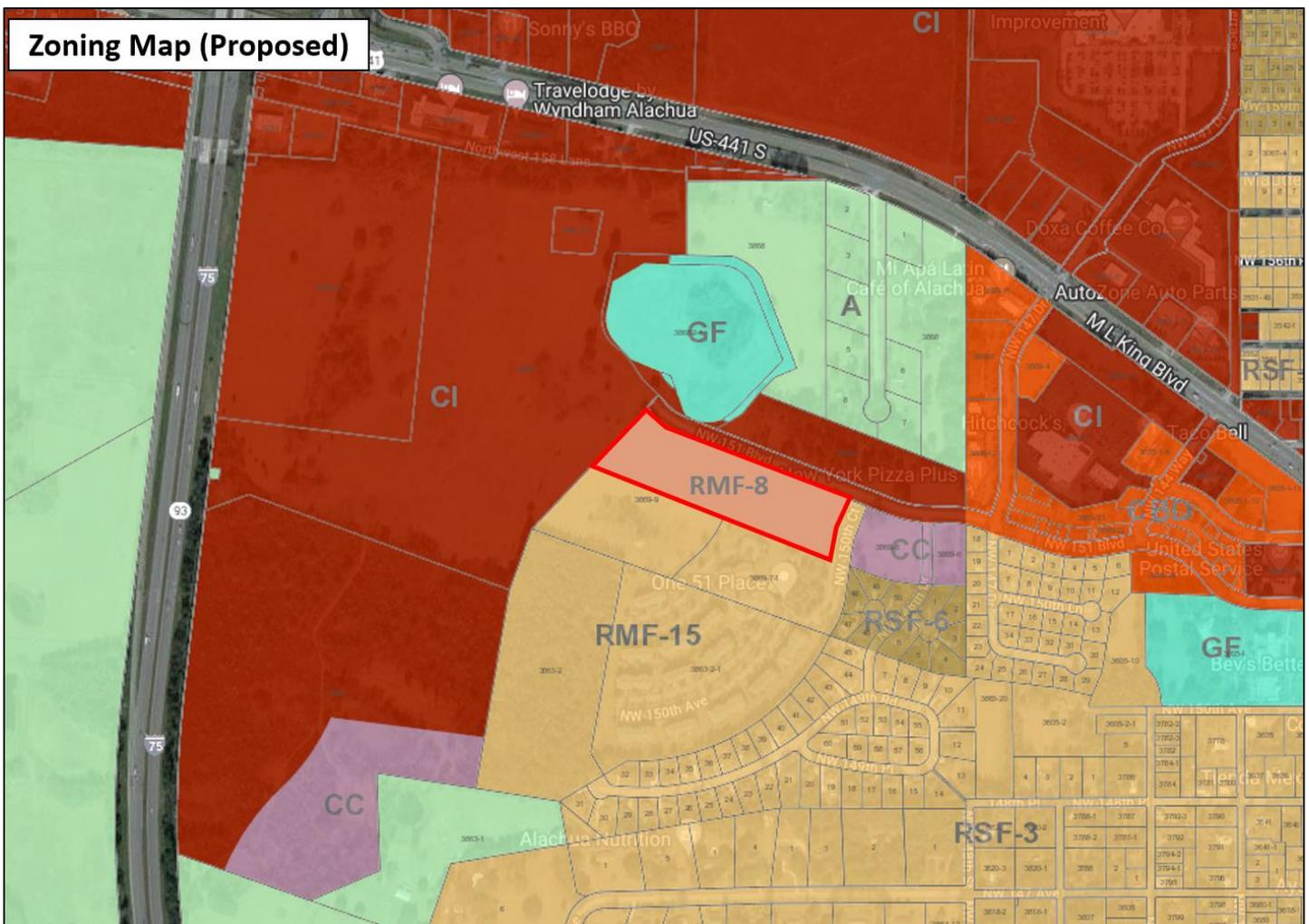
Parcel Number	Existing Zoning	Proposed Zoning
03869-007-000	Community Commercial	RMF-8
03869-009-000 (portion)	Community Commercial	RMF-8
03869-010-000	Commercial Intensive	RMF-8

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.

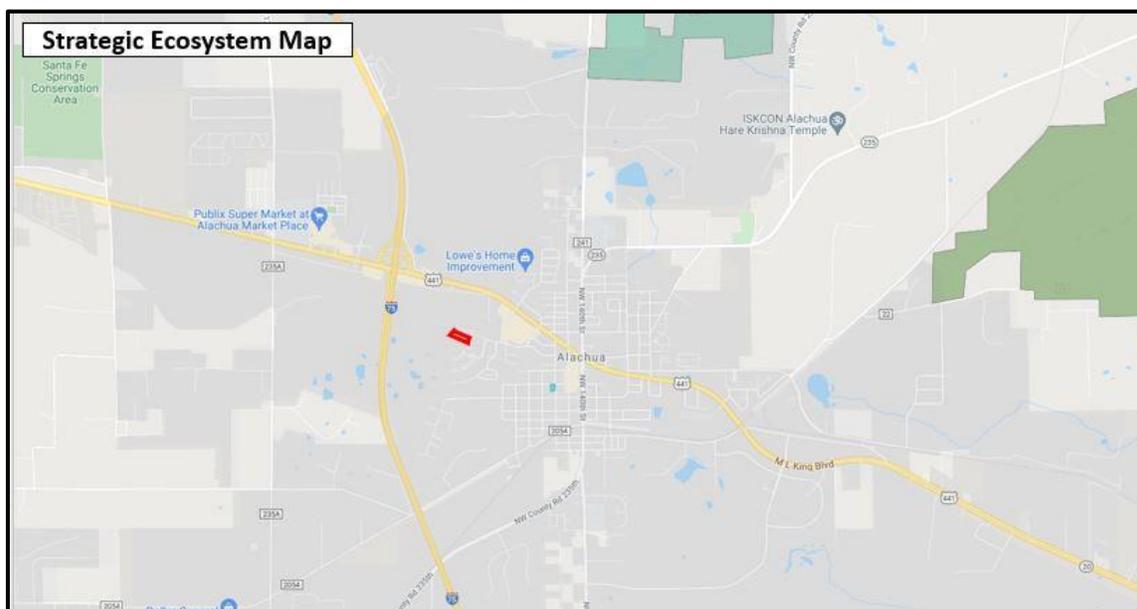
The proposed RMF-8 zoning will allow for a variety of residential uses on the subject property, as indicated above in the text from the Land Development Code. Adding the 8.36 +/- acres to the RMF-8 zoning district will provide additional residential development opportunities in the City of Alachua and 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.

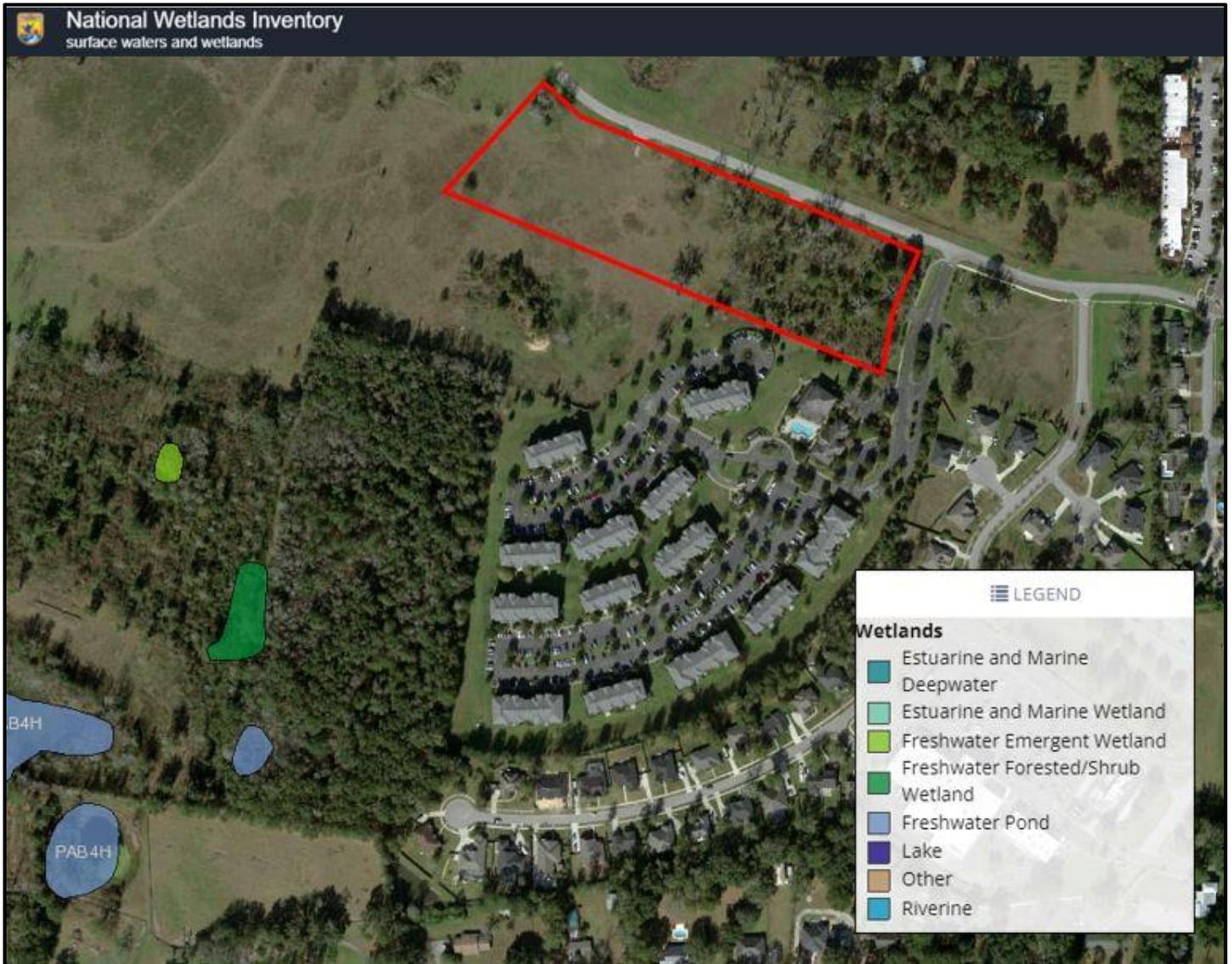
Strategic Ecosystems:

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



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	<u>67</u>	units	x	<u>0.06</u>	Elementary School Multiplier*	<u>4</u>	Student Stations**
Middle School	<u>67</u>	units	x	<u>0.03</u>	Middle School Multiplier*	<u>2</u>	Student Stations**
High School	<u>67</u>	units	x	<u>0.03</u>	High School Multiplier*	<u>2</u>	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.

House Republicans vote to impeach Mayorkas

Ken Tran
USA TODAY

WASHINGTON – The House voted to impeach Homeland Security Secretary Alejandro Mayorkas on Tuesday, after an embarrassing failed attempt from House Republicans last week as they seek to make the crisis on the southern border a top 2024 issue.

The vote passed mostly along party lines by a count of 214-213, with no Democrats supporting the effort and a few GOP lawmakers joining them. Until Tuesday evening’s vote, the House had not impeached a Cabinet secretary in almost 150 years.

The crux of House Republicans’ allegations against Mayorkas, whom they have long sought to impeach, is that the secretary deliberately and willfully allowed migrants’ attempts to enter the U.S. at the southern border to grow into a crisis.

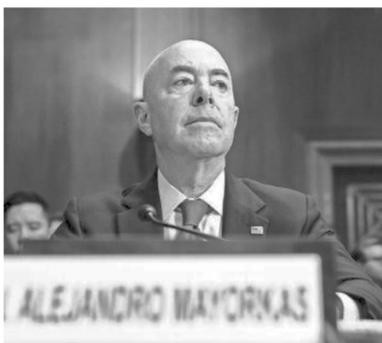
“With this vote, Congress has made clear that we will not tolerate such lawlessness,” Rep. Mark Green, R-Tenn., chair of the GOP-led House Homeland Security Committee, said in a statement after the House’s vote.

But Democrats, a handful of GOP lawmakers and legal scholars across the political spectrum have argued that House Republicans’ accusations amount to nothing more than policy disagreements over immigration.

Policy debates, they argue, aren’t the high crimes or misdemeanors the Constitution requires for impeachment. Skeptics of the effort have raised concerns that impeaching Mayorkas could have a ripple effect, politicizing future impeachments.

In a statement Tuesday, President Joe Biden went after House Republicans for impeaching Mayorkas over his handling of the border, especially after they outright rejected a bipartisan border and immigration deal from the Senate, calling it a “political stunt.”

“Without a shred of evidence or legitimate Constitutional grounds, and despite bipartisan opposition, House Republicans have falsely smeared a dedicated public servant who has



Homeland Security Secretary Alejandro Mayorkas is not likely to be convicted in the Democratic-run Senate. STEPHANIE SCARBROUGH/AP FILE

spent more than 20 years enforcing our laws and serving our country,” Mia Ehrenberg, a spokesperson for the Department of Homeland Security, said in a statement following the vote.

Ultimately, nothing will result from Tuesday night’s vote. The Senate has the power to hold a trial to remove an impeached official, but Senate Majority Leader Chuck Schumer, D-N.Y., called the proceedings a “sham” after the vote.

Once senators return from their two-week recess later this month, they “will be sworn in as jurors in the trial the next day,” Schumer said in a statement. While members will be sworn in to be jurors, it’s not clear if there is appetite among lawmakers to sit through a trial.

Even if a trial were to be scheduled, Mayorkas would almost certainly be acquitted in the Democratic-controlled Senate.

House Republicans tried to impeach the official last week, but they failed in spectacular fashion when the vote was tied 215-215. A tie is not enough for a vote to pass in the House. Only one member, House Majority Leader Steve Scalise, R-La., was absent.

Three Republicans, Reps. Ken Buck of Colorado, Mike Gallagher of Wisconsin and Tom McClintock of California, joined Democrats to sink the initial effort. They voted again on Tuesday night against impeachment.

Dems seek workaround for Ukraine, Israel aid bill

Riley Beggin and Ken Tran
USA TODAY

WASHINGTON – House Democrats are laying the groundwork to force a vote on the \$95 billion foreign aid bill that passed in the Senate early Tuesday despite fierce opposition from House Speaker Mike Johnson, R-La.

It would mark a significant coup if Democrats are successful. They’re aiming to use the rare procedural move known as a discharge petition, which would require at least 218 signatures – including those of at least some Republicans – to bring the legislation up for a vote.

The package would appropriate \$60 billion to support Ukraine, which has been battling Russia since February 2022. It would also send \$14 billion in military assistance to Israel, \$9 billion in humanitarian assistance to Gaza and elsewhere, and nearly \$5 billion to defend Taiwan.

House Democratic Leader Hakeem Jeffries, D-N.Y., sent a letter to fellow Democrats on Tuesday saying the caucus would “use every available legislative tool” to advance the bill and called upon “traditional Republicans” to step up in the House.

The Democratic leader said during a news conference that he believes there are at least 300 votes in the House to pass the foreign aid bill, including an “overwhelming majority” of Democrats.

Rep. Andy Biggs, R-Ariz., a member of the ultraconservative Freedom Caucus, said he’s a “hard no” on the bill, but he told a conservative talk radio host Tuesday that “if it were to get to the floor, it would pass – let’s just be frank about that.”

The legislation cleared the Senate with 70 votes on Tuesday. Only two Democrats and Sen. Bernie Sanders, I-Vt., voted against it, alongside a majority of the chamber’s Republicans.

The Senate’s vote reflects similar divisions in the House. A growing number of Republican lawmakers have



House Speaker Mike Johnson, R-La., opposes the \$95 billion foreign aid bill the Senate passed Tuesday. J. SCOTT APPLEWHITE/AP

raised concerns about sending additional aid to Ukraine, and the progressive wing of the Democratic Party has protested further aid to Israel without conditions for more humane treatment of Palestinians in Gaza.

But the moderate coalitions in both parties appear to remain the dominant voice in the House and Senate – and they’re preparing to flex their muscles.

“This place runs on majority,” Rep. Annie Kuster, D-N.H., chair of the centrist New Democrat caucus, told USA TODAY last week.

She said bringing the left wing of her party on board would be possible by adding conditions that the Israel aid is used “in accordance with international law.” Kuster also predicted there are likely more than the five necessary Republicans willing to stand up to their leaders.

Several moderate Republicans who represent crucial swing districts also indicated to USA TODAY that they weren’t quite ready to go against their leader.

Rep. Mario Diaz-Balart, R-Fla., noted that the House passed its own bill to fund Israel aid that the Senate has not picked up yet. That bill included cuts to the Internal Revenue Service funding that made it unpalatable to many in the upper chamber.

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

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The ordinance title is as follows:

ORDINANCE 24-06

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.

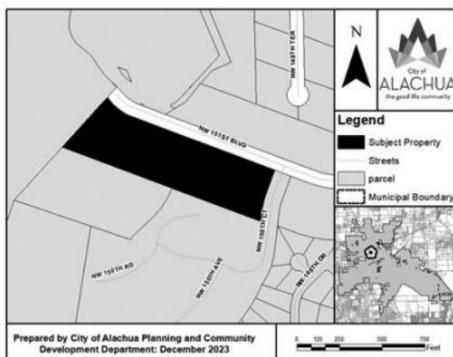
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ORDINANCE 24-05

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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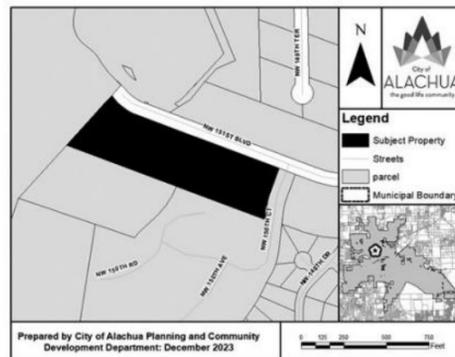
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The ordinance title is as follows:

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.



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City of ALACHUA

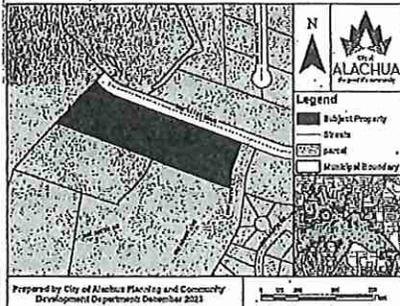
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(Published: Alachua County Today - February 15, 2024)



City of ALACHUA

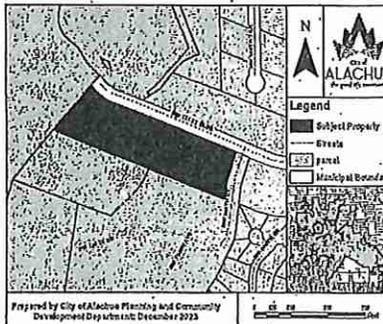
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(Published: Alachua County Today - February 15, 2024)

Election Day: March 19

Only Registered Republican voters will be eligible to vote in this election

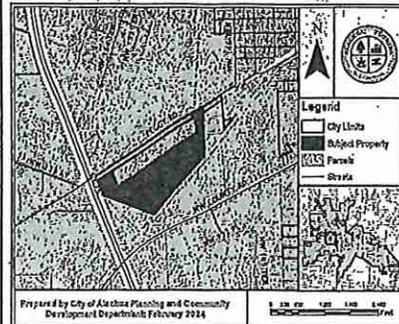
QUESTIONS?
CALL 352-374-5262 OR VISIT
VOTEALACHUA.GOV



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 26, 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 Claudia Vega, P.E., of eda consultants, Inc., applicant and agent, for Garden Street Communities Southeast, LLC, property owner, for consideration of the Final Plat for Kirkland Farms Phase 1. The final plat proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03917-200-002 and a portion of 03865-000-000. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development - Residential (PD-R).



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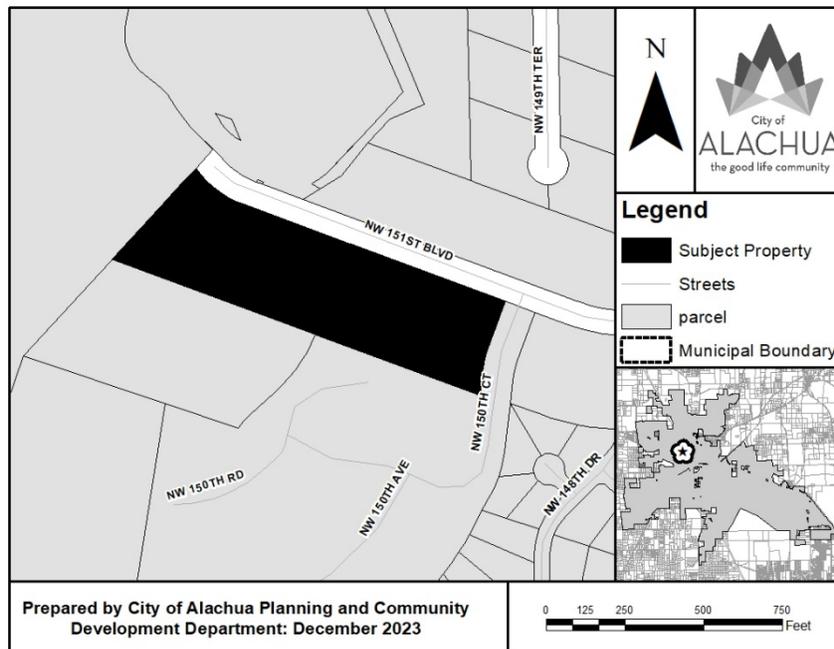
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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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
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Alachua, FL 32615

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14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Pat. avery.com/patents

Etiquettes d'adresse Easy Peel
Ploiez a la bacheure afin de reveler le rebord Pop-up

Allez a avery.ca/gabarits
Utilisez le Gabarit Avery 5160

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

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

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

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

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

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

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

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

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

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

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

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

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

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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)

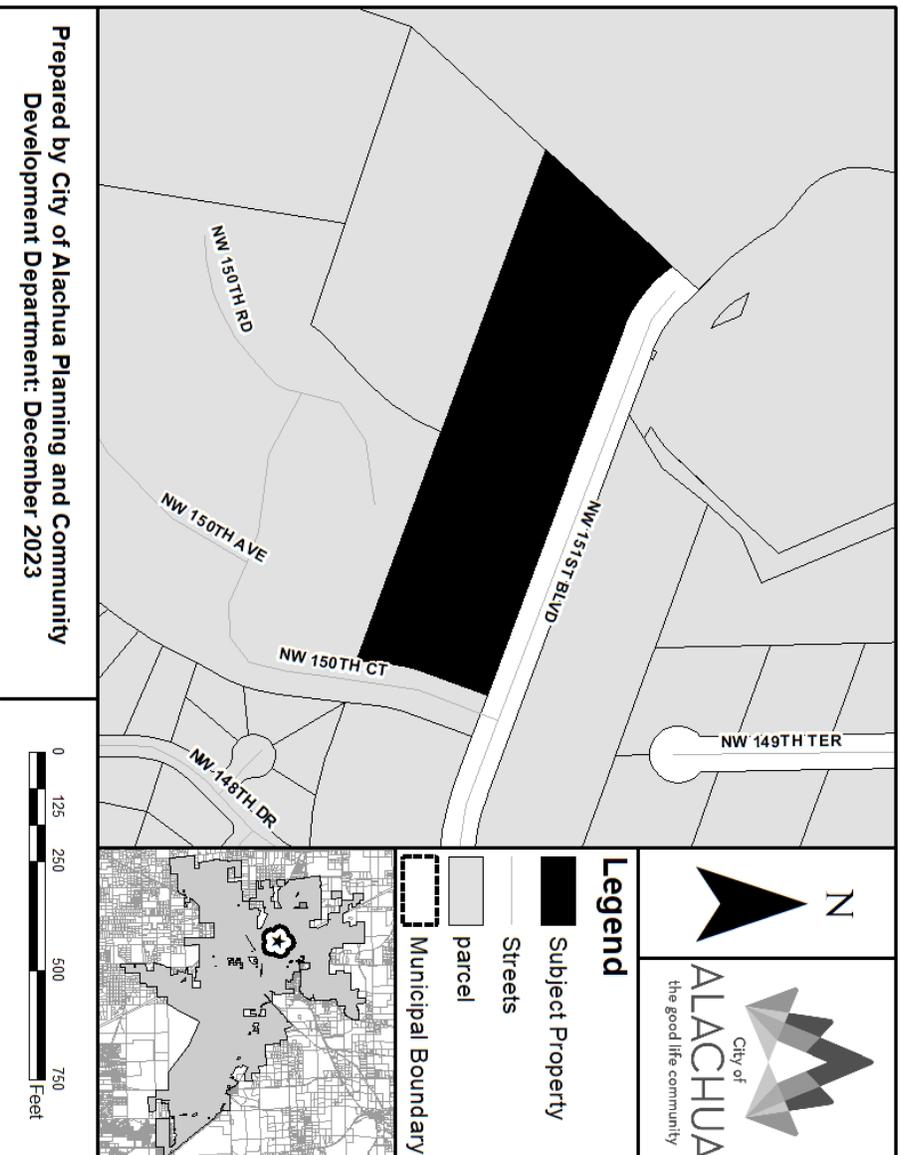
SIGN ON 1/23/24 FOR THE NW 151st Blvd RZ
(Date) (Action name and type)

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 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 (CJ) 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 (CJ); Proposed Zoning: Residential Multiple Family District-8 (RMF-8).



Prepared by City of Alachua Planning and Community
Development Department: December 2023

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 15st Blvd (2023)
SSCPA & Rezoning



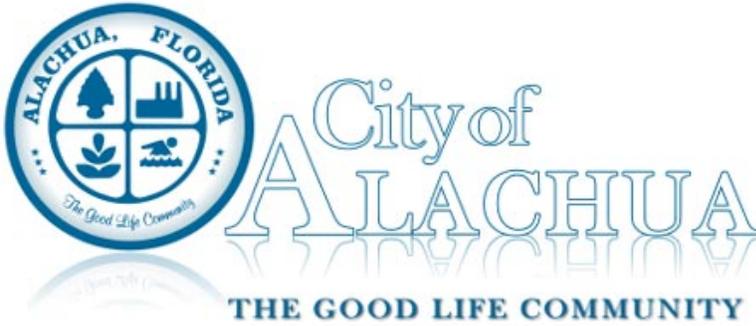
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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: 2/26/2024

SUBJECT: McGinley Industrial Acres Minor Subdivision Final Plat: A request by Stephanie Sutton on behalf of GC Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a ± 16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

PREPARED BY: Carson J. Crockett, AICP Candidate, Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve the Final Plat for GC Affordable Homes, LLC.

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 Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Final Plat for GC Affordable Homes, LLC.

Summary

This application is a request by Stephanie Sutton of 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 ± 16.1-acres of lands on tax parcels 05893-000-000 and 05893-001-000 into three lots. The purpose of the proposed plat is to create two additional lots for potential new businesses to be sited in the City of Alachua. Future Land Use: Industrial; Zoning: General Industrial (IG)

The Planning & Zoning Board held a public hearing on February 13, 2024, and voted 4-0 to transmit the Final Plat to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- ▣ 2-13-2024 Staff Report
- ▣ Proposed Plat
- ▣ Boundary Survey

- ▣ Application Materials
- ▣ Public Notice Materials



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 13, 2024
Quasi-Judicial Hearing

SUBJECT: A request for a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three lots.

APPLICANT/AGENT: Stephanie Sutton, eda consultants, inc.

PROPERTY OWNER: GC Affordable Homes, LLC

LOCATION: Generally located north of US Highway 441, south of NW 128th Ln, and east of McGinley Industrial Park Unit No. 1 subdivision

PARCEL ID NUMBER: 05893-000-000; 05893-001-000

FLUM DESIGNATION: Industrial

ZONING: General Industrial District (IG)

OVERLAY: N/A

ACREAGE: ± 16.10-acres

PROJECT PLANNER: Carson J. Crockett, AICP Candidate

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Final Plat for GC Affordable Homes, LLC, to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this board finds the application for a Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Final Plat for GC Affordable Homes, LLC to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Stephanie Sutton of eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of the final plat of ± 16.10-acres of lands on tax parcels 05893-000-000 and 05893-001-000, which proposes the subdivision of the subject property into three lots. The purpose of the proposed plat is to create two additional lots for potential new businesses to be sited in the City of Alachua.

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the requirements for a minor subdivision. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

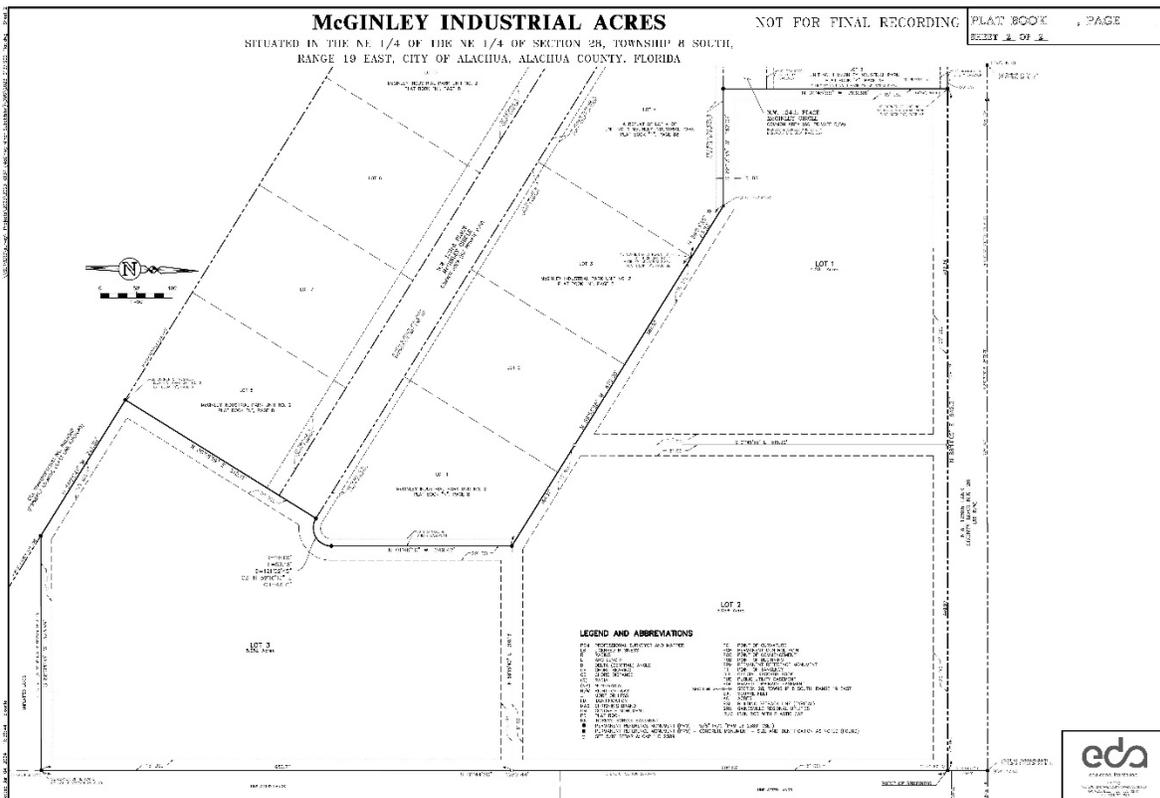


Figure 1. Proposed Final Plat

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 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 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Colleges; Agriculture	UF Campus Master Plan (County)	A (County)
South	Single Family Residential	Rural Employment Center (County)	R-1C (County)
East	Government (Vacant)	Rural Employment Center (County)	A (County)
West	Light Industrial; Warehousing & Distribution; Vacant Industrial	Industrial	IG; PD (County)

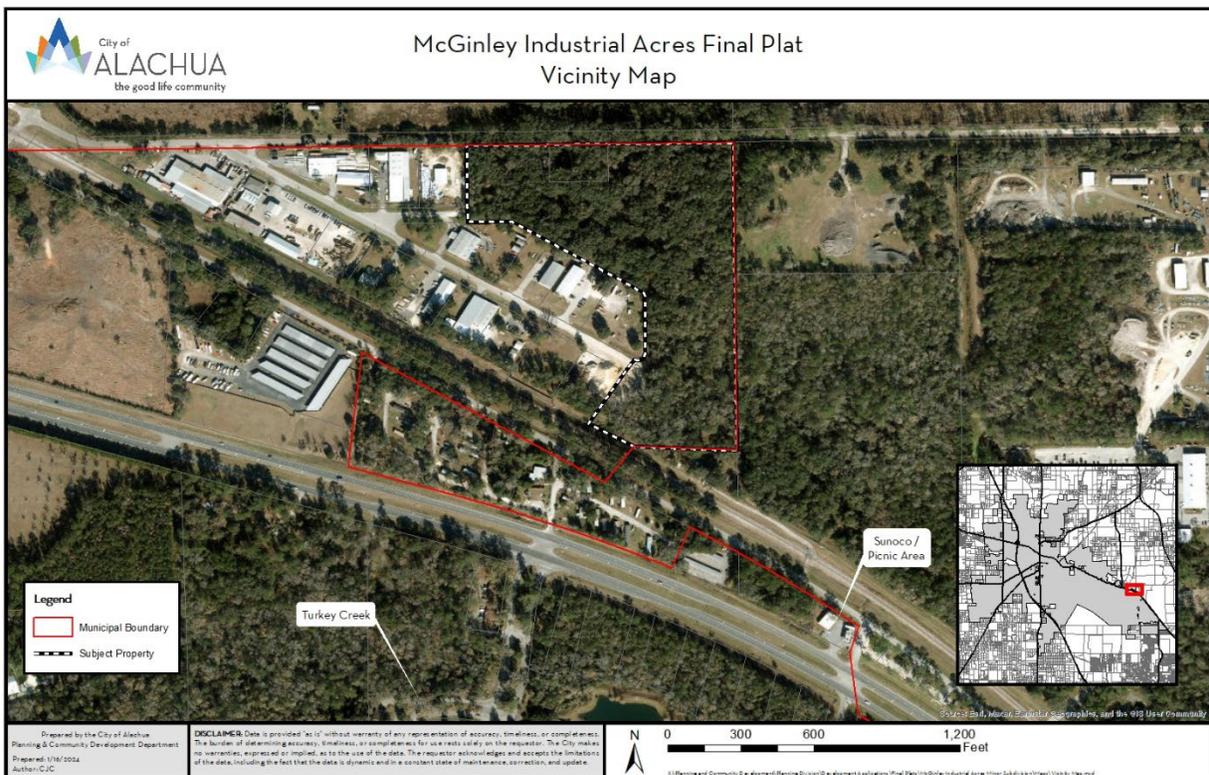


Figure 2. Vicinity Map

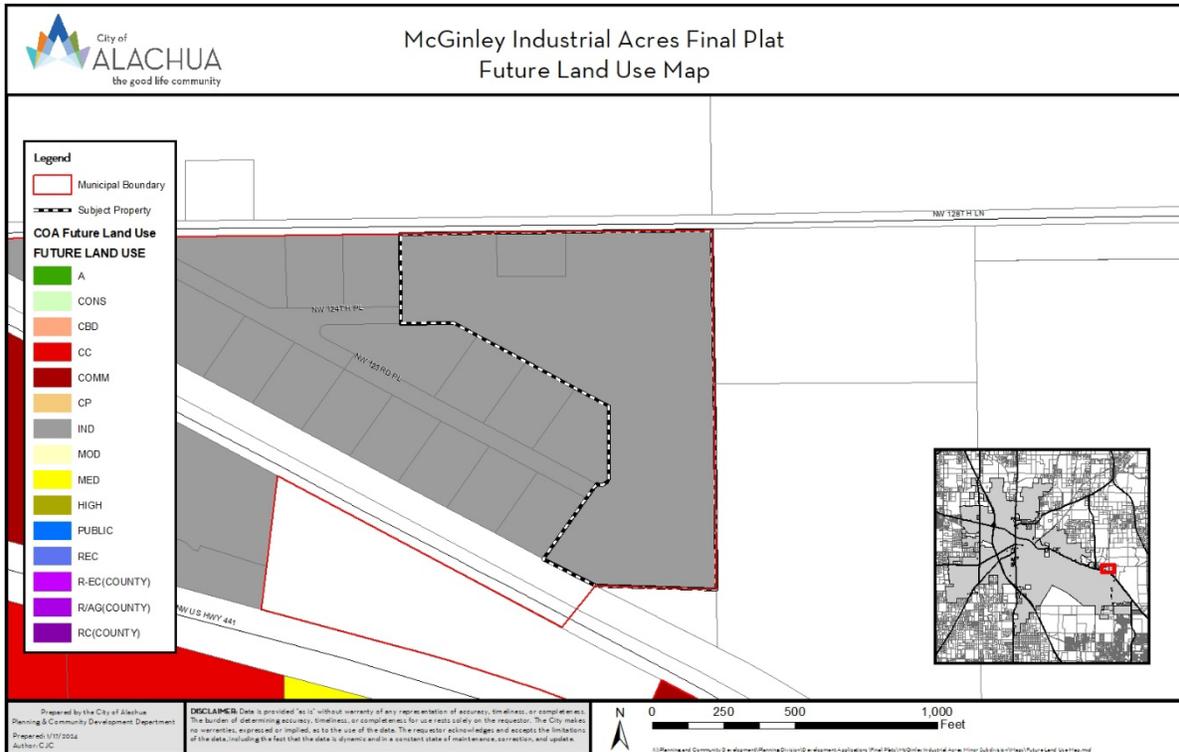


Figure 3. Future Land Use Map

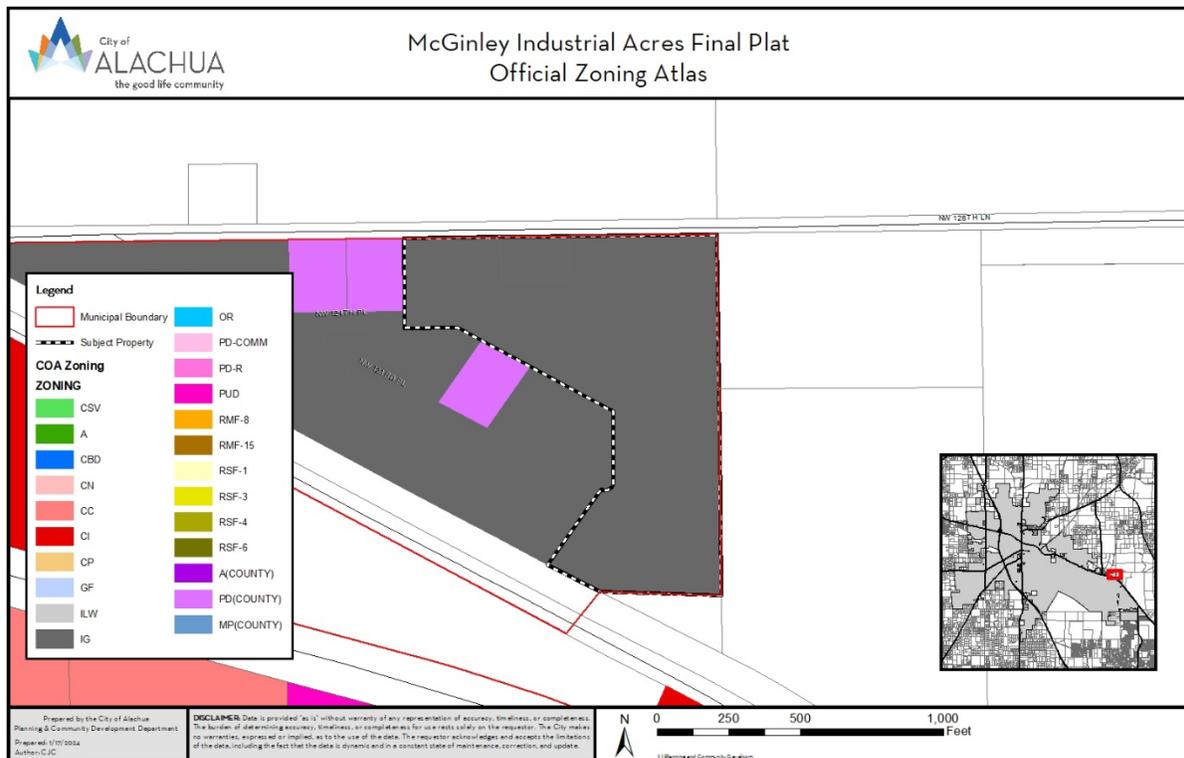


Figure 4. Official Zoning Atlas

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 minor subdivision/final plat applications. No neighborhood meeting was held regarding this application.

COMPRHENSIVE PLAN CONSISTENCY ANALYSIS

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 1.5: Industrial

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

Evaluation & Findings – Objective 1,5: The subject property is within an existing Industrial land use category with existing industrial uses to the west and is located within close proximity to US Highway 441. The proposed final plat will increase opportunities for new industrial business uses to be sited, serving the intent of the Industrial land use category in proximity to existing industrial uses and with access to US Highway 441. Future development applications will be analyzed to ensure continued consistency with the appropriate future land use categories at the time of their review.

Objective 5.1: *Natural Features*

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

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

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

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

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

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

Evaluation & Findings – Objective 5.1 and Policies 5.1.a-5.1.e: An environmental conditions analysis has been included within this staff report. Based on the best available data, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. Additionally, a portion of the subject property falls within the Hague Flatwoods strategic ecosystem and has been identified as Priority 3 by the Florida Natural Areas Inventory (FNAI).

A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Based on the best available data, there are no other significant environmental resources that would limit or impact development.

Objective 5.2: *Availability of facilities and services*

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

Evaluation & Findings - Objective 5.2: A public facilities impact analysis has been included within this staff report to demonstrate concurrency. There are no areas of concern at this time.

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.

Evaluation & Findings - Objective 9.1 and Policy 9.1: The subject property is located outside the City's potable water and wastewater service areas as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the City's Comprehensive Plan and is not required to connect to the City of Alachua's potable water and wastewater systems.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings - Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed final plat will not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

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

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

Evaluation & Findings - Policy 1.2.a: The subject property is located outside the City's wastewater service area and is not required to connect to the City of Alachua's wastewater system.

Objective 2.1: *Solid Waste Level of Service Standards and Implementation*

The City shall continue to ensure satisfactory and economical solid waste service for all City residents with an emphasis on reuse and recycling

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

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

Evaluation & Findings - Objective 2.1 and Policy 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed final plat will 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 is accessible through public utility easements or tight of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings - Policy 4.1.b: The subject property is located outside the City's potable water service area and is not required to connect to the City of Alachua's potable water system.

Conservation and Open Space Element

Objective 1.10: *Wetlands*

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

Evaluation & Findings - Objective 1.10: An environmental conditions analysis has been included within this staff report. Based on the best available data, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Should wetlands be confirmed to be present on or near the site, all Comprehensive Plan Policies, including required buffers in Policy 1.10.g of the Conservation and Open Space Element will apply.

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 & Findings: According to the National Wetlands Inventory, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. Figure 6 depicts a 2004 wetland delineation survey of the site completed by eda consultants, inc. and Figure 7 overlays that wetland delineation survey onto the proposed plat, demonstrating possible constraints to proposed lot 3 once buffer areas are accounted for. Despite the possible constraints, lot 3 will likely not be rendered unbuildable.

A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Should wetlands be confirmed to be present on or near the site, all Comprehensive Plan Policies, including required buffers in Policy 1.10.g of the Conservation and Open Space Element will apply.

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 & Findings: A portion of the subject property is located within the Hague Flatwoods strategic ecosystem. An environmental impact assessment and listed species inventory will be required for future development applications related to the site.

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 & Findings: A portion of the subject property is delineated as Priority 3 in the Florida Natural Areas Inventory. An environmental impact assessment and listed species inventory will be required for future development applications related to the site.

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 soil types found within the subject property, shown in Table 2.

Table 2. 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	
Millhopper Sand 0 to 5% Slope	A	Moderately Well Drained	Slight to None	Slight to None	55.67%
Tavares Sand 0 to 5% Slope	A	Moderately Well Drained	Slight to None	Slight to None	42.84%
Pomona Sand	B/D	Poor	Severe	Severe	1.49%

Evaluation & Findings: The Millhopper Sand and Tavares Sand soils present on the subject property are both moderately well drained with little to no building limitations, making up a majority 98.51% of the soils on site. Pomona Sand makes up 1.49% of the site, near the possible wetland area, and has poor drainage with severe building limitations. Though Pomona Sand is present, it makes up a small portion of the site and should not render any of the proposed lots unbuildable.

Flood Potential

Panel 12001C0143E 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 & Findings: The subject property is located within Flood Zone X, outside the 500-year floodplain.

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 & Findings: The subject property is not within an area of high aquifer recharge or known karst sensitive features based on the Suwannee River Water Management District 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 & Findings: The subject property is not within the City's wellfield protection zones.

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 & Findings: The subject property does not contain any structures identified to be historic by the State of Florida or the Alachua County Historic Resources Inventory. The subject property is also outside the City's Historic Overlay District.

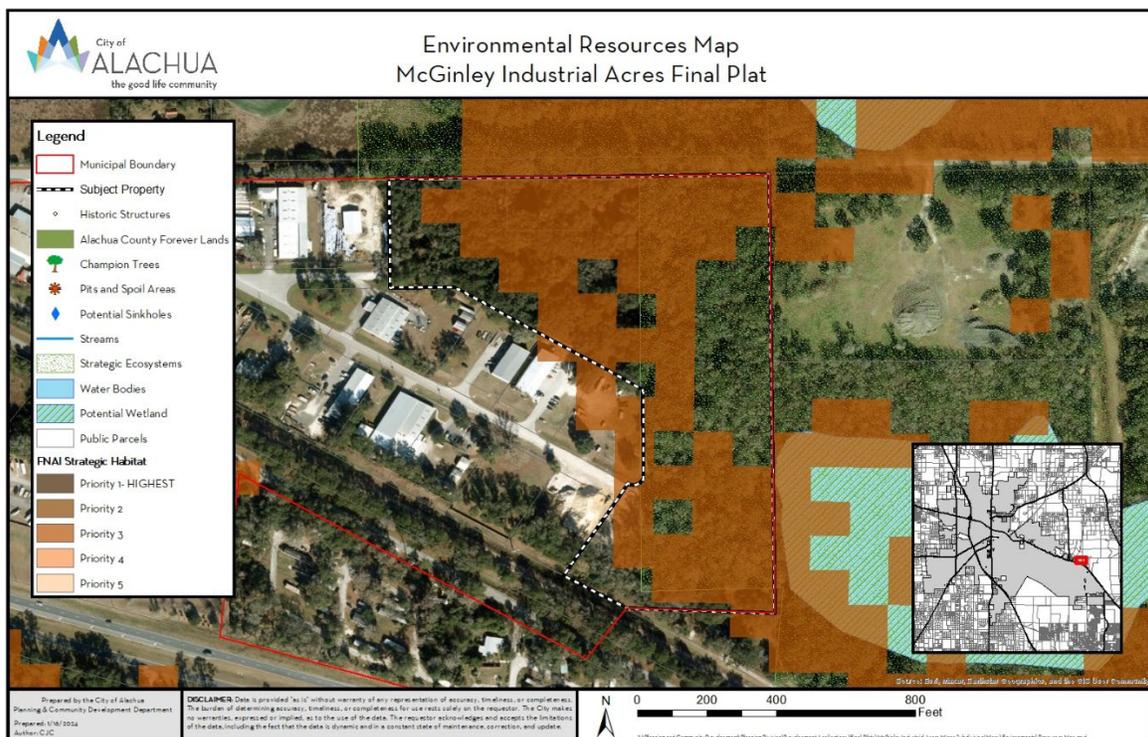


Figure 5. Environmental Resources Map

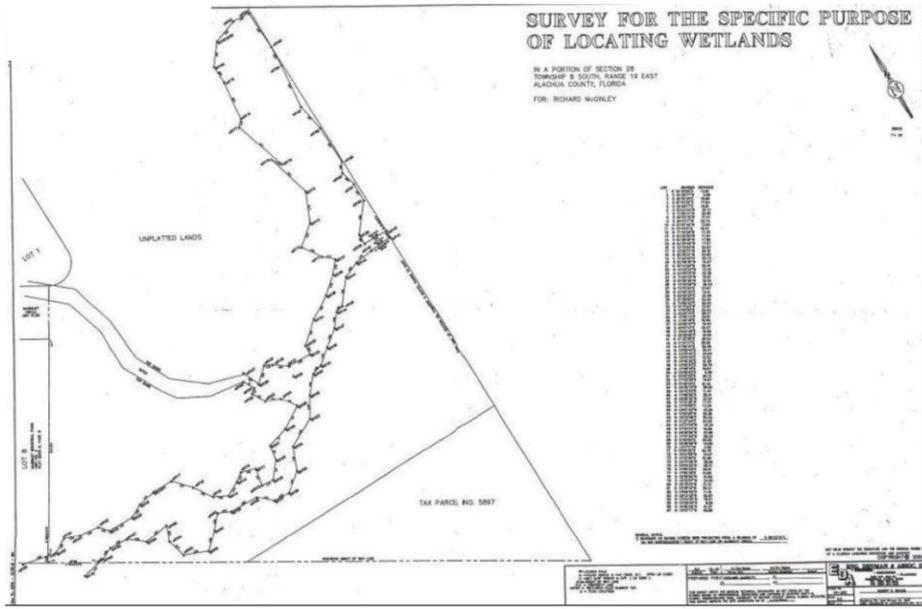


Figure 6. 2004 Wetland Delineation Survey

A 2004 Wetland Delineation Survey conducted by eda consultants, inc. notes a wetland on the southern portion of the subject property, where proposed lot 3 of the final plat is located. Source: eda consultants, inc. (2004). Survey for the Specific Purpose of Locating Wetlands.

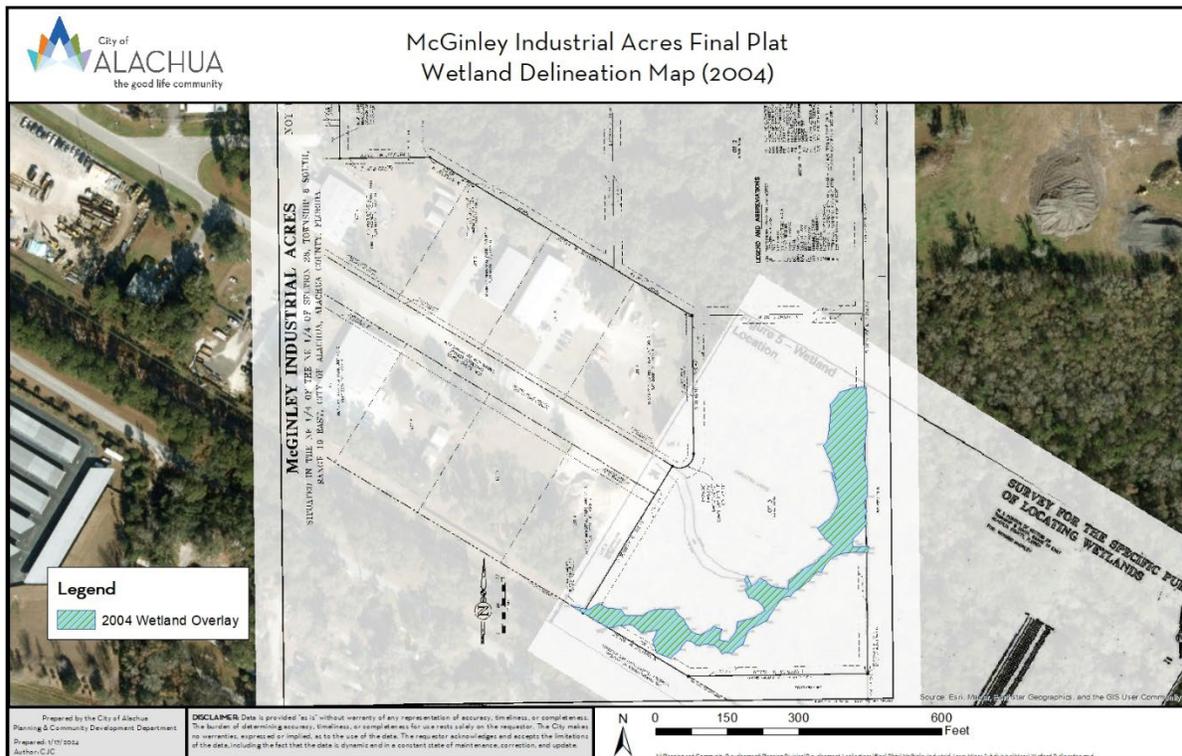


Figure 7. Potential Wetland Delineation Overlay

An overlay of the 2004 Wetland Delineation Survey over the proposed lot 3 of the McGinley Industrial Acres Final Plat, demonstrating a potential constraint of future development of the lot when accounting for required buffer areas.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Minor Subdivision Standards

Section 2.4.10(F)(3) of the City’s Land Development Regulations (LDRs) establishes the standards with which all minor subdivision applications must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation of the findings of the applicant’s compliance with the standards of Section 2.4.10(F)(3) is provided below.

- (3) **Minor Subdivision Standards.** A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

PUBLIC FACILITIES IMPACT ANALYSIS

The proposed final plat does not include any new development or change in intensity of existing conditions of the subject property. No immediate impacts on public facilities are expected, and concurrency will be reevaluated at the time of review of future development applications; however, the following expected impacts were calculated by the applicant for the subject property based on a realistic development scenario using the maximum floor area ratio of the proposed lots. The realistic development scenario is approximately 395,307 square feet of general light industrial.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection	4/D	Principle Arterial	COMM	D
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D

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

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

Traffic System Category	Segment 3 U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection
Average Annual Daily Trips	
Maximum Service Volume ¹	43,000
Existing Traffic ²	22,000
Reserved Trips ³	0
Available Capacity ³	21,000
Increase/Decrease in Daily Trips Generated by Development ⁴	962
Residual Capacity After Development's Impacts	20,038
<small>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 December 2023 Development Monitoring Report. 4 Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 3 - 50%.</small>	

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)

Traffic System Category	Segment 3 U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection
Average Annual Daily Trips	
Maximum Service Volume ¹	3,870
Existing Traffic ²	1,980
Reserved Trips ³	0
Available Capacity ³	1,890
Increase/Decrease in Daily Trips Generated by Development ⁴	158
Residual Capacity After Development's Impacts	1,732
<small>5 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. 6 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. 7 Source: City of Alachua December 2023 Development Monitoring Report. 8 Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 3 - 50%.</small>	

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

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume ¹	45,700
Existing Traffic ²	18,586
Reserved Trips ³	6,665
Available Capacity ³	20,449
Increase/Decrease in Daily Trips Generated by Development ⁴	962
Residual Capacity After Development's Impacts	19,487
<small>9 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. 10 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. 11 Source: City of Alachua December 2023 Development Monitoring Report. 12 Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 4 - 50%.</small>	

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

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume ¹	4,110
Existing Traffic ²	1,776
Reserved Trips ³	623
Available Capacity ³	1,711
Increase/Decrease in Daily Trips Generated by Development ⁴	158
Residual Capacity After Development's Impacts	1,553
<small>13 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. 14 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. 15 Source: City of Alachua December 2023 Development Monitoring Report. 16 Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 5 - 50%.</small>	

Evaluation & Findings: The proposed final plat is not anticipated to adversely impact the Level of Service of the affected roadway segments. Concurrency will be reevaluated at the time of review of future development applications for the site.

Potable Water Impacts

The subject property is outside the City’s potable water service area and will not be served by City potable water. Therefore, there are no impacts to potable water facilities. The development will have no impact to the Level of Service of potable water facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

Sanitary Sewer Impacts

The subject property is outside the City’s wastewater system service area and will not be served by City wastewater. Therefore, there are no impacts to wastewater facilities. The development will have no impact to the Level of Service of wastewater facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

Solid Waste Impacts

Table 6. 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	47,870.93	8,736.44
Increase/Decrease in Demand Generated by Application ³	4,743.68	866.31
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i>		
<i>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).</i>		
<i>2 City of Alachua December 2023 Development Monitoring Report.</i>		
<i>3 Formula: 12 lbs. per day per 1,000 sq. ft. Source: Cincero & Cincero. (1996). Environmental Engineering: A Design Approach</i>		
<i>4 New River Solid Waste Facility, April 2023.</i>		

Evaluation & Findings: The proposed final plat is not anticipated to adversely impact the Level of Service of solid waste facilities at this time. Concurrency will be reevaluated at the time of review of future development applications for the site.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service of recreation facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service of public school facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

**EXHIBIT "A"
TO
MCGINLEY INDUSTRIAL ACRES MINOR SUBDIVISION
FINAL PLAT
STAFF REPORT**

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 18, 2024

Submitted electronically to ssutton@edafi.com

Stephanie Sutton
Director of Operations
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Notice of Hearings to be Scheduled for McGinley Industrial Acres Minor Subdivision

Dear Ms. Sutton,

On January 10, 2024 the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes, LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a ± 16.1-acre subject property, consisting of Tax Parcels 05893-000-000 and 05893-001-000 into three lots. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package, seven (7) full size sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **February 13, 2024** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, January 29, 2024**. 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 **Tuesday, January 30, 2024**. 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, February 12, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

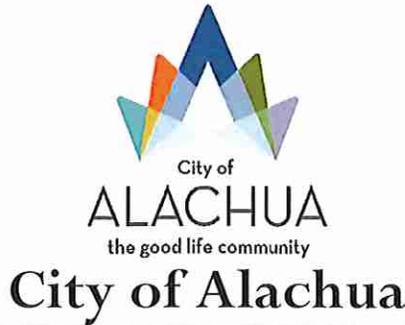
Should you have any questions, please feel free to contact me at (386) 418-6100 x 1606 or via email at ccrockett@cityofalachua.com.

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



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 18, 2024

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

*TR
1/17/2024
E*

RE: McGinley Industrial Acres Minor Subdivision Application

Public Services has reviewed the subject project (Jan 10 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Dec 04th Submittal</p> <p>Plat Book, Sheet 1:</p> <p>Please add the following General Note:</p> <p>“12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. “</p> <p>Please Revise & Resubmit.</p> <p>Comment on Jan 10th Submittal</p> <p>Approved</p>

NO.	COMMENTS
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Date: January 12, 2024

Re: Plat Review for McGinley Industrial Minor Subdivision (2nd Review)

For: The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Boundary Survey:

1. No comments.

Plat:

1. No comments.

If you have any questions or need additional information regarding this review, do not hesitate to contact our office.

Sincerely,

CHW, Inc.

Austin Blazs, PSM

Registered Florida Surveyor and Mapper Certificate Number 7401



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 21, 2023

Submitted electronically to ssutton@edafl.com

Stephanie Sutton
Director of Operations
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Comments for McGinley Industrial Acres Minor Subdivision Application

Dear Ms. Sutton,

On December 11, 2023 the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes, LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a \pm 16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting may be scheduled upon request to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, January 10, 2024**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February, 2024 Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Article 7 - Subdivision Standards

- a. Due to the unique frontage of Lot 1, the applicant may wish to display setback requirements in a tabular format rather than displaying setback requirements as drawn on the plat.

2. Outside Review

- a. Review and address comments from outside reviewer dated 12/15/2023 (attached).
- b. Review and address comments from City of Alachua Public Services dated 12/20/2023 (attached).

3. Miscellaneous

- a. Graphic scale may not exceed 1" = 50'.
- b. Clarify the state and use of the "ditch" located on the survey in proposed Lot 3.
- c. Note that wetland delineations show a possible wetland encroaching into proposed Lot 2 and Lot 3. Wetland and/or environmental impact assessments are not necessary as part of this application, but will be required for future development applications related to these sites. Ensure considerations of wetland buffering do not render any lot undevelopable.

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from outside reviewer dated 12/15/2023
Comments from City of Alachua Public Services (Inter-Office Communication) dated 12/20/2023

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

Date: December 15, 2023
Re: Plat Review for McGinley Industrial Minor Subdivision
For: The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

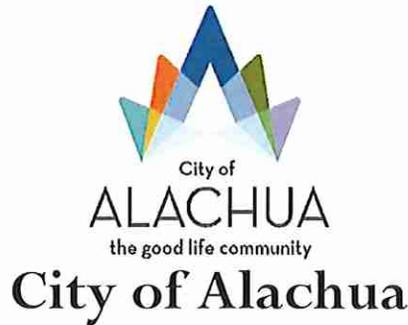
Boundary Survey:

1. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".
2. Please label the 4"x4" monument as being the southwesterly corner of lot 4 of McGinley Industrial Park.
3. It appears that the line table is for the wetland boundary, which is not shown on the survey. Please remove the Line Table from sheets 1 and 2.
4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.
5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

Plat:

1. Please edit General Note #1: "See Note 10" should read, "See Note 9".
2. Please add the applicable information to the *Owner's Certification and Dedication* and the *Acknowledgment*.
3. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".
4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.
5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.
6. Per City of Alachua requirements, graphic scale is not too exceed 1" = 50'. Please revise map accordingly.

Austin Blazs, PSM 7401



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Dec 20, 2023

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

*TR
12/19/2023
3*

RE: McGinley Industrial Acres Minor Subdivision Application

Public Services has reviewed the subject project (Dec 11 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Dec 04th Submittal</p> <p>Plat Book, Sheet 1:</p> <p>Please add the following General Note:</p> <p>“12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. “</p> <p>Please Revise & Resubmit.</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 11, 2023

Submitted electronically to ssutton@edafi.com

Stephanie Sutton
Director of Operations
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Completeness for McGinley Industrial Acres Minor Subdivision Application

Dear Ms. Sutton,

On December 11, 2023, the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a ± 16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

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. 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 ccrockett@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

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

December 5, 2023

Submitted electronically to ssutton@edafl.com

Stephanie Sutton
Director of Operations
eda consultants, inc.
720 SW 2nd Ave, South Tower, S. 300
Gainesville, FL 32601

RE: Conditional Completeness for McGinley Industrial Acres Minor Subdivision Application

Dear Ms. Sutton,

On November 30, 2023, the City of Alachua received your application for a minor subdivision submitted on behalf of GC Affordable Homes LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a \pm 16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

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 Monday, December 11, 2023**.

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. **Application Attachment #11, Environmental Resource Permit (ERP) or Self-Certification.** Submit documentation which confirms that an ERP application has been submitted to the Suwannee River Water Management District (SRWMD) or Self-Certification under the 10/2 rule has been submitted to the Florida Department of Environmental Protection (FDEP).
2. **Application Attachment #12, Access Management Permit.** Submit documentation which confirms that an Access Management Permit has been submitted to Alachua County Public Works (if applicable to this project).

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

Sincerely,



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

McGINLEY INDUSTRIAL ACRES

NOT FOR FINAL RECORDING

PLAT BOOK _____, PAGE _____

SHEET 1 OF 2

SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

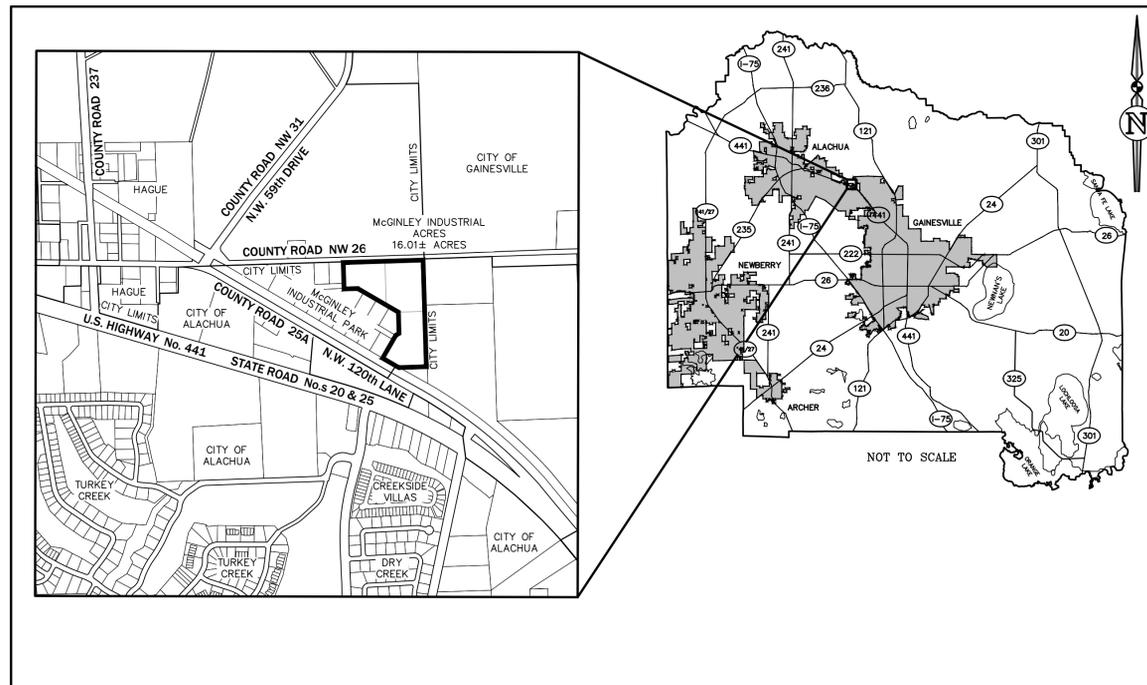
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 01°44'20" EAST, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 55.09 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.), LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 128TH LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'20" EAST, ALONG THE SAID EAST LINE OF SECTION 28, A DISTANCE OF 1252.44 FEET TO A 3" X 3" CONCRETE MONUMENT (WITH A DISK STAMPED "RLS 2742") AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 88°08'03" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 323.99 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX TRANSPORTATION INC. RAILROAD (FORMERLY THE ATLANTIC COAST LINE RAILROAD, 120' RIGHT OF WAY); THENCE NORTH 59°51'41" WEST, ALONG SAID RAILROAD RIGHT OF WAY LINE, 221.39 FEET TO THE SOUTHEAST CORNER OF "MCGINLEY INDUSTRIAL PARK UNIT NO. 2", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "N", PAGE 8 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHERLY LINES OF SAID "MCGINLEY INDUSTRIAL PARK UNIT NO. 2", THROUGH THE FOLLOWING FOUR (4) COURSES: 1) NORTH 30°08'19" EAST, 310.11 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 121°52'45", AN ARC DISTANCE OF 53.18 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°10'13" EAST, 43.71 FEET; 3) THENCE NORTH 01°46'10" WEST, 249.42 FEET; 4) THENCE NORTH 59°53'25" WEST, 470.00 FEET TO THE NORTHEAST CORNER OF "A REPLAT OF LOT 4 UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGE 88 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 59°53'25" WEST, ALONG THE NORTH LINE OF SAID "A REPLAT OF LOT 4 UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", 83.23 FEET TO A 3" X 3" CONCRETE MONUMENT (RLS 2742); THENCE SOUTH 88°13'36" WEST, ALONG SAID NORTH LINE, 162.07 FEET TO A CORNER ON THE EAST LINE OF "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "K", PAGE 48 OF SAID PUBLIC RECORDS; THENCE NORTH 01°45'55" WEST, ALONG SAID EAST LINE OF "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", 309.96 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SAID "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK" AND TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF N.W. 128TH LANE; THENCE NORTH 88°14'05" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 942.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.01 ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (SEE NOTE 9) WITH THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST AS BEING SOUTH 01 DEGREES, 44 MINUTES, 20 SECONDS EAST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0143E, COMMUNITY NUMBER 120664, PANEL 0143E, WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2018.
- TOTAL NUMBER OF LOTS = 3
- TOTAL ACREAGE OF SUBDIVISION = 16.01± ACRES
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT) [NAD83(2011)] USING THE U.S. SURVEY FOOT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM), APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT WITHIN THE PUBLIC RIGHTS-OF-WAY.



LOCATION MAP

ALACHUA COUNTY, FLORIDA

OWNER'S CERTIFICATION AND DEDICATION

I, CHRISTOPHER J. GOMEL, AS MANAGER OF GC AFFORDABLE HOMES, LLC, DOES HEREBY CERTIFY THAT GC AFFORDABLE HOMES, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "MCGINLEY INDUSTRIAL ACRES".

CHRISTOPHER J. GOMEL, MANAGER, GC AFFORDABLE HOMES, LLC
 WITNESS WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CHRISTOPHER J. GOMEL, AS MANAGER OF GC AFFORDABLE HOMES, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2024.

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES _____ TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CERTIFICATE AND SIGNATURE CITY OF ALACHUA REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1 - PLATTING, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

AUSTIN BLAZS, PSM, SURVEYOR & MAPPER FOR CITY OF ALACHUA, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA CERTIFICATION No. 7401
 DATE

CERTIFICATE OF APPROVAL FOR CITY OF ALACHUA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF ALACHUA'S ORDINANCES AND REGULATIONS:

FORM AND LEGALITY CITY ATTORNEY DATE

CITY OF ALACHUA COMMISSION
 THIS PLAT WAS APPROVED BY THE CITY OF ALACHUA COMMISSION ON _____ MAYOR DATE

ATTEST: CITY MANAGER DATE

RECEIVED AND RECORDED ON THIS
 DAY OF _____ A.D. 2024 CLERK DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "MCGINLEY INDUSTRIAL ACRES" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.
 720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
 FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
 BY: ROBERT W. GRAVER - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 4239



NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

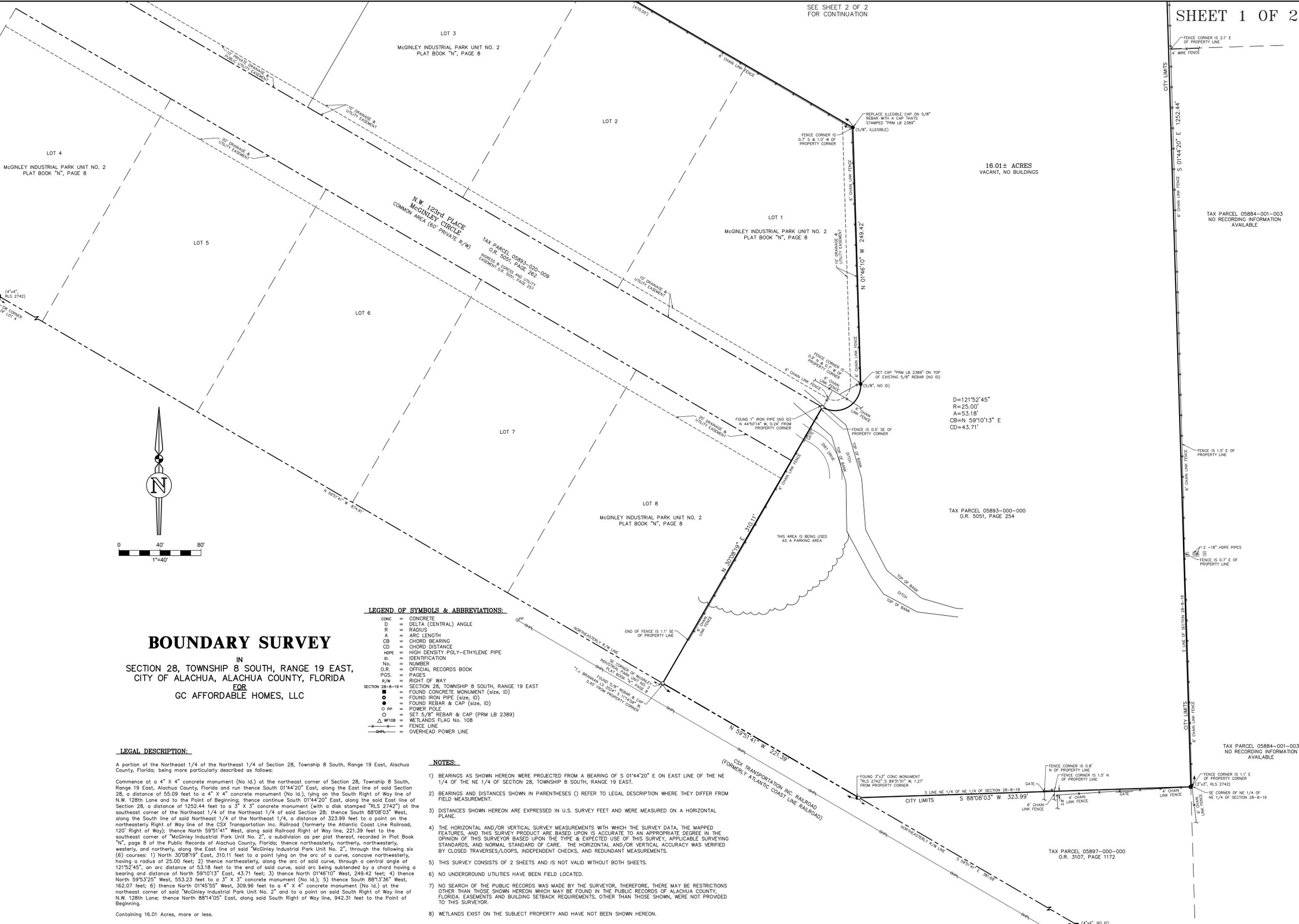
LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PC	POINT OF CURVATURE
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
L	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PRM	PERMANENT REFERENCE MONUMENT
CB	CHORD BEARING	PT	POINT OF TANGENCY
CD	CHORD DISTANCE	O.R.	OFFICIAL RECORDS BOOK
(R)	RADIAL	PUE	PUBLIC UTILITY EASEMENT
(NR)	NON-RADIAL	PDE	PRIVATE DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY	SECTION 28-8-19	SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
±	MORE OR LESS	S.F.	SQUARE FEET
I.D.	IDENTIFICATION	AC	ACRES
MAG	CHRISNIK'S BRAND	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GRU	GAINESVILLE REGIONAL UTILITIES
PB	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
IEE	INGRESS-EGRESS EASEMENT		
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)		
■	PERMANENT REFERENCE MONUMENT (PRM) - CONCRETE MONUMENT - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
○	SET 5/8" REBAR & CAP "LB 2389"		

I:\SERVERS\survey\Projects\2023\2023-0137 (McGinley Minor Subdivision)\DWG\2023-0137_S00_Plat.dwg - Sheet 1
 Plotted Jun 04, 2024 - 11:36:44 - albone

Plotted Jan 04, 2024 - 11:28:21 - alocnoe

SEE SHEET 2 OF 2 FOR CONTINUATION



BOUNDARY SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA FOR GC AFFORDABLE HOMES, LLC

- LEGEND OF SYMBOLS & ABBREVIATIONS:**
- CONC = CONCRETE
 - D = DELTA (CENTRAL) ANGLE
 - R = RADIUS
 - A = ARC LENGTH
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - HDPE = HIGH DENSITY POLY-ETHYLENE PIPE
 - ID = IDENTIFICATION
 - No. = NUMBER
 - O.R. = OFFICIAL RECORDS BOOK
 - PGS. = PAGES
 - R/W = RIGHT OF WAY
 - SECTION 28-8-19 = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
 - = FOUND CONCRETE MONUMENT (size, ID)
 - = FOUND IRON PIPE (size, ID)
 - = FOUND REBAR & CAP (size, ID)
 - PP = POWER POLE
 - = SET 5/8" REBAR & CAP (PRM LB 2389)
 - △ W108 = WETLANDS FLAG No. 108
 - = FENCE LINE
 - OHP = OVERHEAD POWER LINE

LEGAL DESCRIPTION:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a 4" X 4" concrete monument (No Id.) at the northeast corner of Section 28, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 01°44'20" East, along the East line of said Section 28, a distance of 55.09 feet to a 4" X 4" concrete monument (No Id.), lying on the South Right of Way line of N.W. 128th Lane and to the Point of Beginning; thence continue South 01°44'20" East, along the said East line of Section 28, a distance of 1252.44 feet to a 3" X 3" concrete monument (with a disk stamped "RLS 2742") at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence South 88°08'03" West, along the South line of said Northeast 1/4 of the Northeast 1/4, a distance of 323.99 feet to a point on the northeasterly Right of Way line of the CSX Transportation Inc. Railroad (formerly the Atlantic Coast Line Railroad, 120' Right of Way); thence North 59°51'41" West, along said Railroad Right of Way line, 221.39 feet to the southeast corner of McGinley Industrial Park Unit No. 2, a subdivision as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida; thence northeasterly, northerly, northwesterly, westerly, and northerly, along the East line of said McGinley Industrial Park Unit No. 2, through the following six (6) courses: 1) North 30°08'19" East, 310.11 feet to a point lying on the arc of a curve, concave northwesterly, having a radius of 25.00 feet; 2) thence northeasterly, along the arc of said curve, through a central angle of 121°52'45", an arc distance of 53.18 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 59°10'13" East, 43.71 feet; 3) thence North 01°46'10" West, 249.42 feet; 4) thence North 59°53'25" West, 553.23 feet to a 3" X 3" concrete monument (No Id.); 5) thence South 88°13'36" West, 162.07 feet; 6) thence North 01°45'55" West, 309.96 feet to a 4" X 4" concrete monument (No Id.) at the northeast corner of said McGinley Industrial Park Unit No. 2 and to a point on said South Right of Way line of N.W. 128th Lane; thence North 88°14'05" East, along said South Right of Way line, 942.31 feet to the Point of Beginning.

NOTES:

- 1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 01°44'20" E ON EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST.
- 2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
- 3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 4) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.
- 5) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.
- 6) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
- 7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 8) WETLANDS EXIST ON THE SUBJECT PROPERTY AND HAVE NOT BEEN SHOWN HEREON.

Containing 16.01 Acres, more or less.

D=121°52'45"
R=25.00'
A=53.18'
CB=N 59°10'13" E
CD=43.71'

<p>FLOOD INSURANCE RATE MAP STATEMENT</p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120000043E, EFFECTIVE DATE 11/02/18. SAID MAP DESCRIBES ZONE(S) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.</p>	
<p>TAX PARCEL 05884-001-003 NO RECORDING INFORMATION AVAILABLE</p>	
<p>TAX PARCEL 05893-000-000 O.R. 5051, PAGE 254</p>	
<p>TAX PARCEL 05884-001-003 NO RECORDING INFORMATION AVAILABLE</p>	
<p>TAX PARCEL 05897-000-000 O.R. 3107, PAGE 1172</p>	
<p>City Limits: S 01°44'20" E 1252.44'</p>	
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<p>City Limits: N 88°14'05" E 942.31'</p>	
<p>City Limits: N 01°44'20" E 1252.44'</p>	
<p>City Limits: S 01°44'20" E 1252.44'</p>	
<p>City Limits: S 88°08'03" W 323.99'</p>	
<p>City Limits: S 59°51'41" W 221.39'</p>	
<p>City Limits: S 59°53'25" W 553.23'</p>	
<p>City Limits: S 88°13'36" W 162.07'</p>	
<p>City Limits: N 01°45'55" W 309.96'</p>	
<p>City Limits: N 30°08'19" E 310.11'</p>	
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Letter of Transmittal



Date: January 29, 2024
Attn: Adam Hall
McGinley Minor Subdivision
Re: Resubmittal/Notice of Hearing

To: City of Alachua
15100 NW 142nd Terrace
Alachua FL 386-418-6100 X1603

We hereby transmit the following items:

Copies	No.	Description
4	1	Survey
4	2	Plat
4	3	Comment Responses
4	4	Application
4	5	Title Certification
4	6	Concurrency Impact Analysis
4	7	Comprehensive Plan Consistency
4	8	Legal Description
4	9	Mailing List
4	10	Authorized Agent Affidavit
4	11	Deed
4	12	Proof of Taxes
4	13	Drainage Memo
4	14	ACPW Email

Please don't hesitate to contact me if you have any questions or need any additional information.

Signed **Claudia Vega, P.E.**



January 9, 2024

City of Alachua
Planning & Community Development
Attn: Carson Crockett
PO Box 9
Alachua, FL 32616

Re: Project Assistance Team (PAT) Comments for McGinley Industrial Acres Minor Subdivision Application

Dear Carson:

The applicant's responses to the PAT Comments issued on 12/21/2023 are below.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Article 7 – Subdivision Standards

a. Due to the unique frontage of Lot 1, the applicant may wish to display setback requirements in a tabular format rather than displaying setback requirements as drawn on the plat.

Response: Noted – setbacks remain shown on the lots.

2. Outside Review

a. Review and address comments from outside reviewer dated 12/15/2023 (attached).
b. Review and address comments from City of Alachua Public Services dated 12/20/2023 (attached).

See responses below-

3. Miscellaneous

a. Graphic scale may not exceed 1" = 50'.

Response: Scale has been adjusted to 1" = 50'

b. Clarify the state and use of the "ditch" located on the survey in proposed Lot 3.

Response: The ditch is for drainage from the Industrial Park. At the time of development of Lot 3, plans and calculations will be provided for any revisions to the ditch and for a stormwater system for that lot that meets all requirements related to predevelopment conditions.

c. Note that wetland delineations show a possible wetland encroaching into proposed Lot 2 and Lot 3. Wetland and/or environmental impact assessments are not necessary as part of this application, but will be required for future development applications related to these sites. Ensure considerations of wetland buffering do not render any lot undevelopable.

Response: Noted.

Public Services Review – Memo dated 12/20/23

Plat Book, Sheet 1:

Please add the following General Note:

"12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY."

Please Revise & Resubmit.

Response: See Note 12 on Plat.

Survey Review by Austin Blazs, CHW – Memo dated 12/15/23

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Boundary Survey:

1. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".

Response: The survey has been corrected – concrete monument is 3" x 3"

2. Please label the 4"x4" monument as being the southwesterly corner of lot 4 of McGinley Industrial Park.

Response: Label added as requested.

3. It appears that the line table is for the wetland boundary, which is not shown on the survey. Please remove the Line Table from sheets 1 and 2.

Response: Table has been removed.

4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.

Response: Easements have been added as requested.

5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

Response: Easement has been added as requested.

Plat:

1. Please edit General Note #1: "See Note 10" should read, "See Note 9".

Response: Note reference has been updated.

2. Please add the applicable information to the Owner's Certification and Dedication and the Acknowledgment.

Response: Owner's Certification and Dedication have been updated.

3. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".

Response: The survey has been corrected – concrete monument is 3" x 3"

4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.

Response: Easement has been added to the plat.

5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

Response: Easement has been added to the plat

6. Per City of Alachua requirements, graphic scale is not to exceed 1" = 50'. Please revise map accordingly.

Response: Scale has been revised to 1" = 50'



THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY

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

Minor Subdivision Application

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

A. PROJECT

1. Project Name: McGinley Minor Subdivision
2. Pre-Application Conference Date: 9/20/23
3. Phase/Unit Number (if applicable): _____
4. Address of Subject Property: TBD NW 123rd Pl. Alachua, FL 32615
5. Parcel ID Number(s): 05893-000-000
6. Existing Use of Property: Vacant Industrial
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General (IG)
9. Acreage: 16.1 +/-

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Stephanie Sutton Title: Director of Operations
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: _____ e-mail: ssutton@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): GC Affordable Homes LLC
Mailing Address: 7 Hillwood Road
City: Mobile State: AL ZIP: 36608

* Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? Yes No
If yes, list names of all parties involved: _____

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
 - a. Sheet Size: 24" X 36" with 3" left margin and 1/2" top, bottom, and right margins.
 - b. Graphic scale, not to exceed one (1) inch equal to 50 feet.

- c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - d. Name and address of subdivider.
 - e. North arrow, graphic scale, and date of plat drawing.
 - f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
 - g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
 - h. Legal description of the property to be subdivided.
 - i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
 - j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
 - k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
 - l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
 - m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
 - n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
 - o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
 - p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - r. Lots must be numbered in numerical order.
 - s. Location and description of required permanent reference monuments and markers.
 - t. Building setback lines.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
2. Title certification as required by Chapter 177.041, Florida Statutes.
 3. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.
 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.
 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. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
 7. For residential subdivisions, City of Alachua Public School Student Generation Form.
 8. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
 9. Proof of ownership (i.e., copy of deed).
 10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works.
13. If access is from a State Road, access management permit from Florida Department of Transportation.
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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.

Stephanie Sutton

Signature of Applicant

Stephanie Sutton, Director of Operations

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name and title of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

day of 30, November, 2023, by Stephanie Sutton who executed the same

and has _____ produced _____ as identification or is personally known to me.

Heather A. Hartman

Signature of Notary



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

Print Name: Heather A. Hartman
Notary Public, State of Florida

My Commission Expires: Oct. 10, 2026



SCHEDULE A

Name and Address of Title Insurance Company:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South

Minneapolis, MN 55401-2499

ORT File No.: 22106460

Policy Number: OYFL-08000484

Agent File No.: 22-404

Amount of Insurance: \$430,000.00

Premium: \$2,225.00

Date of Policy: November 10, 2022 at 10:55 am

Address Reference vacant land Northwest 123rd Place, Gainesville, FL 32603

1. Name of Insured:

GC Affordable Homes, LLC, an Alabama Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

GC Affordable Homes, LLC, an Alabama Limited Liability Company

4. The Land referred to in this Policy is described as follows:

See Attached Legal Description.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
2. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
3. Subject to any right of way easement for public utilities, and/or right of way easements for the erection and/or maintenance of power lines for the transmission and/or distribution of electricity
4. Ingress and Egress to and from Parcel ID #05893-020-009 is only through Parcel ID #05893-010-010.
5. Grant of Easement as recorded on November 10, 2022 in OR Book 5051, Page 257.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Alachua County, unless otherwise noted.

EXHIBIT A

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4, all lying North of the A.C.L.R. RAILROAD RIGHT OF WAY in Section 28, Township 8 South, Range 19 East, Alachua County, Florida.

LESS AND EXCEPT the north 55 feet thereof.

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

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "Unit No. 1 McGinley Industrial Park", a Planned Unit Development as per plat thereof, recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida.

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "McGinley Industrial Park Unit No. 2", a Planned Unit Development as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida.

ALTA OWNER'S POLICY OF TITLE INSURANCE with FLORIDA MODIFICATIONS



Policy Number **OYFL-08000484**

File Number: **22-404**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

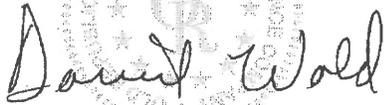
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

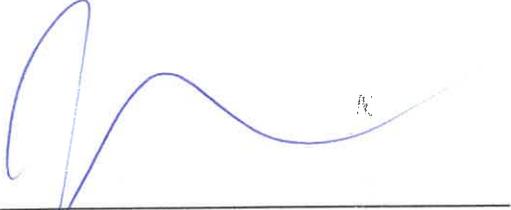
1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

Policy Issuer:
BOSSHARDT TITLE INSURANCE AGENCY, LLC
5532 NW 43RD STREET
GAINESVILLE, FL 32653
PHONE: (352) 240-9105

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111
www.oldrepublictitle.com

By  President

Attest  Secretary


Authorized Officer or Agent
Kimberly G. Bosshardt, Esq.

3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a) The Insured named in Item 1 of Schedule A;
 - (b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

- (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
- (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1) an Affiliate;
 - (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3) a spouse who receives the Title because of a dissolution of marriage;
 - (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

18. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.



Concurrency Impact Analysis McGinley Minor Subdivision

The project proposes the creation of two additional lots on a parcel adjacent to the existing McGinley Office Park. A detailed concurrency analysis will be submitted with future site plans for development proposed on the two new lots.

The minor subdivision and creation of lots will not create any immediate impacts until specific development plans are proposed. The FAR of the property will only increase from 0.5 to 0.75 on one of the proposed lots – as the existing site has the potential for a larger development, greater than or equivalent to what may be developed on the newly proposed minor subdivision lots.

Concurrency details for the proposed development will be proposed/determined at the time of site plan review. The following summary information is provided related to public facilities:

Potable Water:

City potable water services are not currently available to serve the site. Based on these factors, no impacts to the City’s potable water system will occur as a result of this minor subdivision.

Sanitary Sewer:

City sanitary sewer services are not currently available to serve the site. Based on these factors, no impacts to the City’s sanitary sewer will occur as a result of this minor subdivision.

Solid Waste:

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

Project Impact:

Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996).

The proposed minor subdivision lots would allow a maximum development potential of 395,307 based on allowable FAR, which would generate 4,743.68 tons of waste a year at a maximum allowable buildout.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	43,376.00	7,916.12
Reserved Capacity ²	40,378.55	7,369.09
New River Solid Waste Facility Capacity ³	50 years	

1. Bureau of Economic & Business Research, UF, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element
Formula: 10,844 persons x 0.73 tons per year
2. Table 1, City of Alachua Development Monitoring, Nov 2023
3. New River Solid Waste Association, April 2022

The potential solid waste associated with development will not reduce the level of service in the City of Alachua.

Traffic:

The minor subdivision and creation of lots will not create any immediate impacts until specific development plans are proposed. The FAR of the property will only change slightly – as one lot will change from a 0.5 FAR to a 0.75 FAR, changing the allowable SF of development from 348,698 SF to 395,307 SF in the area.

TRIP GENERATION

EXISTING							
EXISTING: 348,698 SF							
ITE LAND USE: 110 General Light Industrial							
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
348.7	1000 SF			TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.91	349	317.32	87%	13%	276.07	41.25
PM	0.80	349	278.96	18%	82%	50.21	228.75
ADT	4.87	349	1698.17	50%	50%	849.08	849.08
PROPOSED							
PROPOSED: 395307 SF							
ITE LAND USE: 110 General Light Industrial							
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
395	1000 SF			TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.91	395	359.45	87%	13%	312.72	46.73
PM	0.80	395	316.00	18%	82%	56.88	259.12
ADT	4.87	395	1923.65	50%	50%	961.83	961.83
NET							
	AM	PM	AVG				
Existing	317	279	1698				
Proposed	359	316	1924				
Net	42	37	225				

There is available traffic on all potentially impacted roadway segments-

TRIP DISTRIBUTION

Segment ID	Distribution Share
US Hwy 441 (4127, 3)	50%
US Hwy 441 (106, 4)	50%

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

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

					Projected		
Segment ID:	Segment Limits:	LOS-D	Existing	Res'vd	Trips	Available	
US Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,000	0	962	20,038
		PM Peak Hour	3,870	1,980	0	158	1,732

					Projected		
Segment ID:	Segment Limits:	LOS-D	Existing	Res'vd	Trips	Available	
US Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,586	6,665	962	19,487
		PM Peak Hour	4,110	1,776	623	158	1,553

Source: City of Alachua Planning Department as of November 2023

Statement of Proposed Uses

The Minor Subdivision proposes creating 2 additional lots for new businesses to be sited in the City of Alachua, adjacent to the existing McGinley Office Park.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial

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

Consistency: The proposed minor subdivision will serve the intent of the Industrial land use designation by providing additional lots for new businesses to be sited in the City of Alachua, adjacent to an existing McGinley Office Park.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Consistency: The development is in close proximity to US Hwy 441, part of the “corporate corridor” providing a logical location for the industrial uses that the commercial services will serve. Details of the appropriate setbacks and landscaping will be provided when site plans are proposed on the new lots.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed minor subdivision creates opportunities for new businesses with the allowable uses within the Land Use category.

Policy 1.3.d Design and Performance Standards

The following criteria shall apply when evaluating commercial development proposals:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
Consistency: The proposed lots will have access from existing roadways.
2. *Buffering from adjacent existing/potential uses;*
Consistency: Details of proposed buffers will be provided with future site plans.
3. *Open space provisions and balance of proportion between gross floor area and site size;*
Consistency: Future site plans will comply with city open space and floor area ratios less than 0.50, as required.
4. *Adequacy of pervious surface area in terms of drainage requirements;*
Consistency: Details will be provided with future site plans.
5. *Placement of signage;*
Consistency: No signs are proposed as part of this minor subdivision. Any permitting of signs will occur under a separate process related to site plans and building permits and those permits shall be prepared in compliance with the applicable criteria.
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*
Consistency: No lighting is proposed as part of this minor subdivision. Future lighting will comply with city code requirements at site plan submittal.
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;*
Consistency: Details will be provided with future site plans.
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
Consistency: A landscape plan is not included in this submittal and will be provided for the proposed lots when future site plans are proposed.
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*

Consistency: Any resources will be identified and protected as a part of the site plan review process.

10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

Consistency: N/A

11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: Future site plans will comply with the required FAR.

November 28, 2023



Legal Description

McGinley Property – Alachua County Parcel ID# 05893-000-000

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a 4" X 4" concrete monument (No Id.) at the northeast corner of Section 28, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 01°44'20" East, along the East line of said Section 28, a distance of 55.09 feet to a 4" X 4" concrete monument (No Id.), lying on the South Right of Way line of N.W. 128th Lane and to the Point of Beginning; thence continue South 01°44'20" East, along the said East line of Section 28, a distance of 1252.44 feet to a 3" X 3" concrete monument (with a disk stamped "RLS 2742") at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence South 88°08'03" West, along the South line of said Northeast 1/4 of the Northeast 1/4, a distance of 323.99 feet to a point on the northeasterly Right of Way line of the CSX Transportation Inc. Railroad (formerly the Atlantic Coast Line Railroad, 120' Right of Way); thence North 59°51'41" West, along said Railroad Right of Way line, 221.39 feet to the southeast corner of "McGinley Industrial Park Unit No. 2", a subdivision as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida; thence northeasterly, northerly, and northwesterly, along the easterly and northerly lines of said "McGinley Industrial Park Unit No. 2", through the following four (4) courses: 1) North 30°08'19" East, 310.11 feet to a point lying on the arc of a curve, concave northwesterly, having a radius of 25.00 feet; 2) thence northeasterly, along the arc of said curve, through a central angle of 121°52'45", an arc distance of 53.18 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 59°10'13" East, 43.71 feet; 3) thence North 01°46'10" West, 249.42 feet; 4) thence North 59°53'25" West, 470.00 feet to the northeast corner of "A Replat of Lot 4 Unit No. 1 McGinley Industrial Park", as per plat thereof, recorded in Plat Book "P", page 88 of said Public Records; thence continue North 59°53'25" West, along the North line of said "A Replat of Lot 4 Unit No. 1 McGinley Industrial Park", 83.23 feet to a 3" X 3" concrete monument (RLS 2742); thence South 88°13'36" West, along said North line, 162.07 feet to a corner on the East line of "Unit No. 1 McGinley Industrial Park", a subdivision as per plat thereof, recorded in Plat Book "K", page 48 of said Public Records; thence North 01°45'55" West, along said East line of "Unit No. 1 McGinley Industrial Park", 309.96 feet to a 4" X 4" concrete monument (No Id.) at the northeast corner of said "Unit No. 1 McGinley Industrial Park" and to a point on said South Right of Way line of N.W. 128th Lane; thence North 88°14'05" East, along said South Right of Way line, 942.31 feet to the Point of Beginning.

Containing 16.01 Acres, more or less.

J:\Bob\2023-137.docx

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

05896-000-000
HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

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

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

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

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

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

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

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

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

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

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

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

05868-001-000
CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

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

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

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

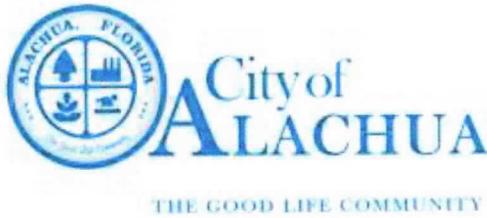
Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD NW 123rd Pl. Alachua, FL 32615
Parcel ID Number(s): 05893-000-000
Acreage: 16.1 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Gomel Title: Manager
Company (if applicable): GC Affordable Homes, LLC
Mailing Address: 7 Hillwood Road
City: Mobile State: Alabama ZIP: 36608
Telephone: 251-709-2120 FAX: _____ e-mail: cgomel@me.com

C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President
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: 352-373-7249 e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Minor Subdivision

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.

Chris Gomel
Signature of Applicant

Signature of Co-applicant

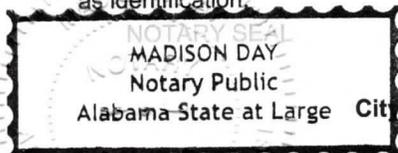
**Chris Gomel, as Manager of GC
Affordable Homes, LLC**
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Alabama County of Mobile

The foregoing application is acknowledged before me this 26 day of October, 2023 by Chris

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



Madison Day
Signature of Notary Public, State of Alabama

Prepared By and Return To:
Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 22-404

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3456438 3 PG(S)
11/10/2022 10:55 AM
BOOK 5051 PAGE 254
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1115780
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$3,010.00
Intang. Tax: \$0.00

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed made November 7, 2022 between:

Grantor: University of Florida Foundation, Inc., a Florida
Not For Profit Corporation

mailing PO Box 14425
address: Gainesville, FL 32604-2425

Grantee: GC Affordable Homes, LLC, an Alabama
Limited Liability Company

mailing 7 Hillwood Road
address: Mobile, AL 36608

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

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Tax Parcel ID#s 05893-000-000 and 05893-001-000

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

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

This conveyance is subject to taxes accruing subsequent to December 31, 2021 and easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

SPECIAL WARRANTY DEED – Continued

And Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others.

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

Signed, sealed and delivered in our presence:

John Knight
1st Witness Signature

John Knight
1st Witness Printed Name

Tara Boonstra
2nd Witness Signature

Tara Boonstra
2nd Witness Printed Name

University of Florida Foundation, Inc., a
Florida Not For Profit Corporation

By: David M. Christie
David M. Christie, Associate Vice
President

Reviewed and Approved:

Tara Boonstra
UF Foundation, Inc. Legal Counsel

State of Florida
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, on this 7th day of November, 2022 by **David M. Christie, as Associate Vice President of University of Florida Foundation, Inc.** who is personally known to me or who produced a driver's license as identification.

(Notary Stamp)

Tara Boonstra
Signature of Notary



Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

EXHIBIT "A"
Property Description
22-404

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4, all lying North of the A.C.L.R. RAILROAD RIGHT OF WAY in Section 28, Township 8 South, Range 19 East, Alachua County, Florida.

LESS AND EXCEPT the north 55 feet thereof.

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

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "Unit No. 1 McGinley Industrial Park", a Planned Unit Development as per plat thereof, recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida.

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "McGinley Industrial Park Unit No: 2", a Planned Unit Development as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida.

[Search](#) > Account Summary

Real Estate Account #05893 000 000

Owner:

UNIVERSITY OF FLORIDA FOUNDATION INC

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 **11/27/2023** for **\$5,965.94**.

[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 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)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 ⓘ	
2003 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1651	
	Paid \$3,626.92
2002 ⓘ	
2002 Annual Bill	\$0.00
	 Print (PDF)
Certificate #1857	
	Paid \$3,995.01
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.

Memorandum

To: City of Alachua **DATE:** December 7, 2023
FROM: Claudia Vega, PE
PROJECT: McGinley Minor Subdivision

Introduction

McGinley Minor Subdivision is a proposed plat that divides the land into three sub-parcels as shown in the image below. Currently, there is no proposed construction or clearance of the lots and therefore the existing drainage patterns will not be altered.



Conclusion

The proposed plat will not alter the existing drainage patterns, therefore a stormwater permit is not required. Any future work or improvements will be required to obtain a stormwater permit from the Suwannee River Water Management District (SRWMD).

Stephanie Sutton

From: Sergio Reyes
Sent: Thursday, December 7, 2023 4:53 PM
To: llalwani@alachuacounty.us
Cc: Claudia Vega; Clay Sweger; Stephanie Sutton
Subject: City OF Alachua - McGinley
Attachments: 01 2023-0137.S00_Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Lalit:

We are working on a minor subdivision within the city of Alachua limits. Some of the proposed lots will front NW 128th Lane. This road is an Alachua County road, and the city is requesting confirmation that access to those lots will be provided.

The proposed subdivision will not propose any improvements at this time, just the subdivision of a large lot into 3 lots. See attached the proposed plat for those 3 lots. 2 of those lots will front the county road. When any of those two lots proposed improvements, we understand that driveway permits from the county will be require, but not at this time.

Please confirm that is the case so we can inform the City of Alachua.

Thanks

Sergio Reyes, P.E.
President
sreyes@edaf.com



FYI: eda's office will be closed for the holidays starting Monday, December 25th and reopening on Tuesday, January 2nd.. Have a happy and safe holiday!

receives Restoring ies Award

ng Communities so recognized
wer utilities supplemental
low utilities for projects like
upgrades. ion to sending
and equipment communities and
electric systems, also provided
staff and water loyees in areas
to help. ng network of
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EA Executive hanks to all of
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10 percent of
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ended his
s of Dec. 30
es for the
ction had until
eb. 8 to file
the successful
ill fill out the
of Tapanes'
m.

editor@
oday.com

hours they put in to get the power back on after weather or other emergency events. Also, my sincere admiration and appreciation go to the utilities that supported other FMEA member utilities while completing their significant resilience and reliability projects. Our congratulations to Newberry and all the award recipients recognized."
"Lending a helping hand to one another goes to the very core of what it means to be a public power community. Sometimes, we are the ones to send out a call for assistance, and sometimes, we are the ones answering. Knowing that a fellow public power utility will always be there for you when needed is very reassuring, and helps us ensure we are providing

our customers with reliable service," said Jamie Jones, Newberry Assistant City Manager for Utilities & Public Works.
Mutual aid agreements enable electric utilities to call on each other for skilled emergency workers and supplies. Public power utilities nationwide benefit from the strong network of mutual assistance partners through the American Public Power Association. These connections have created a reliable system where member utilities request and offer assistance when needed. FMEA proudly serves as the mutual aid coordinator for Florida's 33 public power utilities.

Email cwalker@alachuatoday.com

Neighborhood Meeting Advertisement For Schmidt Farms Preliminary Plat

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Swick House Cypress Room located at 15100 NW 142nd Terrace, Alachua, FL on February 29th, 2024 from 6:00PM to 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Timothy Boehlein, PE, Project Manger, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at tim.boehlein@jbpro.com.

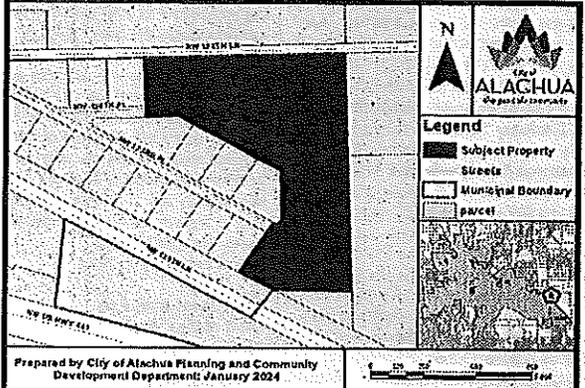
(Published: Alachua County Today - February 15, 2024)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City of Alachua will hold a public hearing. 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 26, 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.



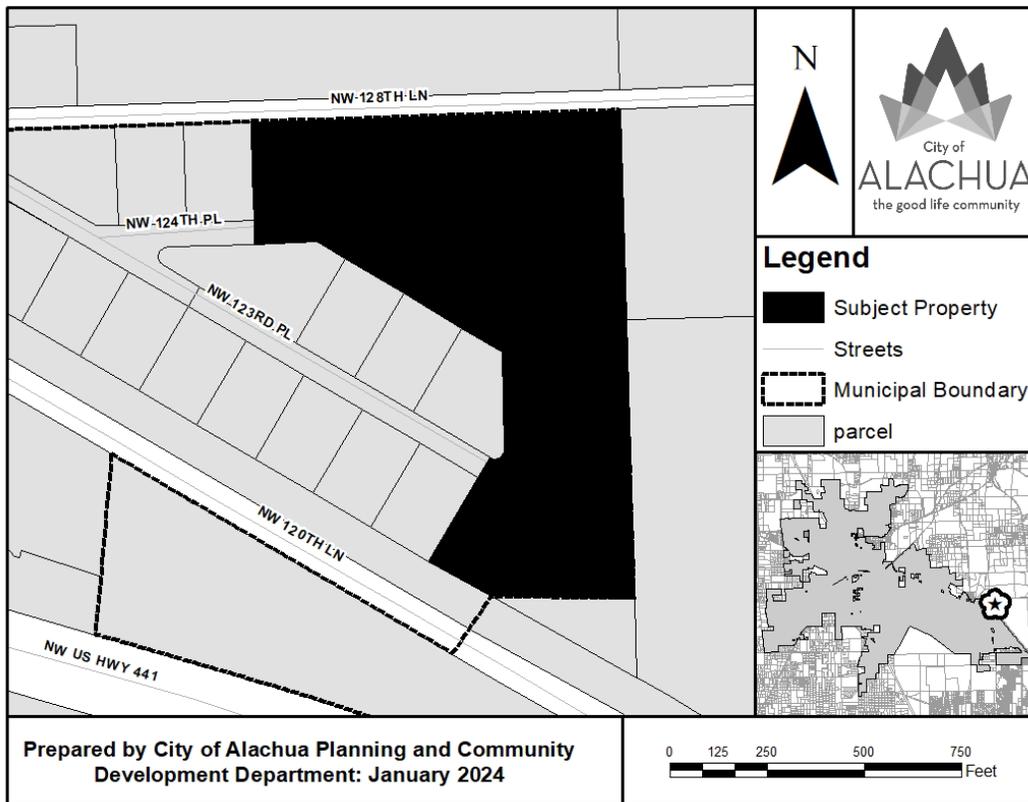
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 15, 2024)

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 26, 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 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.



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

05896-000-000
HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

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

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

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

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

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

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

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

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

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

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

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

05868-001-000
CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

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

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

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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

AFFIDAVIT FOR POSTED LAND USE SIGN

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

SIGN ON 1/23/24 FOR THE McGinley Industrial Acres Minor Subdivision
(Date) (Action name and type)

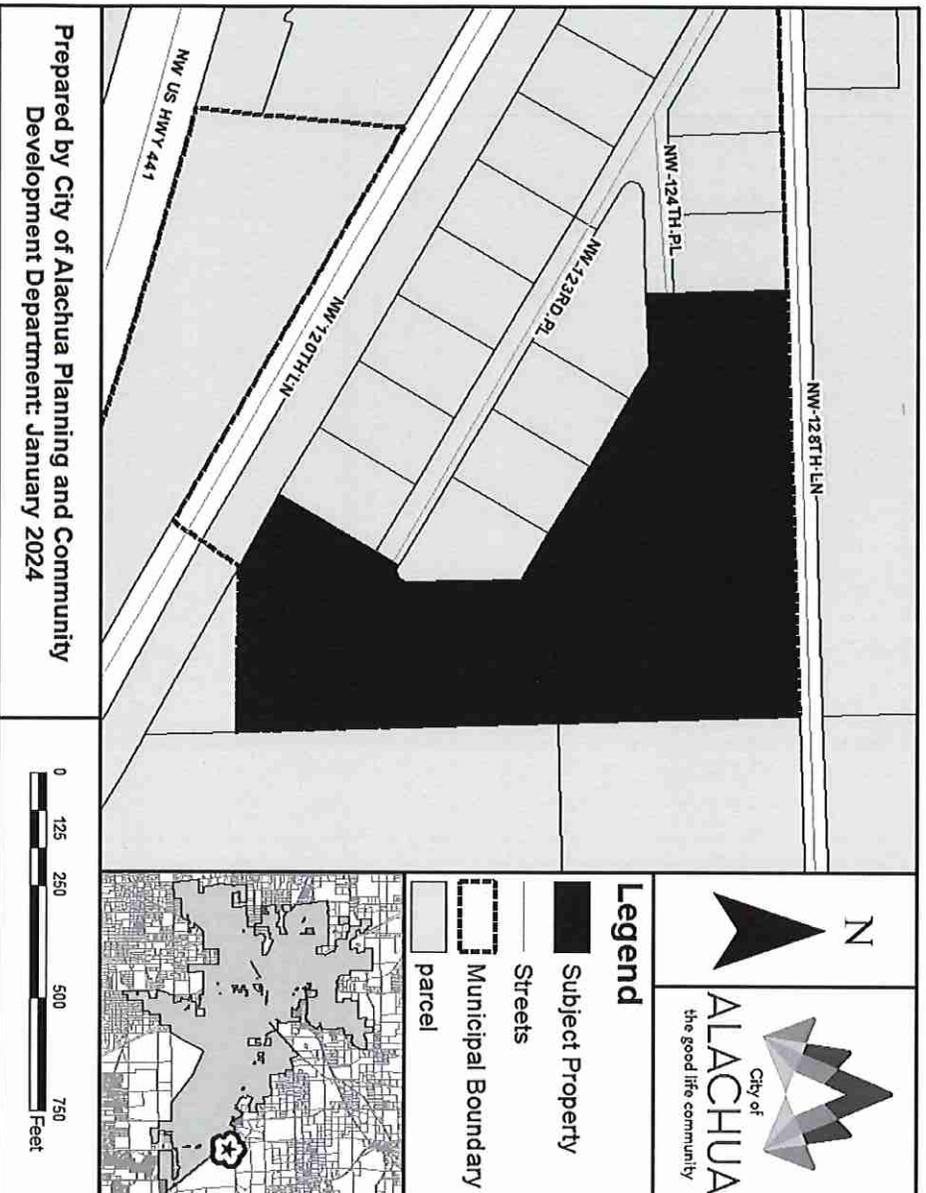
LAND USE ACTION AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Six (6)
(Number of signs)

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, 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.



3 signs posted

February 13, 2024 @ 6:00 PM
February 26, 2024 @ 6:00 PM

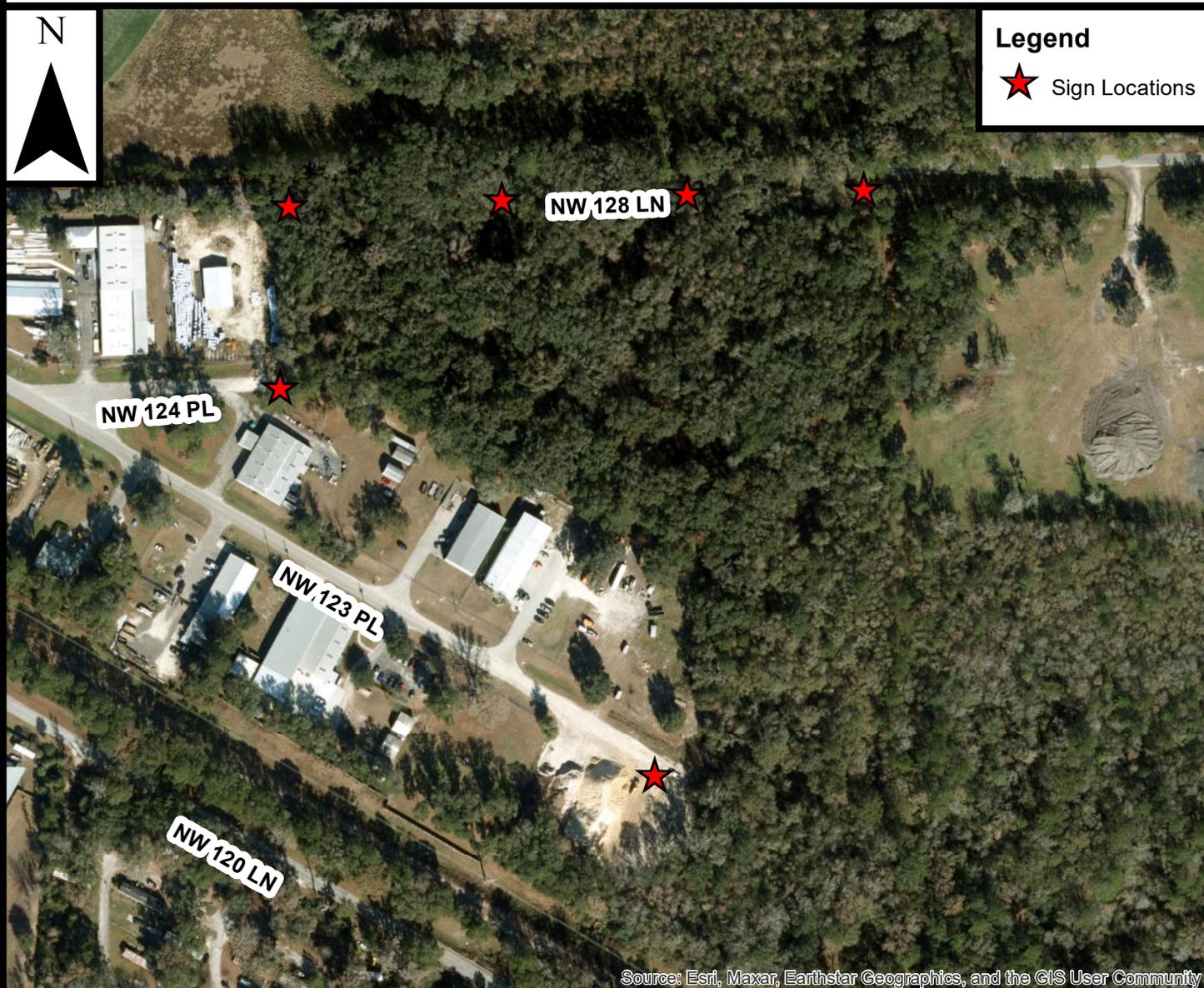
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

McGinley Industrial Acres Minor Subdivision Application



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

Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2024
-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.

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Feet