

Local Planning Agency and Planning Commission

May 21, 2025

6:00 pm

County Administration Building - Jack Durrance Auditorium

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. Planning Commission Meeting

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party.

Please send your requests to be considered a party to <https://growthmanagement.alachuacounty.us/PublicComment>. The Planning Commission shall consider written requests for party status at the at the beginning of the quasi-judicial section of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodation is needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

2. Call to Order

2.1 Approval of the Agenda

2.2 Attorney Office Polling for Ex Parte Communication

Attorney will poll the Planning Commission for any Ex Parte communication on any of the items on the agenda

2.3 Clerk Swearing In

Clerk will swear in all Staff and members of the public wishing to provide testimony on any item on the agenda

3. Legislative Items

3.1 Z25-000007 Comprehensive Plan Amendment Water Supply Planning

1

County-initiated amendment to the Alachua County Comprehensive Plan: 2019-2040 to incorporate by reference the updated Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 as required by Sections 163.3177(6)(c) and 163.3177(4)(a), Florida Statutes.

4. Quasi-Judicial Items

4.1 Affected Parties Statement and Determination

County Attorney will provide a statement about affected parties. Staff will present information on individuals that have requested party status for quasi-judicial items on the agenda. The Planning Commission will either accept or not accept each request for party status.

4.2 Z25-000008 Special Exception (Commercial Animal Boarding Facility)

69

A request by Clay Sweger, agent (eda consultants, inc.) for Yadda Property Holdings, LLC, owner, for a special exception to permit a commercial animal boarding facility that allows a dog park, animal day care and overnight boarding on approximately 4.82 acres in an ML (Light Industrial) district with a Light Industrial land use designation. The property is located on the existing south terminus of SW 97th Boulevard on a portion of parcel 06233-014-005.

5. Approval of Minutes

6. Attendance Report

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7. Public Comment

Opportunity for the public to provide comments on items not on the agenda

8. Adjournment



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT STAFF REPORT

Application Number: Z25-000007

Staff Contact: Michael Castine, Senior Planner, (352) 374-5249

SUBJECT: County-initiated amendment to the Alachua County Comprehensive Plan: 2019-2040 to incorporate by reference the updated Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 as required by Sections 163.3177(6)(c) and 163.3177(4)(a), Florida Statutes.

APPLICANT/AGENT: Alachua County Board of County Commissioners

CHRONOLOGY: Local Planning Agency Hearing: 5/21/2025
County Commission Transmittal Hearing: TBD
County Commission Adoption Hearing: TBD

STAFF RECOMMENDATION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.

LPA RECOMMENDATION:

BoCC ACTION (transmittal):

BoCC ACTION (adoption):

Staff Report Exhibits: Exhibit 1 – Proposed text amendments to the Alachua County Comprehensive Plan
Exhibit 2 – Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan

INTRODUCTION

Application Z25-000007 is a proposed amendment to the Alachua County Comprehensive Plan policies addressing water supply planning including amendments to the Potable Water and Sanitary Sewer Element, the Conservation and Open Space Element, the Capital Improvements Element, and the Intergovernmental Coordination Element. The proposed amendment would update several policy references in the Comprehensive Plan to reflect the recently updated Alachua County/City of Gainesville Joint Water Supply Facilities Work Plan 2025-2035. Chapter 163.3177(6)(c) and 163.3177(4)(a), Florida Statutes, establishes the requirements for local government Comprehensive Plans regarding water supply planning. The adopted Alachua County Comprehensive Plan contains a variety of objectives and policies addressing water supply, water conservation, intergovernmental coordination and associated capital facilities planning related to water supply.

County staff has worked jointly with City of Gainesville staff and Gainesville Regional Utilities (GRU) staff to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan for the time period of 2025-2035 (Joint WSFWP). Adoption of the proposed amendments to the Comprehensive Plan are necessary to satisfy statutory requirements and ensure that the Joint WSFWP is consistent with the [North Florida Regional Water Supply Plan \(NFRWSP\)](#) adopted by the respective Governing Boards of the St Johns River Water Management District and the Suwannee River Water Management District on January 17, 2017 and updated and approved on December 12, 2023. The proposed amendments to the Comprehensive Plan, shown in strike-through and underline format, are provided in **Exhibit 1** of this report. The updated Joint WSFWP is provided in **Exhibit 2** of this report.

BACKGROUND AND SUMMARY OF PROPOSED AMENDMENT

In 2005, the Florida Legislature added requirements for water supply planning to the Florida Statutes, Chapter 163, Part II and Chapter 373, relating to Growth Management. In 2010 the Suwannee River Water Management District (SRWMD) performed Water Supply Assessments for areas within their respective jurisdictions and the results predicted unacceptable impacts to river and spring flows in the northeastern part of the SRWMD with in portions of the region. The Water Supply Assessments in 2010 identified a need to designate within the region four Water Resource Caution Areas (WRCAs) which included Alachua County including the City of Gainesville (see Figure 1, Joint WSFWP). Designation of the WRCA identified the need to develop a Regional Water Supply Plan for the designated areas (per Sec. 373.709, F.S.). Subsequently, the St Johns River Water Management District (SJRWMD) and SRWMD engaged in a collaborative public process to jointly develop the North Florida Regional Water Supply Plan 2015-2035 (NFRWSP), which was approved by the respective Districts' Governing Boards on January 17, 2017 and which was updated and approved on December 12, 2023. The NFRWSP area encompasses all or parts of Alachua, Baker, Bradford, Clay, Columbia, Duval, Flagler, Gilchrist, Hamilton, Nassau, Putnam, St Johns, Suwannee, and Union counties and addresses the water supply issues of the region and provides a framework to meet the water needs of the NFRWSP area through 2035.

Chapter 163, Section 3177(6)(c)4., F.S., requires local governments to prepare and adopt a Water Supply Facilities Work Plan into their comprehensive plans within 18 months after final approval of the pertinent regional water supply plan or its update. Therefore, for local governments within the NFRWSP area the deadline to amend their comprehensive plans to adopt the Work Plan is June 12, 2025. The Work Plan must cover at least a 10-year planning period and identify water supply projects and conservation and reuse activities needed to meet the projected future water demands (see [North Florida Regional Water Supply Plan, Appendix J-M](#)). The Joint WSFWP adopts the water supply projects included in the NFRWSP (see Joint WSFWP Tables 5 and 6).

The Joint WSFWP describes the origins of water supply planning and the local implementation of the NFRWSP, and consists of the Statutory history of water supply planning, background information on the NFRWSP and regional water supply issues, data and analysis regarding projected area-wide population growth, available water supply, population projections with GRU service area, water supply and demand in the GRU service area, water conservation and water reuse projects, intergovernmental coordination and water supply concurrency, water supply and conservation projects, and existing and proposed amendments to the Comprehensive Plan policies for Alachua County and the City of Gainesville.

Because Gainesville Regional Utilities is the principal water supplier in the portion of unincorporated Alachua County within the urban cluster as designated in the Alachua County Comprehensive Plan, County staff has worked with City of Gainesville staff and Gainesville Regional Utilities staff to develop the Joint WSFWP. The Joint WSFWP implements the NFRWSP by identifying and adopting the water conservation measures implemented by Alachua County and the water supply capital projects that will be constructed by GRU, providing for intergovernmental coordination, and providing for an update of the Joint WSFWP within 18 months of an update of the NFRWSP. Several of the alternative water supply capital projects identified by GRU in the Joint WSFWP are located in the Urban Cluster of unincorporated Alachua County and generally consist of recharge wetlands projects and several phases of reclaimed water main extensions. The water conservation projects include WaterStar and landscape irrigation retrofit rebates, water consumption and conservation tracking, and commercial water conservation projects. The alternative water supply and water conservation projects are listed in Tables 5 & 6 of the Joint WSFWP (pages 23 & 24).

Alachua County is not a water supplier, therefore the County's responsibilities for water supply planning are to include data and analysis regarding population and water demand projections to ensure that the County's water needs for the 2025-2035 planning period will be met by GRU, and to include information from GRU that adequate water sources and infrastructure are available to serve the projected water demand. The Joint WSFWP data and analysis demonstrates adequate water supply sources and infrastructure based on the projected demand due to population increase and GRU's permitted water supply capacity for GRU to serve the water supply needs of City of Gainesville and the urban cluster of unincorporated Alachua County for the 10-year planning period.

PROPOSED COMPREHENSIVE PLAN AMENDMENT TEXT CHANGES

Underlined text is proposed to be added

~~Struck through text~~ is proposed for deletion

Regular Text is adopted policy language

POTABLE WATER & SANITARY SEWER ELEMENT

Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~ is herein incorporated by reference.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

COMPREHENSIVE PLAN CONSISTENCY

The proposed Comprehensive Plan amendment is internally consistent with the Alachua County Comprehensive Plan as adopted, and specifically the following provisions.

GOAL 1 (Potable Water and Sanitary Sewer Element)

To provide an adequate, safe, efficient, economical, reliable and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal to meet the needs of the current and projected Alachua County population.

Objective 7.1

Coordinate with relevant agencies and water suppliers to protect the potable water supplies and sources.

The proposed amendment to adopt the updated Joint Water Supply Facilities Work Plan (WSFWP) maintains existing water supply planning policies and will ensure continued coordination among water suppliers and ensure protection of water supplies and sources.

GOAL (Conservation and OpenSpace Element)

To conserve, manage and restore or enhance the natural and human-related resources of Alachua County to ensure long-term environmental quality for the future.

OBJECTIVE 4.5

GROUNDWATER AND SPRINGS

Protect and conserve the quality and quantity of groundwater and springs resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan aquifers, adequate flow to springs, and the ecological integrity of natural resources.

The Joint WSFWP updates data including population increase and water demand projections and is designed to monitor and conserve groundwater for public health, ensure long term water supply and protect water flow to springs.

GOAL 1 (Intergovernmental Coordination Element)

Coordinated and cooperative comprehensive planning, land development regulation, and service provision with agencies and governmental units affecting Alachua County.

OBJECTIVE 2.1

Establish mechanisms to address the resolution of intergovernmental issues related to impacts of development proposed in the comprehensive plan upon municipalities within the County, adjacent counties, the region and the state.

OBJECTIVE 6.1

Coordinate with relevant state or regional agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.

The purpose of the Joint WSFWP is to establish and maintain mechanisms for coordination among water suppliers and state and regional agencies to share information regarding water supplies and demand on

resources. The proposed amendments updated the existing water supply planning policies and will ensure continued coordination to share information related to water supply and demand within the area.

EFFECT OF AMENDMENT ON AFFORDABLE HOUSING

The proposed Comprehensive Plan amendment is not expected to have an effect on the provision of affordable housing in Alachua County. This amendment revises adopted policies which reference the updated Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035; this clarification would have no relationship to the cost of housing.

STAFF RECOMMENDATION

Staff recommends transmittal of proposed Comprehensive Plan amendment Z25-000007 to the State Land Planning Agency and other agencies for review and comment pursuant to Section 163.3184, Florida Statutes based on the following:

The proposed amendment is internally consistent with the Alachua County Comprehensive Plan, and specifically with the following provisions:

GOAL 1 (Potable Water and Sanitary Sewer Element)

To provide an adequate, safe, efficient, economical, reliable and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal to meet the needs of the current and projected Alachua County population.

Objective 7.1

Coordinate with relevant agencies and water suppliers to protect the potable water supplies and sources.

The proposed amendment to adopt the updated Joint Water Supply Facilities Work Plan (WSFWP) will ensure continued coordination among water suppliers and ensure protection of water supplies and sources.

GOAL (Conservation and OpenSpace Element)

To conserve, manage and restore or enhance the natural and human-related resources of Alachua County to ensure long-term environmental quality for the future.

OBJECTIVE 4.5 - GROUNDWATER AND SPRINGS

Protect and conserve the quality and quantity of groundwater and springs resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan aquifers, adequate flow to springs, and the ecological integrity of natural resources.

The Joint WSFWP is designed to monitor and conserve groundwater for public health, ensure long term water supply and protect water flow to springs.

GOAL 1 (Intergovernmental Coordination Element)

Coordinated and cooperative comprehensive planning, land development regulation, and service provision with agencies and governmental units affecting Alachua County.

OBJECTIVE 2.1

Establish mechanisms to address the resolution of intergovernmental issues related to impacts of development proposed in the comprehensive plan upon municipalities within the County, adjacent counties, the region and the state.

OBJECTIVE 6.1

Coordinate with relevant state or regional agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.

The purpose of the Joint WSFWP is to establish and maintain mechanisms for coordination among water suppliers and state and regional agencies to share information regarding water supplies and demand on resources.

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added
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Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~ is herein incorporated by reference.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

**Exhibit 2 – Joint Alachua County/City of Gainesville Water Supply Facilities
Work Plan 2025-2035**



City of
Gainesville



2025-2035

**JOINT ALACHUA COUNTY/
CITY OF GAINESVILLE**

***WATER SUPPLY FACILITIES
WORK PLAN***

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Appendix B.....	City of Gainesville Comprehensive Plan Goals, Objectives, and Policies addressing Water Supply

1.0 INTRODUCTION

This Joint Alachua County and City of Gainesville Water Supply Facilities Work Plan (“Work Plan”) has been prepared pursuant to subparagraph 163.3177(6)(c)4 of the Florida Statutes. This water supply work plan is a 10-year work plan that describes water supply sources and water supply projects that will be undertaken in order to meet current and projected potable water demands for both the City of Gainesville and the portion of unincorporated Alachua County located within the Urban Cluster. Gainesville Regional Utilities (GRU) is owned by the City of Gainesville and serves as the major water supplier for the City as well as the surrounding portions of unincorporated Alachua County located within the Urban Cluster designated in the Alachua County Comprehensive Plan. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after final approval of the pertinent regional water supply plan or its update.

Water Supply planning efforts in North Central Florida began in 2005 when the Suwannee River Water Management District (SRWMD) and the St Johns River Water Management District (SJRWMD) performed Water Supply Assessments. Subsequent updates to these Water Supply Assessments identified in 2010 a need to designate a Water Resource Caution Area (WRCA) encompassing most of Alachua County including the City of Gainesville. As a result, SRWMD and SJRWMD engaged in a collaborative public process to jointly develop the North Florida Regional Water Supply Plan, which was adopted by the respective Districts’ Governing Boards on January 17, 2017. Therefore, local governments within the North Florida Regional Water Supply Plan (NFRWSP) area were required to amend their comprehensive plans to adopt a Work Plan by July 17, 2018. These Comprehensive Plan amendments were adopted in June 2018. Subsequently, an update to the NFRWSP was approved by the Water Management Districts on December 12, 2023, thus requiring Alachua County and the City of Gainesville to update and adopt the Joint Water Supply Facilities Work Plan into their comprehensive plans within 18 months.

GRU is responsible for ensuring that sufficient capacity is available to meet the water demand of existing and future customers within its service area. The Work Plan references the initiatives already identified to ensure adequate water supply for the City of Gainesville and the areas in unincorporated Alachua County located within the Urban Cluster that are served by GRU. The Work Plan and the respective comprehensive plans must address the development of traditional and alternative water supplies, service delivery, conservation, and reuse programs necessary to serve existing and new development for at least a 10-year planning period. The planning period for this Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan is 2025-2035.

The Work Plan is divided into five sections:-

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Selected NFRWSP Projects/Capital Improvement Plan

Section 5 – Goals, Objectives, and Policies

1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the state’s water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session),

significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2 Statutory Requirements

Alachua County and the City of Gainesville have considered the following statutory provisions during the creation of the Joint Water Supply Facilities Work Plan (Work Plan):

1. The Legislature enacted bills in 2002, 2004, and 2005 to address the State's water supply needs. These bills, especially Senate Bills 360 and 444 (2005), created a statutory link between the Regional Water Supply Plans (RWSP) prepared by water management districts (WMDs) and comprehensive plans prepared by local governments. Thereby, the Legislature established a coordinated planning process between local level land use planning and WMD's regional water supply planning by necessitating the incorporation of enhanced water supply planning requirements into local government comprehensive plans.
2. Local governments must address in their comprehensive plan the water supply sources necessary to meet and achieve existing and projected water use demand for the comprehensive plan's established planning period, considering the applicable RWSP.
3. Local governments subject to a WMD's regional water supply planning area (and WRCA) must adopt a water supply facilities work plan (WSFWP) and related comprehensive plan amendments. [Section 163.3177(6)(c)4, F.S.]
4. WSFWP-related comprehensive plan amendments should identify the local governments' programs to implement traditional and alternative water supply projects, and reuse and water conservation practices/projects necessary to meet existing and future water demands. [Section 163.3177(6)(c)4, F.S.]
5. In addition, each local government comprehensive plan needs to address or include:
 - a) Coordination of the comprehensive plan with the appropriate WMD's RWSP. [Section 163.3177(6)(h), F.S.]
 - b) Water supply and facility concurrency. [Section 163.3180(2), F.S.]
 - c) An update of the Conservation Element to identify the current and projected water needs and sources for a minimum 10-year period. [Section 163.3177(6)(d), F.S.]
 - d) A 5-year Schedule of Capital Improvements that includes water supply development components, if needed. [Section 163.3177(3), F.S.]
6. Also, the Future Land Use Map and related policies must be based on appropriate data and analysis to demonstrate the availability of water supplies and water supply facilities necessary to accommodate the water use demand. [Section 163.3177(6)(a)2.d, F.S.]

2.0 BACKGROUND INFORMATION

Alachua County is located in North Central Florida and covers an area of 977 square miles. It is located 85

miles south of the Georgia state line, 50 miles from the Gulf of Mexico, and 67 miles from the Atlantic Ocean. Alachua County is comprised of the unincorporated portion of the County, and the nine municipalities of Archer, Alachua, Gainesville (county seat), Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, and Waldo. Founded in 1824, Alachua County today is home to over 293,000 people, with an estimated 114,000 people living in the unincorporated area.

The City of Gainesville is the county seat and largest city in Alachua County and has about fifty percent of the population of the County. It is home to the University of Florida, the largest land grant university in Florida. The City of Gainesville was founded along the Cross-Florida Railroad and incorporated on April 14, 1869. Surrounded mostly by unincorporated Alachua County, the City has grown both in size and population, encompassing about 62 sq. miles of land and a population of 147,865.

The City of Gainesville, through Gainesville Regional Utilities (GRU), supplies water throughout the City and the portion of the unincorporated County located within the Urban Cluster. The City of Gainesville and Alachua County are located within both the St. Johns River Water Management District (SJRWMD) and the Suwannee River Water Management District (SRWMD).

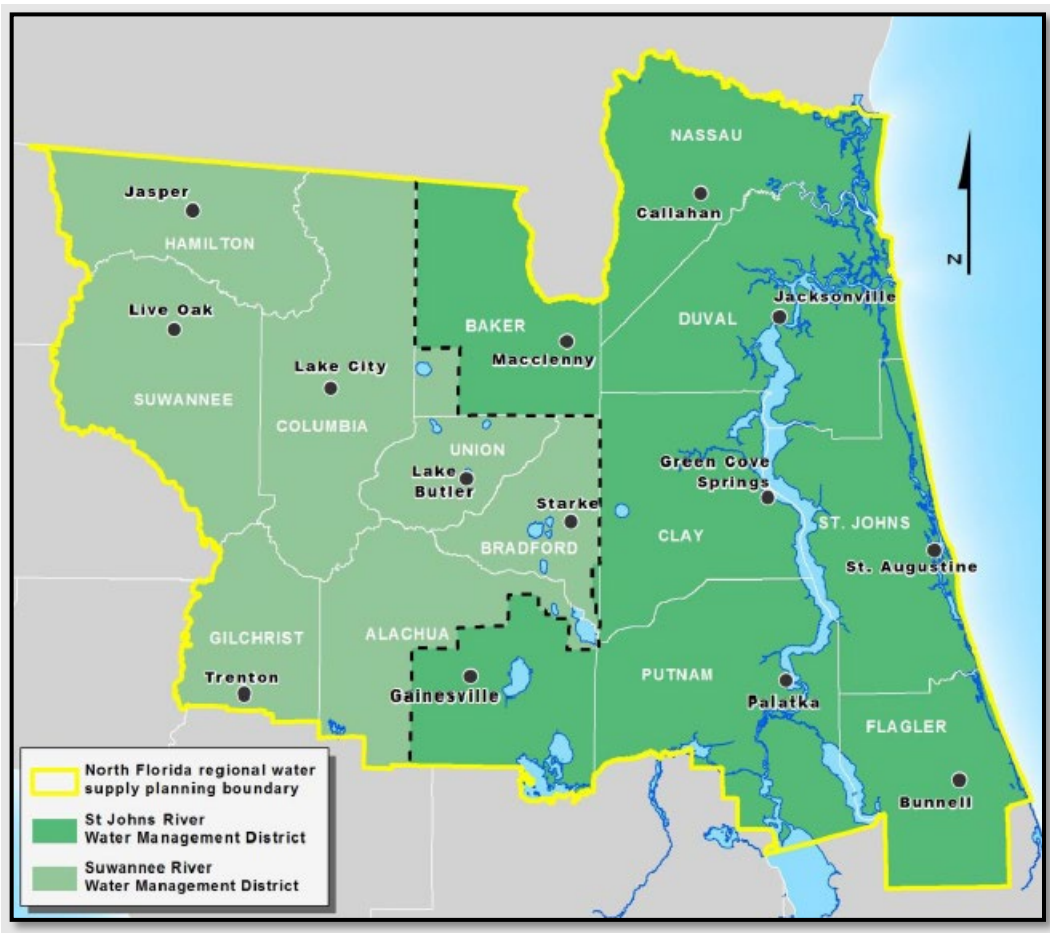
2.1 The North Florida Regional Water Supply Plan (NFRWSP)

The North Florida Regional Water Supply Plan (NFRWSP) is a result of collaboration between Suwannee River and St. Johns River Water Management Districts, the Florida Department of Environmental Protection (FDEP), local governments, public supply utilities, agriculture, industry, commercial business, environmental advocates, and other stakeholders. The goal of the NFRWSP is to project future water needs and water supply sources, identify and evaluate potential impacts to water resources, and develop projects that can be undertaken in order to avoid unacceptable impacts to water resources. The plan has been created to:

1. Identify projected water demands for all use types through the planning horizon;
2. Identify the water resource impacts that could occur as a result of meeting the projected increase in water demand with traditional sources; and
3. Identify technically and economically feasible water resource and water supply development project options that can be implemented to meet future water demands and avoid unacceptable water resource impacts.

The NFRWSP covers a 20-year planning period and is based on the best data available at the time of the plan development. Figure 1 shows the area included in the NFRWSP. The original plan was adopted in 2017 and updated in 2023.

FIGURE 1– NORTH FLORIDA REGIONAL WATER SUPPLY PLANNING AREA

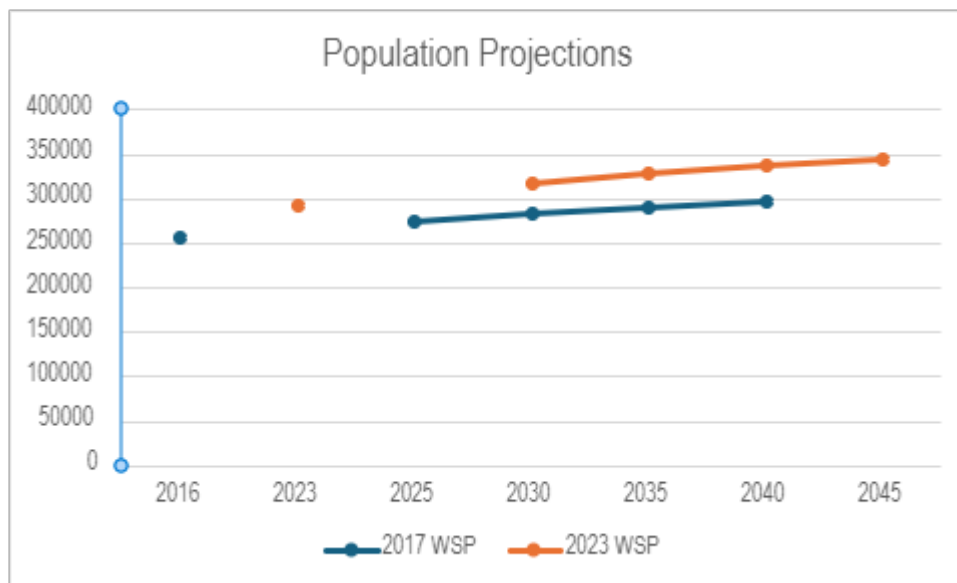


(Source: NFRWSP 2017)

2.2 Relevant Regional Issues

This section discusses the overarching regional issues impacting water supply planning at the local level. The 2017 NFRWSP projected that water demands from 2015-2035 would increase by 117 million gallons per day (mgd) by 2035. The plan outlined water conservation opportunities to offset 54 mgd, or 46% of the increased demand. The 2023 NFRWSP projected that water demands from 2015-2045 would increase by 135 mgd by 2045. The plan outlines water conservation projects to offset 16.8 mgd of the increased demand. The NFRWSP utilized University of Florida Bureau of Economic and Business Research (BEBR) Medium population projections as the basis for projecting population growth. It is important to note that actual population growth exceeded the projections in the 2017 plan (Figure 2). Population growth may continue to exceed projections into the future, so water use projections may be underestimated.

Figure 2- Comparison of Population Projections of the 2017 and 2023 Water Supply Plans



Potential natural resource impacts that were evaluated included saltwater intrusion into groundwater supplies, impacts to surface water flows and levels, and impacts to wetland hydrology. Impacts to surface waters were evaluated based on minimum flows and levels (MFLs) for surface waters, which define the minimum flow regime necessary to avoid unacceptable ecological or aesthetic impacts.

The conclusions from the 2023 NFRWSP are summarized below:

- Fresh groundwater alone cannot meet projected 2045 water demands for the region without causing unacceptable impacts to water resources
- Water conservation and water reuse will be key in meeting future water demands
- Water supply and water resource development projects were identified to offset the majority of the increased demand at a combined 143.6 mgd and a price of 2.17 billion.
- Water conservation projects represent 16.8 mgd of the identified offsets with a price tag of \$57.7 million,
- While water conservation is the more cost-effective strategy (\$3.4 million/mgd) compared to water supply and resource development projects (\$15 million/mgd), it is underrepresented in the projects, highlighting an opportunity to increase water conservation efforts.

The NFRWSP has noted that uncertainties associated with climate change can further complicate the challenge of how to meet future water supply demands while avoiding unacceptable water resource impacts. Practices that are implemented to address water resource constraints can also mitigate the impacts of climate change. These include decreasing groundwater demand, increasing aquifer recharge, improving efficiency and reducing losses, improving infrastructure capacity and flexibility, and diversifying water supply sources. Climate change may also impact population growth. The 2024 Alachua County Vulnerability Assessment projected an 8% increase in the County's population beyond those projected by

BEBR Medium by the end of the century due to climate migrants relocating away from impacts of climate change such as sea level rise.

The Lower Santa Fe and Ichetucknee Rivers and Priority Springs MFLs are currently being updated with legislative ratification anticipated in 2026. The MFLs will include a regulatory strategy and recovery and prevention plan that includes projects to decrease groundwater pumping and increase recharge within the basins to restore and maintain flow to these important resources, as the existing strategy has not met the MFL targets.

3.0 DATA AND ANALYSIS

GRU provides water and wastewater service within the Gainesville city limits and the portion of unincorporated Alachua County that is within the Urban Cluster (see Figure 3). This section describes projected population growth and associated water demand and level of service (LOS) standards in the City of Gainesville and the unincorporated Alachua County portions of GRU's water service area. It will address the nature and extent of GRU's supply services and strategies.

3.1 Population Growth

Population within Alachua County and the City of Gainesville is projected to grow steadily over the next decade. Population estimates and projections for the County are provided in Table 1 and are based on population projections developed by the University of Florida Bureau of Economic and Business Research (BEBR) for Gainesville Regional Utilities (November 28, 2023). The BEBR study developed spatially based population projections for Alachua County and the GRU service area based on BEBR Medium, BEBR High, and linear growth projections. The values shown in Table 1 are based on linear population growth projections which BEBR determined to be most appropriate for Alachua County. As described previously, BEBR Medium projections have historically consistently underpredicted population growth in Alachua County. The linear growth projections are higher than BEBR's Medium projections but lower than BEBR's High projections for Alachua County. The projected populations in Tables 1 and 2 are based on BEBRs spatially based projections.

TABLE 1 – CITY AND COUNTY POPULATION ESTIMATES AND PROJECTIONS

	2022 Population Estimate	2030 Population Projection	2035 Population Projection	2040 Population Projection	2045 Population Projection
Alachua County Population	287,872	317,962	335,764	353,566	371,367
City of Gainesville Population	145,879	161,245	170,060	177,193	183,670
Unincorporated Population*	111,892	121,390	127,376	133,929	140,417

Source: University of Florida Bureau of Economic and Business Research, "Gainesville Regional Utilities Small-Area Population Projection Methods and Results", November 28, 2023 ("Linear" Growth Scenario).

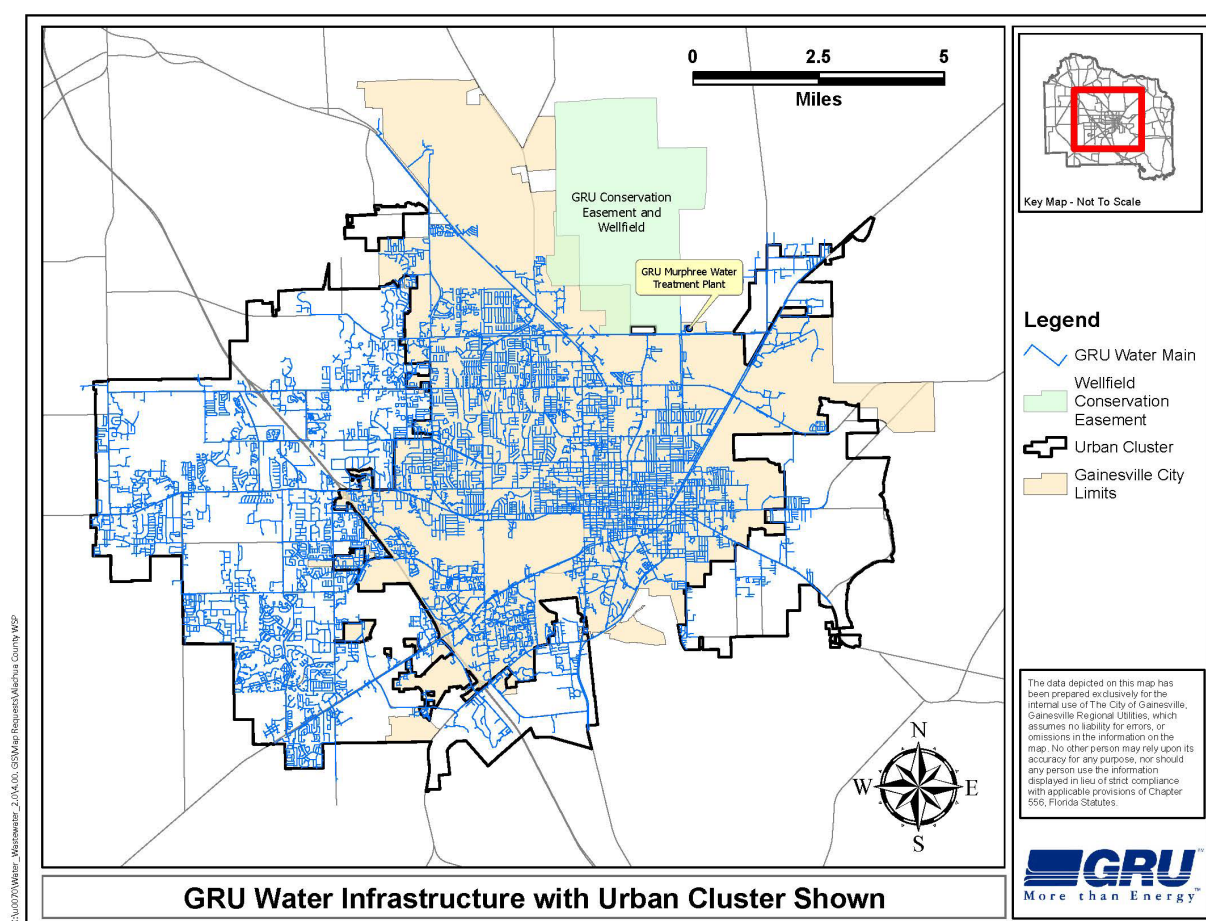
* Note that the Alachua County Department of Growth Management projects that 90% of the population increase in the unincorporated County during will occur in the Urban Cluster based on recent development trends and policies in the Alachua County Comprehensive Plan. These projections are generally consistent with the population projections provided by GRU in Table 2 for the Urban Cluster and are below the Water Treatment Plant capacity and Consumptive Use Permit allocation to GRU through the 2034 expiration date.

3.2 Potable Water Supplies

Gainesville Regional Utilities (GRU) provides water and wastewater services to the majority of residents within the Gainesville city limits. It also provides service to the portion of unincorporated Alachua County located within the Urban Cluster adopted in the Alachua County Comprehensive Plan. GRU withdraws groundwater at the GRU Murphree Wellfield and treats it at the Murphree Water Treatment Plant before distributing it to its customers. The wellfield consists of 15 wells drilled into the Floridan Aquifer. Treatment includes sulfide removal, lime softening, filtration, fluoridation, and disinfection.

Pursuant to the policies in both the Alachua County and City of Gainesville Comprehensive Plans, centralized potable water and wastewater facilities cannot be extended outside the Urban Cluster, with limited exceptions subject to approval by the Alachua County Board of County Commissioners. Alachua County Comprehensive Plan Potable Water and Sanitary Sewer Element Objective 3.1 and Policy 3.1.1 provide for the coordination of potable water and sewer facilities in the unincorporated area and establish the Urban Cluster as the area where central potable water and sanitary sewer shall be provided. City of Gainesville Comprehensive Plan Potable and Wastewater Element Objective 1.3 and Policy 1.3.1 require coordination of the extension of potable water and wastewater services outside of city limits in accordance with County Comprehensive Plan Policies.

FIGURE 3 – GRU SERVICE AREA AND URBAN CLUSTER



3.3 Potable Water Levels of Service Standard (LOS)

The City of Gainesville’s comprehensive plan has established LOS standards for potable water supply in Policy 1.1.1 of the Potable Water and Wastewater Element. The current comprehensive plan has established a maximum daily design flow LOS of 200 gallons per capita per day and an average daily flow of 124.5 gallons per capita per day. These values are based on current gross per capita usage. Gross per capita is calculated by dividing the system’s total water demand (including demand from all customers including residential, commercial, industrial, institutional, etc.) by the residential population.

3.4 Population Projections within GRU Service Area

The estimates and projections of population in the GRU service area, which are based on the BEBR spatially based linear growth population projections described earlier are presented in Table 2. GRU utilized the spatial population projections to project future total average daily flow water demands shown in Table 2. These projections include demands from UF and a small portion of the City of Alachua. These projections include the impacts of conservation and reuse practices to reduce potable water demand.

TABLE 2 – GRU POPULATION AND WATER DEMAND PROJECTIONS

	2022	2030	2035	2040	2045
Total Population Served ¹	187,482	213,020	227,072	239,695	250,279
Estimated pop inside City of Gainesville ²	121,554	138,059	146,806	153,711	158,948
Estimated pop in unincorporated Urban Cluster ²	65,928	74,961	80,266	85,984	91,331
Total Avg Daily Flow (ADF) (mgd)⁴	23.2	26.8	28.7	30.6	32.0
UF Demand (mgd) ⁵	2.5	2.5	2.8	3.0	3.1
City of Alachua Demand (mgd) ⁵	0.0200	0.0200	0.0200	0.0200	0.0200
Water Treatment Plant ADF Capacity (mgd)⁶	30	30	30	30	30
Surplus Treatment ADF Capacity (mgd)	6.9	3.3	1.3	-0.5	-2.0
Permitted Amount (mgd)⁷	30	30	30		
Permitted Surplus (mgd)	6.9	3.3	1.3		

Notes:

¹ Estimated residential population served by GRU water system. Does not include UF on-campus residents which number approximately 8,500 people.

² Portion of total population served that is inside the City of Gainesville.

³ Portion of total population served that is in the Urban Cluster.

⁴ Total projected average daily withdrawal. Includes offset of total demand due to conservation and reuse.

⁵ Estimated portion of total flow that goes to UF and to small portion of City of Alachua.

⁶ Murphree Water Treatment Plant is permitted at 54 mgd peak day flow. Based on historical peak to average flow ratios, this results in an equivalent average daily flow of 30 mgd.

⁷ Permitted Annual Average flow per GRU Consumptive Use Permit which expires in 2034.

3.5 Water Supply and Potable Water Demand within GRU Service Area

Water is pumped from the GRU Murphree Wellfield and treated at the Murphree Water Treatment Plant (MWTP) before being distributed to GRU's customers. The system has a Consumptive Use Permit (CUP) (# 11339-6) from St. Johns River Water Management District (SJRWMD) which allows withdrawals of up to 30 million gallons per day (mgd) on an annual average basis. The CUP is a 20-year permit which was received in 2014 and expires in 2034. Based on the projections presented in Table 2 above, projected demands are expected to be within the 30 mgd currently permitted allocation in the 10-year planning horizon. GRU is in the process of renewing the CUP. The new CUP is expected to increase the permitted allocation to 32 mgd to provide capacity for growth through the expiration in 2045.

3.6 Water Supply Agreements

GRU has water supply agreements with the University of Florida and the City of Alachua. GRU is the water supplier for the portion of unincorporated Alachua County located within the Urban Cluster. The County

Comprehensive Plan limits extensions of potable water and sewer facilities beyond the Urban Cluster except as provided in Potable Water and Sanitary Sewer Element Policy 3.1.5 (in Appendix A). Objective 1.3 and Policy 1.3.1 of the Potable Water and Wastewater Element of the City of Gainesville Comprehensive Plan require extension of potable water beyond City boundaries to be consistent with the Alachua County Comprehensive Plan.

3.6.1 GRU/UF Water Supply Agreement

The University of Florida (UF) gets all of its potable water from GRU via a bulk water service agreement between GRU and UF. The current agreement was executed in 2009. UF owns and operates its own potable water distribution system that serves the main campus. The UF on-campus potable water system is connected to GRU's water transmission system.

3.6.2 GRU/City of Alachua Water Supply Agreement

GRU provides bulk water service to the City of Alachua at two locations. One location consists of a car wash. The other location serves two residential subdivisions with a total of approximately 59 homes. The agreement was executed in 1986. The population served and amount of water provided to the City of Alachua is very small relative to GRU's overall service population and is not expected to increase over time.

3.7 Water Supply Provided by Other Entities

GRU provides water supply services to all residents within the Gainesville city limits, with the exception of residents who rely on wells or residential self-suppliers. No other entity supplies water within the City of Gainesville. In unincorporated Alachua County, approximately 3,600 residents are supplied with water from non-municipal water suppliers, as displayed in Table 3. Four of these locations are within the Alachua County Urban Cluster and four are in the rural area outside of the Urban Cluster. There are also municipal water supply systems that serve portions of the other municipalities within the County except for the Town of LaCrosse.

TABLE 3 - WATER SUPPLY BY OTHER ENTITIES WITHIN THE UNINCORPORATED COUNTY

Name and Location	Primary Service Area	Population	Capacity (GPD)
Inside Urban Cluster			
Arredondo Estates	Subdivision	738	290,000
Kincaid Hills	Subdivision	800	36,400
Palms of Archer	Mobile Home Park	1,092	290,000
Westgate Manor Mobile Home Park	Mobile Home Park	300	73,341
Outside Urban Cluster			
Cross Creek Mobile Home Park	Mobile Home Park	156	86,000
Lake Alto Estates Mobile Home Park	Subdivision	252	70,000
Lochloosa Harbor RV Park	RV Park	25	9,407
Santa Fe Hills*	Subdivision	200	110,400

* Santa Fe Hills is operated under receivership by Alachua County. The County is in the design and permitting stage for connection to the City of Alachua municipal water system, projected for 2025. The estimated cost is approximately \$500,000.

3.8 Water Conservation

The NFRWSP has identified the potential of water conservation to significantly reduce projected water demand within the region. The City of Gainesville/GRU and Alachua County also support water conservation as an essential practice to reduce total groundwater pumping and water use throughout the City and County. Conservation efforts have already significantly reduced water demands. GRU's residential per capita water demands have decreased by approximately 32% since 2007. Overall water demand decreased from 27.7 mgd in 2007 to 22.3 mgd in 2016 and has remained at approximately 23 to 23.5 mgd as of 2024. The primary focus of the County and City is to reduce public supply and domestic self-supply water use, as these are sectors in which local government can have the most positive influence. Both the City and County comprehensive plans include objectives and policies addressing water conservation actions, programs, regulations, and opportunities (See Appendices A and B). These programs aim at public education, reducing irrigation water use, and promoting water-efficient development. Some of the programs have been implemented through collaboration between the County, municipalities and the water management districts.

3.8.1 City of Gainesville/GRU Specific Actions, Programs, or Opportunities

Objective 1.5 and associated Policies 1.5.1 through 1.5.9 of the Potable and Wastewater element and Conservation Element Objective 2.3 and associated Policies in the City of Gainesville Comprehensive Plan provide programs and methods to encourage water conservation (See Appendix B). These policies implement the City/GRU's conservation measures and programs and apply to its customers both within the city and in the unincorporated service area within the Urban Cluster of the County. Specific conservation methods and programs implemented in the City of Gainesville are listed below.

Water Conservation-Based Rate Structure

GRU has a conservation-based water rate structure for single family residences, which includes an increasing rate with increasing use, as a means of reducing demand. For the conservation-based water rate structure to be effective, if feasible GRU, will include a condition in future service agreements (aka Developer's Agreements) prohibiting landscape irrigation wells. Incentives are also provided to builders and developers who deed restrict their properties to prohibit permanent in-ground irrigation systems in the form of reduced connection fees.

Use of Florida-Friendly Landscape Principles

The City of Gainesville's Land Development Code provides recommended use of Florida-friendly landscaping materials

Requirement of Low Volume Plumbing in New Construction

The City requires the use of low-volume plumbing devices in new construction, consistent with applicable building codes.

Water Loss Reduction

GRU closely monitors water use in order to minimize water loss from unaccounted sources through its Water Loss Reduction Program.

Water User Review

GRU monitors water use of all customers. GRU contacts the top 100 residential customers on an annual basis via sending letters in the mail. The data is pulled using H2OSAV and compares their water usage against the average consumption of the community. This shows the customer how much money they could save by reducing their water usage.

Water and Energy Audits

GRU performs water and energy audits at homes, businesses, etc. at customers' request. Florida Water Star certified professionals are available to advise customers on water conservation measures.

Advanced Metering Infrastructure (AMI)

GRU is implementing AMI which will transmit more detailed customer flow data to GRU's billing system. AMI will allow better leak detection, allow customers to better understand their water usage, and allow GRU to better target water conservation programs.

Water Conservation Coordinator Position

GRU has included water conservation as a pillar to the environmental programs coordinator position. This allows the coordinator position to dedicate time specifically to water conservation programs and outreach.

Public Education and Information Program

- i. GRU provides public education through multiple avenues such as speaking at various events, setting up information booths at events, participating in science nights in the community, partnering with Jacobs Engineering for the annual STEAM day, hosting the FSAWWA Drop Savers poster competition, hosting tours at the water treatment and reclamation facilities and providing water conservation educational materials to schools.
- ii. GRU also offers water conservation information throughout the year via social media posts, messages included in the utility bill, and information provided via the monthly newsletter sent by email.
- iii. GRU continues to work with Alachua County and the water management districts to develop a model ordinance or plan to better regulate private irrigation wells.
- iv. In addition, GRU continues to support and expand existing goals, objectives and policies in the comprehensive plan promoting water conservation in a cost-effective and environmentally sensitive manner.

- v. GRU will continue to actively support the SJRWMD and the SRWMD in the implementation of new regulations or programs designed to conserve water during the dry season.

3.8.2 Alachua County Specific Actions, Programs, or Opportunities

The Alachua County Comprehensive Plan provides the framework for implementing a variety of water conservation efforts. These Objectives and Policies include:

- Conservation and Open Space Element Objective 8.1 and related Policies 8.1-8.1.7
- Potable Water and Sanitary Sewer Element Objective 2.2 and related Policies 2.2.2 and 2.2.5 (see Appendix A)

Additional water conservation measures are implemented by:

- a. Land Development Regulations

Alachua County's Land Development Code promotes water conservation in new developments in multiple sections, including the Springs and High Aquifer Recharge Areas (Chapter 406, Article VIII) and Landscaping (Chapter 407, Article IV). The latter was recently updated to require flow-based leak detection technology for commercial irrigation systems

- b. Requirement of Low-Volume Plumbing in New Construction

The County requires the use of low-volume plumbing devices in new construction, consistent with applicable building codes.

Specific conservation methods and programs implemented in Alachua County are listed below.

Landscape Irrigation Restrictions and Water Shortage Regulations (Alachua County Code of Ordinances Chapter 77, Article V and Chapter 80)

Alachua County Environmental Protection Department (ACEPD) has actively enforced landscape irrigation restrictions since 2010. The program includes responding to complaints and conducting proactive irrigation inspections in higher water use areas, including within the City of Gainesville.

Landscape Irrigation Design Code (Alachua County Code of Ordinances Chapter 77, Article VI)

In 2015 the Alachua County Board of County Commissioners adopted Landscape Irrigation Design and Maintenance Standards for new irrigation systems. The irrigation design code applies standards, fees, and limitations on the use of irrigation, and it is applicable countywide. The standards were updated in 2023 to limit the permanent irrigation footprint to 50% of the permeable area on a residential lot or commercial property. It also requires registration and annual maintenance documentation for commercial permanent irrigation systems. The county continues to encourage and incentivize temporary establishment irrigation solutions in lieu of permanent irrigation.

Irrigation Tune-Ups

ACEPD has secured funding from SRWMD to offer free irrigation tune-ups to property owners. Tune-ups include properly setting irrigation timers, identifying leaks and misaligned heads, checking rainfall shut off devices, flagging irrigation heads that can be capped, and general water conservation education.

Irrigation Level-Up Rebate Program

Through funds from the SRWMD, and FDEP, the County is offering 50% rebates up to \$2,000 to residential property owners and up to \$8,000 for commercial properties throughout the County that upgrade irrigation systems to the latest water conserving technologies. The current grant funded project began in June 2023 and will end September 2025.

Soil Amendments Rebate Program

Through funds from the SRWMD (as part of the Irrigation Level-Up Rebate Program) and the SJRWMD as a Water Conservation Rebate Cost-Share Agreement, the County is offering soil amendments rebates in new construction, up to \$250 for residential lots and \$8,000 for commercial properties, including common areas of subdivisions.

Leading by Example

Alachua County has committed to leading by example when it comes to water conservation and landscaping choices. The Board of County Commissioners directed staff to turn off all permanent irrigation systems on County-maintained property, excluding ballfields. Alachua County Administrative Policy 26 (AP-26) further prohibits the installation of permanent irrigation in new county facilities or projects (excluding ballfields) and requires all new county facilities to receive Florida Water Star Certification. The County is in the process of installing flow-based leak detection technology on its existing irrigation facilities at ballfields (2) and include it in bids for future planned athletic facilities.

Public Education Programming

- i. ACEPD staff conducts water conservation programming in local schools, at public events, and at civic programs. Programs often include interactive displays, models, handouts, and promotional materials (low flow sink aerators, shower timers, etc.) to assist with reducing water use.
- ii. ACEPD uses paid media outlets such as radio, television, and Facebook advertisements to encourage water conserving behaviors. Staff also utilizes free media outlets such as libraries, PSAs, and partnerships with various organizations to promote water conservation, and maintains an extensive website.

3.8.3 Water Conservation Missed Opportunities

The above program summaries highlight the local commitment to water conservation. However, there are missed opportunities due to pre-emptions by State rules. Alachua County has been requesting authorization to implement irrigation restrictions that are more protective than those allowed by current State rule. In addition, the County is prohibited from adding a requirement on irrigation wells, including fees and metering requirements. Utilities could prohibit new landscape irrigation wells in new user developments. Additionally, the Suwannee River Water Management District could enforce their current rules which prohibit landscape irrigation wells when reclaimed water is available and which limits irrigation wells to one per property.

Alachua County staff frequently reviews water conservation plans submitted to water management districts as part of the Consumptive Use Permitting process. These plans are not utilized to their potential and are not enforced.

3.9 Water Reuse

State law supports reuse efforts. Florida's utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1) F.S. provides "the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by the department, are state objectives and considered to be in the public interest." In addition, Section 403.064(1), F.S., states that "reuse is a critical component of meeting the State's existing and future water supply needs while sustaining natural systems."

Reuse of reclaimed water is a common strategy to assist with managing water supplies. Alachua County, the City of Gainesville, and GRU recognize that the best uses of reclaimed water are for uses that offset potable demand and for recharging the aquifer following additional treatment, such as that provided by aquifer recharge wells and groundwater recharge wetlands. The Sweetwater Wetlands project utilizes reclaimed water and stormwater for environmental restoration and aquifer recharge. Reclaimed water may also be used for landscape irrigation purposes in place of GRU potable water or well water in areas with high landscape irrigation demand. However, the City, County, and GRU recognize the need to minimize landscape irrigation demands regardless of the source of irrigation water. As landscapes become less water intensive due to conservation measures and changes in development patterns, extension of reclaimed water systems for landscape irrigation becomes less of a priority. In addition, if improperly managed, the use of reclaimed water for landscape irrigation has the potential to contribute to some of the water quality issues identified in the Orange Creek and Santa Fe River Basin Management Actions Plans.

3.9.1 GRU Water Reuse System

The Potable and Wastewater Element of both the Alachua County and the City of Gainesville comprehensive plans support the reclamation and reuse of water. Policy 1.5.6 of the City of Gainesville Potable Water and Wastewater Element of the Comprehensive Plan requires the use of reclaimed water in reclaimed water service areas. 100% of the wastewater received at GRU's water reclamation facilities is treated and beneficially reused for aquifer recharge, environmental restoration, irrigation, and industrial cooling. Figure 3 shows GRU's reuse system. Figures 4 and 5 provide more detailed views of GRU's reuse facilities extending from the Kanapaha Water Reclamation Facility (KWRF) and Main Street Water Reclamation Facility (MSWRF). Current and future anticipated reuse capacities and flows are summarized in Table 4 and in the section below.

TABLE 4 – GRU PROJECTED RECLAIMED WATER FLOWS

Reuse Type	2023	2030	2035	2040	2045
Total Water Reuse Amount (mgd)¹	16.6	19.2	20.5	21.8	23.4
Groundwater Recharge Wetlands (mgd) ²	1.75	4.84	4.84	4.84	4.84
Sweetwater Wetlands Park (mgd) ³	5.8	6.6	7.0	7.3	7.7
Potable Offset Irrigation/cooling (mgd) ⁴	1.6	2.4	2.4	2.4	2.5
Kanapaha Recharge Wells (mgd) ⁵	7.4	5.4	6.26	7.2	8.3

¹ Total estimated flow from water reclamation facilities. All of GRU effluent is reused.

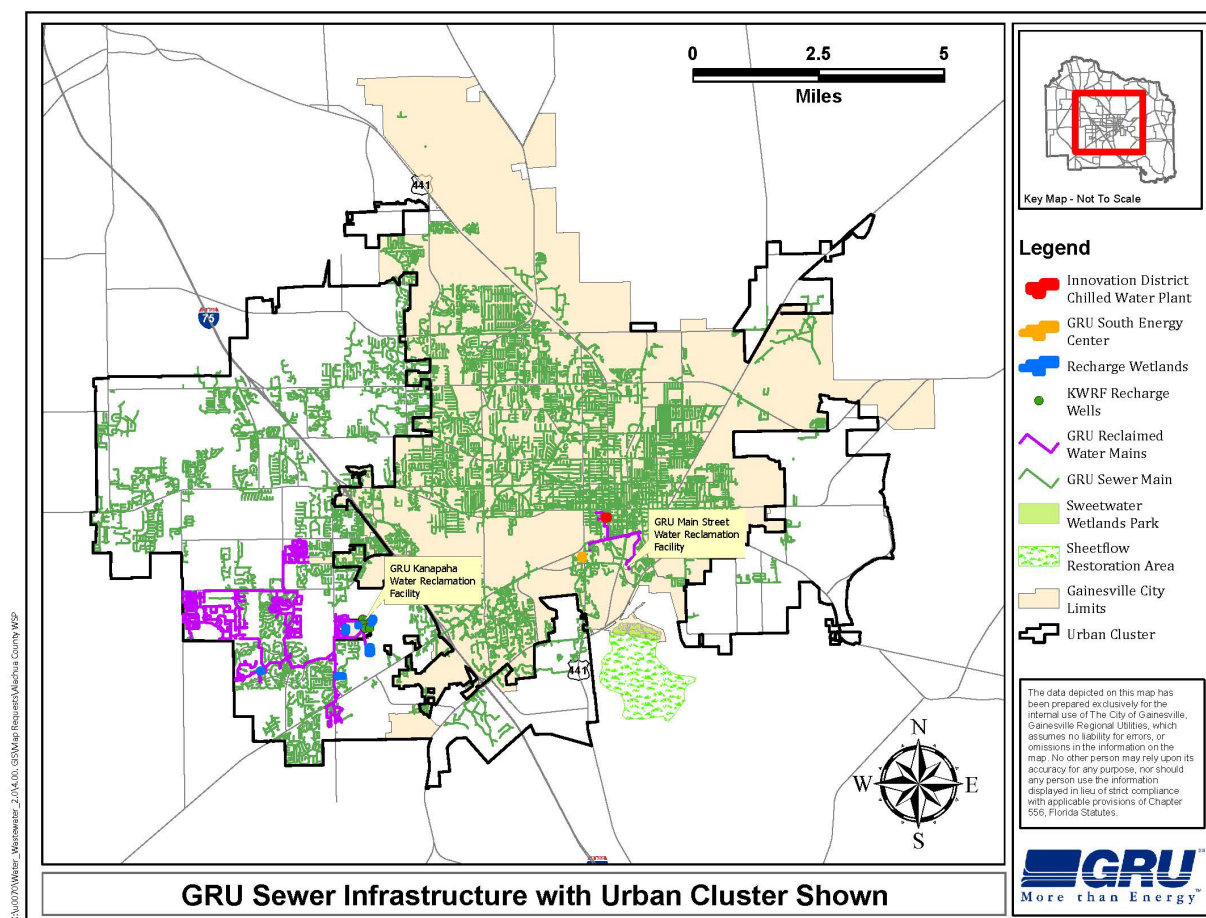
² Flow to GRU groundwater recharge wells and water features.

³ Flow to Sweetwater Wetlands which restores wetlands on Paynes Prairie.

⁴ Includes reclaimed water used for industrial cooling and irrigation in place of groundwater.

⁵ Estimated flow to Kanapaha recharge wells. Permitted capacity 10 mgd.

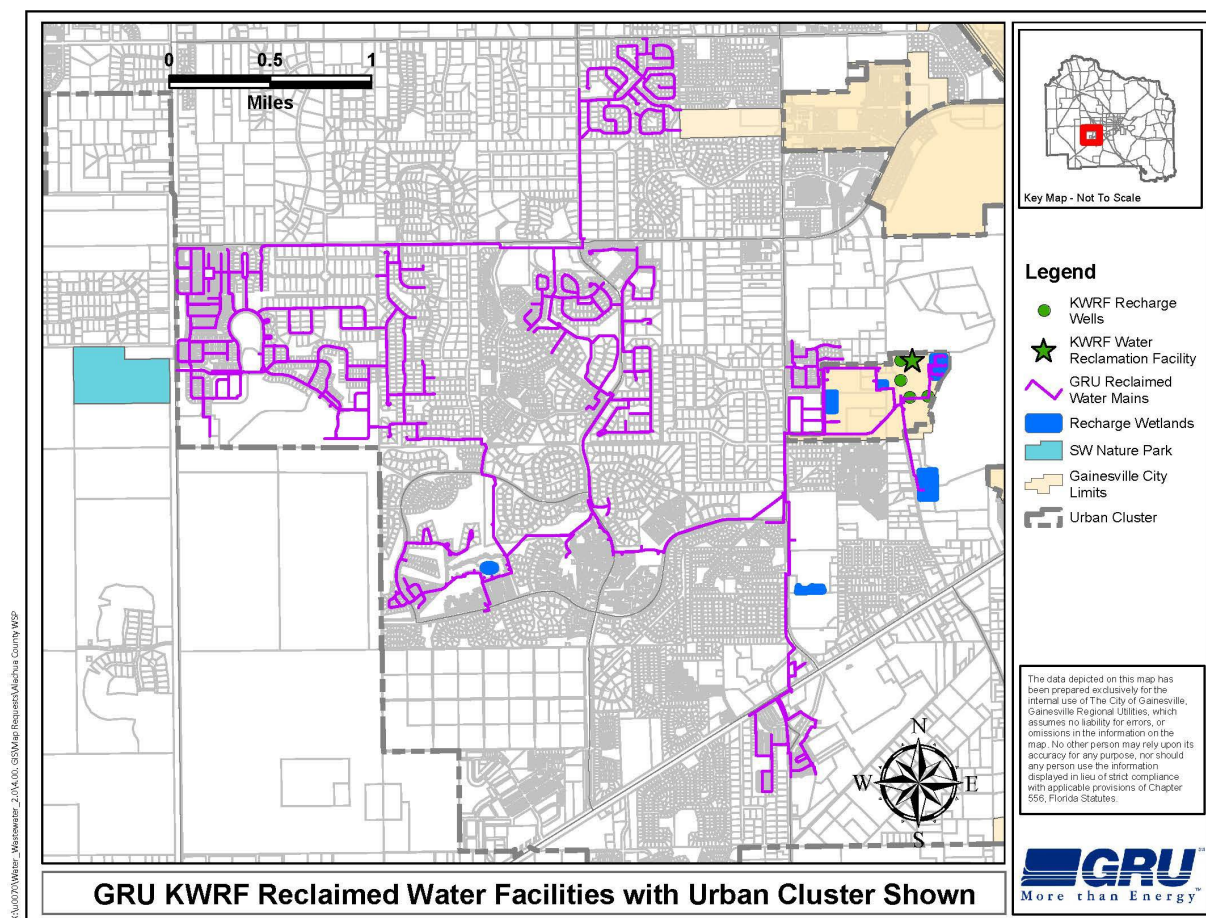
FIGURE 4 – GRU WASTEWATER COLLECTION AND RECLAIMED WATER SYSTEMS



Aquifer Recharge

GRU operates four (4) aquifer recharge wells located at KWRP which discharge reclaimed water treated to drinking water standards to the Lower Floridan Aquifer. This recharge supports groundwater levels in the Lower and Upper Floridan Aquifer and regional surface waters. In addition, GRU operates several groundwater recharge wetlands (shown in Figure 5) which remove nutrients from reclaimed water and recharge the Floridan Aquifer. GRU will be constructing a recharge wetland known as the Southwest Nature Park on a 75-acre site located at the western edge of the reclaimed water system (see Figure 5). The site will receive and treat 3 mgd of reclaimed water from KWRP and recharge the Upper Floridan Aquifer, thus benefiting spring and river flows in the Ichetucknee and Santa Fe Rivers. The project will help to offset the impacts of regional pumping and help achieve Minimum Flows and Levels (MFLs) for the Lower Santa Fe and Ichetucknee Rivers. The project is being constructed with cost share funding from SRWMD and FDEP. Alachua County is working with GRU to operate the facility as a public park, which will provide recreational opportunities and wildlife habitat in addition to the hydrologic benefits.

FIGURE 5 – GRU RECLAIMED WATER FACILITIES SERVED BY KWRF



Environmental Restoration

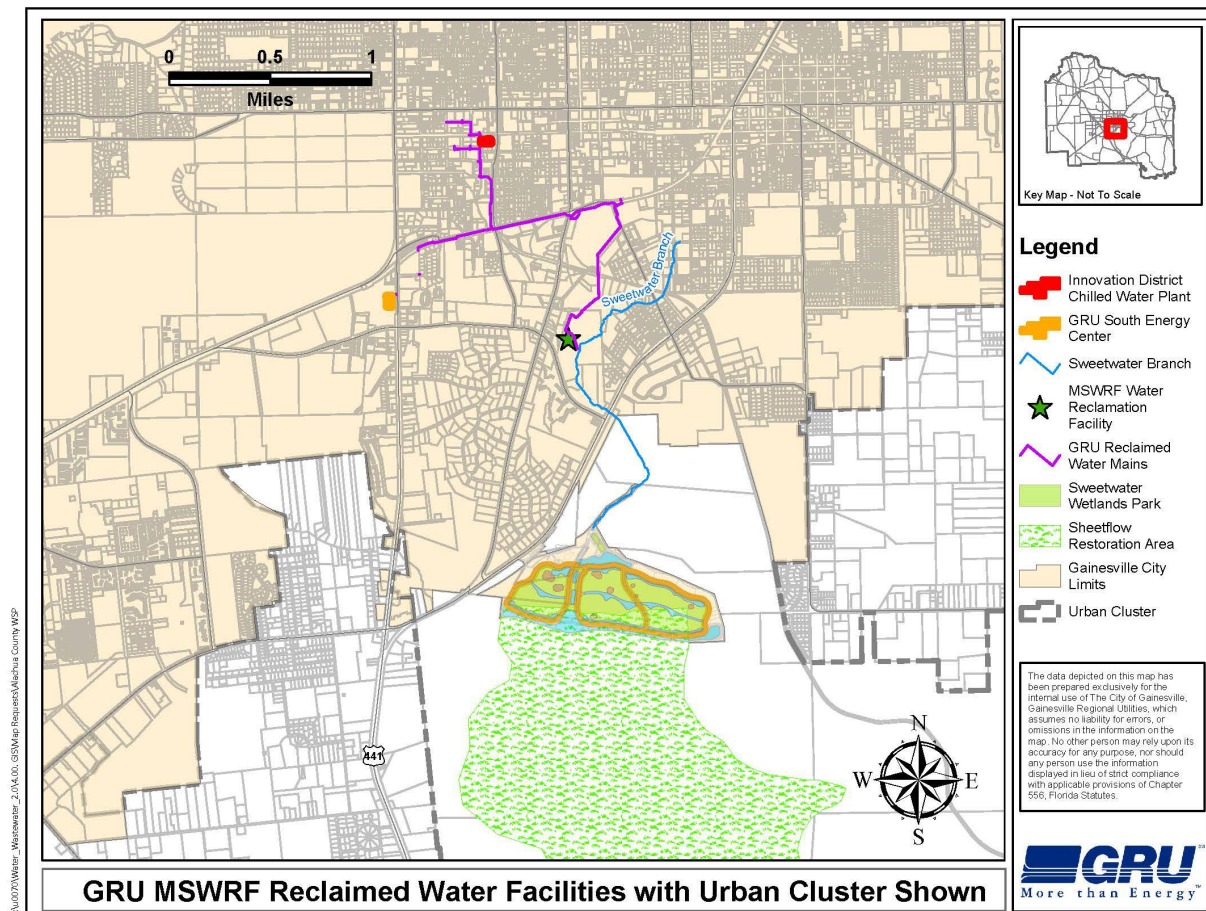
Effluent from the MSWRF flows into Sweetwater Branch which connects to the Sweetwater Wetlands Park. The Sweetwater Wetlands Park (also referred to as the Paynes Prairie Sheetflow Restoration Project) was completed in 2015 to help meet the load reduction goals in the Orange Creek Basin Management Action Plan and achieves the following objectives:

- Restores the natural sheetflow pattern of water from Sweetwater Branch onto Paynes Prairie thereby rehydrating 1,300 acres of natural wetlands;
- Helps to restore the overall water balance to Paynes Prairie;
- Improves water quality in Alachua Sink and meets nutrient reduction regulatory requirements for MSWRF discharge and urban stormwater runoff flowing into Sweetwater Branch;
- Removes sediment, trash, and other pollutants in the Sweetwater Branch flow thus protecting the Prairie, Alachua Sink, and the Floridan Aquifer; and
- Creates a public nature park.

The project was undertaken jointly by GRU and the City of Gainesville Public Works Department in partnership with Florida Department of Environmental Protection, St. Johns River Water Management District, Alachua County, the Florida Department of Transportation, Florida Fish and Wildlife Conservation Commission, and the United States Environmental Protection Agency (USEPA). The project

was designed by Jones Edmunds and Associates and Wetland Solutions, Inc. and constructed by Wharton Smith, Inc.

FIGURE 6 – GRU RECLAIMED WATER FACILITIES SERVED BY MSWRF



Reclaimed Water Distribution for Irrigation and Cooling

The KWRf reclaimed water service area currently includes approximately 1,500 customers which are served by the reclaimed water distribution system from KWRf. Reclaimed water is used to offset the use of groundwater for irrigation. In addition to providing reclaimed water service to customers, the distribution system also provides a means to transport reclaimed water from KWRf to groundwater recharge wetlands and other recharge features.

For locations within the city limits, the City requires the use of reclaimed water where available for uses that do not require the use of potable water. Likewise, for unincorporated areas within the urban cluster, Alachua County requires the use of reclaimed water where available for uses that do not require potable water. At this time GRU plans to continue to expand the reclaimed water distribution system for irrigation and construction of recharge wetlands in future phases of the Oakmont and Brytan subdivisions and in other locations depending on proximity to the existing distribution system, offset benefit and overall feasibility.

The reclaimed water distribution system from the MSWRF (Figure 5) provides reclaimed water for irrigation in the Innovation District and at the University of Florida Health facility on SW 13th Street.

3.10 Protection of Water Quality, Supplies, and Sources

The comprehensive plans of both Alachua County and the City of Gainesville demonstrate commitment to the protection of the quality and quantity of current and projected water sources including wellfields, wetlands, watersheds, surface waters and ground water. Both comprehensive plans emphasize regional coordination in Water Source Protection issues.

City of Gainesville

Conservation, Open Space and Groundwater Recharge Element Objectives 2.2, 2.3, and 2.4, Stormwater Management Element Objective 2.4, and Future Land Use Element Objective 3.1 include water quality standards for development and redevelopment; protection of groundwater recharge areas, surface waters, and wetlands; treatment of stormwater; and restoration of channelized creeks.

Alachua County

Potable Water and Sanitary Sewer Element Objective 7.1 includes water quality standards and protection of water supplies and sources.

The City and County have wellfield protection policies and ordinances (see Appendices A and B) which regulate land uses in the designated wellfield protection zones. The GRU wellfield is located within a 7,000-acre conservation easement which helps to prevent development adjacent to the wells.

3.11 Intergovernmental Coordination

Several policies in both the City of Gainesville and Alachua County comprehensive plans require coordination between the City, County, and Water Management Districts on water management issues and initiatives. Additional policies require consistency between local water management programs and the Regional Water Supply Plan.

City of Gainesville

Conservation, Open Space, and Groundwater Recharge Element: Policies 1.1.5, 2.2.5, 2.3.4 and 2.3.5; Intergovernmental Coordination Element: Objective 1.3, Policies 1.3.4, 1.4.1a, 1.5.2, 1.5.4; Potable Water and Wastewater Element: Policy 1.1.4 provide enabling language for coordination between the City, the County, Water Management Districts and other regional organizations on water issues.

Alachua County

- The Future Land Use Element Objective 7.1 and Potable Water and Sanitary Sewer Element Objectives 1.1 and 3.1 address coordination with water suppliers, the relationship of the GRU Service Area to the unincorporated Urban Cluster, criteria for extension of service lines.
- Potable Water and Sanitary Sewer Element Objectives 1.1, 4.1, and 7.1 address coordination with water suppliers to ensure water capacity concurrent with development, level of service standards for potable water, monitoring potable water system for development impacts, water quality standards, protection of water supplies and sources.

- The Potable Water and Sanitary Sewer Element Objectives 1.1, 2.1, and 3.1, Capital Improvements Element Objective 1.2, and Intergovernmental Coordination Element Objective 6.1 address water supply systems provided by other entities to the unincorporated area and requirements for permitting, expansion, timing, staging, capacity, responsibility, level of service, and concurrency management.

3.12 Water Supply and Water Supply Facilities Concurrency

The City of Gainesville and Alachua County have policies in their comprehensive plans that ensure concurrency between water supply and facilities capacities, and new development. Examples of specific policies in the Potable Water and Wastewater element of the City of Gainesville comprehensive plan include policies 1.1.7 and 1.3.3. Additionally, the Future Land Use Element provides policies which implement the use of a concurrency management system to maintain adopted LOS standards. These include policies 3.4.1 and 3.4.2.

City of Gainesville

The Capital Improvements Element Objectives 1.1, 1.2, 1.3, and 1.6 require concurrency for potable water, and address provision and cost. Potable Water and Wastewater Element Goal 1 and Objective 1.1 specify level of service standards.

Alachua County

The Potable Water and Sanitary Sewer Element includes policies addressing coordination with water suppliers to ensure water capacity concurrent with development, level of service standards for potable water, monitoring potable water system for development impacts. Coordination of Level of Service Standards with land use decisions and the Concurrency Management System are included in the Capital Improvements Element.

4.0 SELECTED NFRWSP PROJECTS/CAPITAL IMPROVEMENT PLAN

This section provides a brief description of the projects selected out of the NFRWSP project options list (2023 NFRWSP, Appendix K) and proposed to be undertaken by the City of Gainesville/ GRU. These projects include alternative water supply projects for both water supply development and water resource development. It also includes proposed City and County water conservation projects and programs from the conservation project options list (2023 NFRWSP, Appendix K).

4.1 Alternative Water Supply/Water Conservation Projects

As previously described, projected water demands are expected to be well within permitted capacities and available supply over the 10-year planning period. Selected alternative water supply and water conservation projects proposed to be completed over the 10-year planning period are described in Tables 5 and 6. An estimate of the quantity of water to be produced by each project is indicated under “Project Capacity”.

In addition to the projects listed in Tables 5 and 6, GRU participated in the Black Creek Water Resource Development (WRD). The Black Creek WRD (Project number 2017_195 in 2023 NFRWSP, Appendix K) is being constructed by SJRWMD to increase recharge to the Upper Floridan Aquifer to offset the impacts of regional groundwater pumping on lakes in the Keystone Heights Region. The project is specifically targeted to achieve MFLs for Lakes Brooklyn and Geneva. In accordance with an agreement between GRU and SJRWMD, GRU contributed \$2.71 Million toward the project in order to offset impacts and comply with the Lake Brooklyn/Geneva MFLs through 2045 based on GRU’s 30 MGD allocation. The agreement also enables GRU to offset any future allocation increase by contributing additional funds to the project. GRU participated in the first phase of the North Florida Regional Water Supply Plan Project Conceptualization Partnership (Project number 2023_12 in 2023 NFRWSP, Appendix K). That project seeks to develop large-scale regional aquifer recharge projects to achieve the Lower Santa Fe and Ichetucknee River MFLs. As shown in Table 5, GRU has several aquifer recharge projects it is implementing to meet these MFLs. GRU may or may not continue to participate in future phases of the conceptualization partnership effort.

TABLE 5 – CITY OF GAINESVILLE/ALACHUA COUNTY ALTERNATIVE WATER SUPPLY PROJECTS AND CAPITAL IMPROVEMENT PLAN

WMD	Project Name	Implementing Agency or Entity	Project Description	Project Type	Water Source	Project Capacity (mgd)	Total Capital (\$M)	Estimated Annual O&M	Timeframe for Completion
Reuse Projects Included in 5-year Capital Improvements Budget									
SRWMD	Groundwater Recharge Wetland Phase 1 (Southwest Nature Park)	GRU	Phase 1 - Recharge wetland using RCW from Kanapaha WRF	Aquifer Recharge	Reclaimed Water	3	\$16	\$200,000	2028
SRWMD	Oakmont Phase 6 RCW Extension	GRU	This project will include construction of reclaimed water mains for the internal distribution network for construction of the Oakmont Subdivision, Phase 6.	Public Access Reuse	Reclaimed Water	0.05	\$0.45	\$2,000	2027
Reuse Projects - Projected 10 Year Completion									
SRWMD	RCW Extension to Future University of Florida Golf Course	GRU	Extension of RCW transmission and distribution to future UF Golf Course. Includes upgrades to RCW pump station and RCW transmission backbone	Reuse - Pipeline	Reclaimed Water	0.70	\$2	\$50,000	2030
SRWMD	GRU KWRF RCW Pump station and Transmission Backbone Improvement	GRU	Improvements to increase capacity of KWRF RCW Pumping station and Transmission pipeline - Project is needed in order to support GW Recharge Wetland Phase 2, RCW Extension to Future UF Golf Course, &/or Future GW Recharge Wetlands	Reuse - Pipeline	Reclaimed Water	8	\$3	\$200,000	2030
SURWMD	Brytan Subdivision Reclaimed Water System Expansion	GRU	Expansion of reclaimed water distribution system pipelines in Brytan subdivision to offset use of potable water for irrigation.	Reuse - Pipeline	Reclaimed Water	0.12	\$1.2	\$3,000	2030
Reuse Projects - Beyond 10 Year Completion									
SRWMD	Groundwater Recharge Wetland Phase 2 (Southwest Nature Park Ph 2)	GRU	Phase 2 - Recharge wetland using RCW from Kanapaha WRF	Reuse - Recharge	Reclaimed Water	2.0	\$5	\$100,000	2038
SRWMD or SURWMD	Future Groundwater Recharge Project	GRU	Recharge groundwater using RCW	Reuse-Recharge	Reclaimed Water	5.0	\$25	\$250,000	2048
SURWMD	Innovation District Reclaimed Water System Expansion	GRU	Expansion of reclaimed water distribution system pipelines to offset use of potable water for industrial cooling and irrigation in the Innovation District.	Reuse - Pipeline	Reclaimed Water	0.11	\$1.5	\$1,100	2038
SRWMD and SURWMD	Reclaimed Water System Expansion into New Neighborhoods	GRU	Potential Future expansion of RCW distribution system into new neighborhoods	Reuse - Pipeline	Reclaimed Water	0.35	\$6.5	\$10,000	2040

TABLE 6 – CITY OF GAINESVILLE/ALACHUA COUNTY CONSERVATION PROJECTS

Water Conservation Projects									
WMD	Project Name	Implementing Agency or Entity	Project Description	Project Type	Water Source	Project Capacity (mgd)	Total Capital (\$M)	Estimated Annual O&M	Timeframe for Completion
SJRWMD and SRWMD	Alachua County Landscape Irrigation Retrofit Rebate Program	Alachua County Environmental Protection	Irrigation tune-ups and water conservation upgrades	Conservation	N/A	0.073	\$0.22	\$0	2025
SJRWMD and SRWMD	Alachua County Water Conservation Social Media	Alachua County Environmental Protection	Alachua County implements paid social media campaigns designed to decrease outdoor water use.	Conservation	N/A		0	\$20,000	Ongoing
SJRWMD	Water Consumption & Conservation Tracking Tool	GRU/ACEPD/IFAS	Ongoing use of GIS based tool to track individual customer water use, conservation measures implemented, and results of conservation measures	Conservation	N/A	1	0	\$5,000	Ongoing
SJRWMD and SRWMD	Toilet/Indoor Plumbing Retrofit Phase 2	GRU	Replace existing "high flow" toilets with ultra-low flow toilets. Also replace shower heads and sink aerators with high efficiency units.	Conservation	N/A	0.043	\$0.1	\$0	2025
SJRWMD and SRWMD	Large Meter Replacement	GRU	Replace existing large meters with more accurate new meters. Greater accuracy of meter measurement will promote conservation.	Conservation	N/A	0.085	\$0.4	\$100	Ongoing
SJRWMD and SRWMD	GRU Water Conservation Projects	GRU	Implement cost effective projects that may include but are not limited to public education, advanced metering, indoor plumbing retrofit replacement of high flow toilets, shower heads, and sink aerators with efficient units, commercial water efficiency programs, and outdoor irrigation efficiency programs. Estimated water savings of 0.3 to 0.5 mgd.	Conservation	N/A	0.4	\$2.0	\$7,000	2035
SJRWMD and SRWMD	Advanced Metering Infrastructure (AMI)	GRU	Replace existing meters with smart meters that can help detect leaks on the customers side of the meter, while also replacing service laterals that are made of polybutylene which are prone to leaking.	Water Conservation	Potable Water	1	\$16.4	\$200,000	2026

5.0 GOALS, OBJECTIVES AND POLICIES

City of Gainesville and Alachua County Comprehensive Plans Goals, Objectives, and Policies (GOPs) have been reviewed for consistency with the Work Plan, which is supported by best available data and analysis. The GOPs adopted with the 2018 Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan are consistent with the Work Plan and the Regional Water Supply Plan. New Comprehensive Plan policies are not required with this update. The policies adopting by reference the updated Joint Alachua County/ City of Gainesville Water Facilities Supply Work Plan are proposed to be revised to provide the correct references to this updated Work Plan.

5.1 The City of Gainesville and Alachua County Comprehensive Plan Amendments

The City of Gainesville and Alachua County Comprehensive Plans were amended in 2018 to:

- Include a policy adopting the Joint Alachua County/ City of Gainesville Water Facilities Supply Work Plan into the applicable jurisdiction's Comprehensive Plan by reference.
- Amend LOS for potable water/water supply consistent with Joint Alachua County/ City of Gainesville Water Facilities Supply Work Plan
- Include policy language specifying that Alachua County and City of Gainesville/GRU will coordinate the update of the City of Gainesville/Alachua County Water Facilities Supply Work Plan and any corresponding comprehensive plan amendments within 18 months of the Water Management District update of the regional water supply plan.
- Amend and update other policies related to water supply planning.

5.2 City of Gainesville Comprehensive Plan Amendments

New and revised objectives and policies in the City of Gainesville Comprehensive Plan include the following with proposed amendments and revisions in underline and deleted portions in ~~strikethrough~~:

5.2.1 POTABLE WATER & WASTEWATER ELEMENT

Policy 1.1.3 The following LOS standards shall be adopted for water supply:

Average Daily Flow: ~~147~~ 124.5 gallons per capita per day.

~~Policy 1.1.4 Within 18 months of the adoption of water supply plans by the St. Johns~~

~~River Water and Suwannee River Water Management Districts, the City shall amend the Comprehensive Plan to:~~

~~a. identify alternative and traditional water supply projects, and conservation and reuse measures that will meet the water needs identified in the water supply plans;~~

~~b. incorporate a work plan for at least a 10-year planning period for the development of water supply projects that will meet the water needs identified in the water supply plans.~~

Policy 1.1.4 *[New Policy]* The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan: 2025-2035 ~~2018-2028~~ is hereby adopted by reference.

Policy 1.1.5 *[New Policy]* Within 18 months of approval of an updated North Florida Regional Water Supply Plan (NFRWSP), the City shall:

- a. Coordinate with the county to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan as needed; and
- b. Amend the City of Gainesville Comprehensive Plan as needed.

Objective 1.5 Recognizing the importance of potable water supplies, the City shall encourage water conservation through the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan and the programs and methods listed below:

...

5.2.2 CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

Policy 2.3.12 *[New Policy]* The City shall implement water conservation, use and protection programs consistent with the Water Management District Plans and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan.

5.2.3 INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 1.6.2 The City shall maintain water conservation and water supply programs that are consistent with the Water Management Districts' plans.

5.3 Alachua County Comprehensive Plan Amendments

New and revised objectives and policies in the Alachua County Comprehensive Plan include the following with proposed amendments and revisions in underline and deleted portions in ~~striketrough~~:

5.3.1 POTABLE WATER & SANITARY SEWER ELEMENT

Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan ~~2018-2028~~ 2025-2035 is herein incorporated by reference.

5.3.2 CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan ~~2018-2028-2025-~~ 2035, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

5.3.3 INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan ~~2018-2028~~ 2025-2035.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

6.0 CONCLUSION

This water supply facilities work plan shows that projected water demand within the GRU service area is within permitted capacities and there is available supply over the 10-year planning period. The City of Gainesville in collaboration with Alachua County will continue to encourage water conservation and promote water reclamation and reuse. This is to further reduce potable water demand and unacceptable impacts to water resources, consistent with the goals of the NFRWSP.

APPENDIX A

Alachua County Comprehensive Plan Policies Related to Water Supply Components

Water Conservation Programs

POTABLE WATER & SANITARY SEWER ELEMENT

OBJECTIVE 6.1

The County shall encourage wastewater effluent reuse and other incentives for the maximum utilization of reclaimed water to the greatest extent possible by facilitating the approval of environmentally-sound facilities.

OBJECTIVE 8.1

To promote the increased conservation and reuse of water.

Policy 8.1.1 Alachua County shall promote public information programs in an effort to increase public awareness and acceptance of water conservation techniques through newsletters, public service announcements, and displays at public awareness events.

Policy 8.1.3 Development plans shall be reviewed for inclusion of native vegetation and other low water demand landscape material in order to reduce outdoor water consumption.

Policy 8.1.4 Restrictions established by applicable water management districts or water districts shall be adhered to. These restrictions shall be enforced by the County or other government organization. Alachua County shall also encourage large scale commercial and institutional users of outdoor water to utilize early morning consumption as part of its public awareness efforts.

Policy 8.1.6 Low-volume plumbing devices shall continue to be required, consistent with local building codes.

Policy 8.1.7 The County shall encourage the use of stormwater runoff for irrigation, agricultural or industrial water needs in order to conserve potable water sources. By 2002, Alachua County shall complete a study of alternative technologies for consideration in revising the land development regulations.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 2.2.2 The County shall implement proactive, innovative, and creative educational programs concerning natural resource issues including, but not limited to:

...

Surface water and wetlands quality and function;

Groundwater quality and vulnerability;

Water conservation;

...

Policy 2.2.5 Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development in natural areas (for example, habitat creation, endangered species, management of development ponds, wetlands vegetation, xeriscape, water quality, and water conservation).

Policy 4.5.9 In accordance with Florida Statutes for Water Supply Planning, the County shall cooperate with the St. Johns River and Suwannee River Water Management Districts in the evaluation of updates of applicable data and analysis of current and projected water needs for at least a 10-year period; initiate Comprehensive Plan amendments to incorporate appropriate water supply projects, including conservation and reuse projects, identified in regional water supply plans; and coordinate with WMD updates of the regional water supply plans. Within 18 months of adoption of an updated North Florida Regional Water Supply Plan (NFRWSP), the County shall update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (WSFWP) as needed and any corresponding County comprehensive plan amendments as needed with Gainesville Regional Utilities.

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to conduct current and future water conservation programs and prepare an emergency water management conservation plan.

Policy 4.5.21 The County shall continue to promote water conservation techniques and programs for current and future development (consistent with Energy Element Objective 1.1). The County shall support water conservation practices and standards, including but not limited to, Florida Water StarSM, Florida Friendly Landscaping, LID techniques, installation of water efficient fixtures, soil moisture sensors and smart irrigation systems, and landscape irrigation restrictions.

(a) The County shall update its landscape code to require a reduction in irrigated areas for all new residential and commercial development.

(b) Indoor and outdoor use of water should, at a minimum, meet or exceed Florida Water StarSM criteria (goal of 40% reduction in outdoor water use and 20% reduction in indoor water use) or the equivalent intended to provide water-efficient options for homes and landscapes. The County will coordinate with potable water suppliers to develop an incentive, education and outreach program that encourages participation in water conservation programs such as Florida Water StarSM.

...

(e) The County shall encourage the public and private water suppliers in the County to implement aggressive but fair water conservation pricing rate structures.

HOUSING ELEMENT

Policy 2.2.5 Alachua County shall collaborate with the Alachua County Cooperative Extension Office, the banking community, the builders' associations and other interested parties, to determine ways builders can incorporate "Sustainable Building" technologies in the construction of affordable housing, through the following areas:

- (a) Water (e.g., indoor water conservation, low-flow/low-flush fixtures, composting toilets, pervious materials, xeriscaping, reclaimed water irrigation, harvested rainwater, water budget)

...

Protection of Water Quality, Supplies, Sources

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.1 The County shall establish a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

...

- (c) For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

...

POTABLE WATER & SANITARY SEWER ELEMENT

OBJECTIVE 7.1

Coordinate with relevant agencies and water suppliers to protect the potable water supplies and sources.

Policy 7.1.1 Alachua County shall regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge as detailed in the Conservation and Open Space Element.

Policy 7.1.2 Alachua County shall coordinate with GRU, the St. John's River Water Management District (SJRWMD) and/or the Suwannee River Water Management District (SRWMD) in determining and assessing impacts of proposed developments on the County's potable water supplies. These impacts shall be used by the County's Development Review Committee (DRC) in the evaluation of applications for site plan and development plan approval.

- (a) Alachua County shall incorporate the results of any studies by the water management districts on projected demands on the sources of potable water for Alachua County, relative to potential supply, as a factor in determining the maximum population the water supply in Alachua County will be able to support.

Policy 7.1.3 Alachua County shall coordinate proposed amendments to future land use designations of this plan with GRU and incorporated towns and cities and surrounding counties, as appropriate, to ensure that sufficient water quantity is available and that its quality is not degraded. In evaluating any proposed amendments to the Future Land Use Element that would provide for more intensive development adjacent to such jurisdictions, the County shall coordinate with GRU and municipal water suppliers, as appropriate, to address such impacts and the demand for and capacity of such potable water facilities to implement this policy.

Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028 is herein incorporated by reference.

Coordination with Water Suppliers

CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.11 The County shall encourage the development of local and regional water supplies within water management districts through the following strategies

- (a) Participating in the development of the water supply assessments, regional water supply plans, and five year work plans of the Suwannee River and St. Johns River Water Management Districts;
- (b) Requesting to receive water management district notice of any consumptive use applications that involve the transfer of water, where that transfer originates within the jurisdictional boundaries of the County and advocating for water conservation and reuse, and the development of alternate supply sources (such as desalinization) by such applicants;
- (c) Considering the establishment of a regional water supply authority; and
- (d) Amending existing legislation regarding consumptive use permitting and exercising vigilance through the County's legislative delegation.

POTABLE WATER & SANITARY SEWER ELEMENT

OBJECTIVE 3.1

To provide for the coordination of public potable water and sanitary sewerage facility extensions in the unincorporated area of Alachua County with the Alachua County Future Land Use Element and capital improvement planning and programming.

Policy 3.1.1 Alachua County shall designate an urban service area for future land uses with densities and intensities which will provide for efficient operation of central potable water and sanitary sewer service facilities, as well as the enabling of efficient line sizing by any potable water supplier or sanitary sewer collector.

Policy 3.1.2 Alachua County shall coordinate any expansions in municipal potable water systems, municipal sanitary sewer systems, the school system, the highway systems, the drainage system, and any other relevant publicly provided facility through intergovernmental coordination mechanisms consistent with the Intergovernmental Coordination Element policies.

Policy 3.1.4 Extension of potable water or sanitary sewer lines within areas designated on the Future Land Use Map as the Urban Cluster shall be allowed by Alachua County provided there are no adverse impacts on environmentally-sensitive lands.

Policy 3.1.5 Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster designated by the Future Land Use Element shall be subject to approval by the Board of County Commissioners. Approval of such extensions shall be based on one or more of the following:

- (a) the Alachua County Board of County Commissioners finds that the absence of such facilities would result in a threat to the public health or safety; or
- (b) the Alachua County Board of County Commissioners finds that the extension of such facilities is necessary to enhance the safe, effective, and efficient delivery of central potable water or sanitary sewer service within an existing urban service area; or
- (c) the Alachua County Board of County Commissioners finds that the extension of such facilities would serve a purpose consistent with the Alachua County Comprehensive Plan, such as the retention and expansion of existing business and industry or the attraction of new business and industry in accordance with the Economic Element of this Plan, or the service of institutional or tourist/entertainment uses consistent with the Future Land Use Element; or
- (d) the Alachua County Board of County Commissioners finds that the extensions of such facilities is needed as part of a comprehensive expansion of public services to encourage urban development in a new area as part of a comprehensive plan amendment. In this case, such a finding must be consistent with Policy 3.1.6 below.

Policy 3.1.6 Central potable water and sanitary sewer systems may be extended into new areas as part of a planned extension of urban services to that area based upon the following factors:

- (a) population growth rate;
- (b) maintenance of level of service standards for the potable water or sanitary sewer system;
- (c) adequacy of existing and planned supporting infrastructure;

Approval of such extensions would require the following:

- (a) Identification, scheduling, and designated funding for capital improvements to other public facilities needed to extend urban services. Such projects shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element.
- (b) Adoption of necessary amendments to the Future Land Use map extending the urban cluster boundary.

INTERGOVERNMENTAL COORDINATION ELEMENT

OBJECTIVE 2.1

Establish mechanisms to address the resolution of intergovernmental issues related to impacts of development proposed in the comprehensive plan upon municipalities within the County, adjacent counties, the region and the state.

Policy 2.1.2 Per F.S. 163.3184, Alachua County shall submit all proposed amendments to the Comprehensive Plan to the state land planning agency, North Central Florida Regional Planning Council, the appropriate water management district, the Department of Environmental Protection, and the Department of Transportation.

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028.

Policy 2.1.3 Alachua County shall continue to notify and consult with the following entities when there is any proposed development that could have an impact on that entity before action is taken on the proposed development. Comments by these entities will be incorporated into the appropriate development reports.

...

(g) St. Johns River Water Management District,

(h) Suwannee River Water Management District,

...

(j) Local utility companies including Gainesville Regional Utilities, Clay Electric, and Progress Energy.

OBJECTIVE 6.1

Coordinate with relevant state or regional agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2018-2028, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

Potable Water Concurrency and Levels of Service Standards

FUTURE LAND USE ELEMENT

Policy 1.2.4. All new residential development in the urban cluster shall:

- (a) be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.
- (b) connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.

Policy 7.1.2 Proposed changes in the zoning map shall consider:

- (a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan
- (b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.

...

Policy 7.1.3 ...

- (d) If ... expansion of the Urban Cluster is warranted, the evaluation of appropriate location shall be subject to analysis including the following economic, infrastructure, transportation, and conservation and recreation criteria:

...

- (3) relationship to existing and planned future urban services and infrastructure

...

POTABLE WATER & SANITARY SEWER ELEMENT

OBJECTIVE 1.1

To coordinate with the providers of centralized potable water and sanitary sewer facilities to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities, and that adequate water supplies shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy.

Policy 1.1.1 The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

GAINESVILLE REGIONAL UTILITIES (GRU)

Potable Water

Raw Water Supply:	Average Daily Flow
Treatment Capacity:	Peak Daily Flow
Pumping and Distribution Capacity:	Peak hourly flow
Storage Capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum Pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire Demand:	As determined using Insurance Services Organization guidelines
Potable Water:	
Average Day (gross)	124.5 gallons per capita per day (including residential and non-residential uses)
Peak Day (gross)	200 gallons per capita per day (including residential and non-residential uses)

...

Policy 1.1.2 The Alachua County Office of Planning and Development, in conjunction with any provider of potable water or sanitary sewer service listed in Policy 1.1.1, will monitor the system's level of service status to determine the impact of any requested development order or building permit on available potable water supply, system capacity, and/or sanitary sewer capacity. Periodic reports from the provider detailing available capacity (taking into consideration and distinguishing existing plus committed demand) shall be used in conjunction with development monitoring reports prepared by the County for this purpose.

- Policy 1.1.3** The LOS standards adopted in Policy 1.1.1 shall be used as the criteria to measure the available supply and capacity of the potable water and/or sanitary sewer system(s), and shall, in consultation with the applicable water supplier, be used to verify that adequate water supplies are in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy. A development order will not be approved unless adequate supply and capacity will be available concurrent with the impacts of development based on the following standards:
- Policy 1.1.3.1** The necessary facilities and services are in place at the time the final development order is issued;
or
 - Policy 1.1.3.2** The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
 - Policy 1.1.3.3** The necessary facilities are under construction at the time the final development order is issued;
or
 - Policy 1.1.3.4** The necessary facilities and services are guaranteed in an enforceable development agreement that includes provisions of subsections 1, 2, and 3 above, and that guarantees that the necessary facilities and services will be in place when the impacts of development occur.
- Policy 1.1.4** Alachua County will encourage and provide relevant information to any provider of potable water and/or sanitary sewer service, in order to adequately project future development patterns and to program improvements necessary to maintain an adequate buffer of supply and/or capacity for the future. Information such as future land use, population projections, and public service improvements or expansions will be provided on an annual basis to the potable water supplier and/or sanitary sewer collector in order to enable accurate forecasting.
- Policy 2.1.1** All new development in the urban cluster shall be timed to occur when both centralized potable water and sanitary sewer systems are available for connection. The timing and availability of municipal water and sewer to a property shall be one of the factors to be considered when deciding upon proposed changes in zoning to a higher density or intensity pursuant to Future Land Use Element Policy 7.1.2(b). Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment in the urban cluster, shall be required to connect to a centralized potable water and sanitary sewer system for service by FDEP permitted potable water and wastewater treatment plants. This connection requirement and any exception thereto... shall be implemented at the stage of development review and approval...
- ...

OBJECTIVE 4.1

All public water supply systems serving Alachua County residents shall be maintained at accepted water quality standards.

...

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.2.4 LOS standards for Category "A" and "B" public facilities shall be as follows:

...

- (e) Potable Water and Sewer LOS Standards (based on Potable Water and Sanitary Sewer Element). The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

GAINESVILLE REGIONAL UTILITIES (GRU)

Potable Water

Raw Water Supply:	Average Daily Flow
Treatment Capacity:	Daily Flow
Pumping and Distribution Capacity:	Peak hourly flow
Storage capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire demand:	As determined using Insurance Services Organization guidelines
Potable Water:	
Average Day (gross)	124.5 gallons per capita per day (including residential and non-residential uses)
Peak Day (gross):	200 gallons per capita per day (including residential and non-residential uses)

...

OBJECTIVE 1.3

Maintenance of adopted LOS standards to meet existing and future facility needs by coordinating land use decisions with a schedule of capital improvements.

Policy 1.3.1 Require all public facilities constructed in unincorporated Alachua County, to be consistent with the Capital Improvements Element and the Comprehensive Plan.

Policy 1.3.2 Require Category "A" and "B" public facilities and services needed to support development to be available concurrent with the impacts of development and require issuance of a Certificate of Level of Service Compliance (CLSC) as a condition of all final development orders. "Concurrent" shall mean that all adopted LOS Standards shall be maintained or be achieved within a reasonable time frame as set out in 1.3.2 (A-D) below. Failure to receive a Certificate of Level of Service Compliance will preclude the issuance of any final development order on the project or project phase, until the requirements of 1.3.2 (A-D) have been satisfied.

(a) For potable water, sewerage, solid waste and storm water management, the following standards must be met to satisfy the concurrency requirement and to receive a Certificate of Level of Service Compliance:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities will be in place when the impacts of development occur; or
- (3) The necessary facilities are under construction at the time a development permit is issued and will be in place when the impacts of development occur; or
- (4) The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Policy 1.3.2(a-c). An enforceable development agreement may include, but is not limited to: (1) development agreements pursuant to section 163.3220, Florida Statutes, or (2) an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement must guarantee that the necessary facilities and services will be in place when the impacts of development occur.

...

APPENDIX B

City of Gainesville Comprehensive Plan Policies Related to Water Supply Components with Proposed Amendments

additions are in underline and deletions are in ~~strikethrough~~

Water Conservation Programs

POTABLE WATER AND WASTEWATER ELEMENT

- Objective 1.5** Recognizing the importance of potable water supplies, the City shall encourage water conservation through the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan and the programs and methods listed below:
- Policy 1.5.1** The City shall continue to offer water conservation education and information to residential and non-residential customers through its Energy/Water Survey Program.
- Policy 1.5.2** The City shall continue to minimize water losses from unaccounted sources through its ongoing water loss reduction program.
- Policy 1.5.3** The City shall continue its conservation rate structure as an economic means of promoting water conservation throughout the year.
- Policy 1.5.4** The City shall continue to include water conservation techniques, including "Florida Friendly" landscaping, in the City's landscape ordinance.
- Policy 1.5.5** The City shall continue to offer free water conservation information as part of at least one utility billing statement per year.
- Policy 1.5.6** The City shall require the use of reclaimed water in reclaimed water service areas.
- Policy 1.5.7** The City shall continue to require low-volume plumbing devices, consistent with applicable building codes.
- Policy 1.5.8** The City will work with Alachua County and the water management districts to develop a model ordinance or plan to better regulate private irrigation wells.
- Policy 1.5.9** The City will conserve water on City properties by maximizing the use of "Florida Friendly" landscaping to the extent feasible in new landscaping projects.

CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

- Policy 2.3.4** The City shall maintain water conservation programs that are consistent with the Water Management Districts' plans (Sections 373.175 & 373.246, F.S., and Chapters 40B-21 & 40C-21, F.A.C.). These programs shall include strategies to: deal with emergency conditions; implement public education campaigns regarding the nature of groundwater resources and the need to protect and conserve them; provide the public with information on water reuse systems; and employ potable water rate structures to encourage water conservation.
- Policy 2.3.10** The City shall inform the public of the requirements of Section 373.62, F.S., regarding automatic lawn sprinkler systems.
- Policy 2.3.11** The City shall conserve potable water supplies by using the methods shown in the Gainesville Comprehensive Plan's Potable Water & Wastewater Element, Objective 1.5 and Policies 1.5.1 through 1.5.9.

Water Source Protection and Water Quality

POTABLE WATER & WASTEWATER ELEMENT

- Policy 1.4.6** The City shall continue its connection charge installment program, as outlined in the Code of Ordinances, to encourage users to abandon wells and/or package or on-site wastewater treatment systems and to connect to the centralized potable water and wastewater systems.

CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

- Policy 2.1.1** The City shall implement and update land development regulations designed to conserve wetland acreage and preserve natural functions within the listed basins (shown on the map entitled Wetland Mitigation Basins that is on file with the Planning & Development Services Department). When wetlands are unavoidably lost to development, mandatory mitigation shall be required to ensure no net loss of acreage and functions occurs. Mitigation location protocol shall follow Policy 1.1.1 b.5.
- Objective 2.2** The City shall improve the quality of stormwater entering surface waters by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.
- Policy 2.2.1** The City shall require stormwater quality treatment facilities for redevelopment.
- Policy 2.2.5** The City's land development regulations shall supplement the standards of the applicable Water Management District to promote the maintenance of water quality in surface waters. Such standards include:
- a. Protecting the surface water resource by prohibiting excavation, filling, channelization, mechanized land clearing, and other development activities, except as may be authorized by the Land Development Code;

- b. Requiring sedimentation controls during and after construction;
- c. Protecting creek banks and vegetation;
- d. Requiring treatment of the first “one inch” of stormwater runoff; and
- e. Restoring previously channelized creeks identified for restoration by the City, when feasible.

Policy 2.2.6 The City shall maintain an inventory of altered creek segments suitable for restoration to a more natural condition.

Objective 2.3 The City shall conserve and protect the quality and quantity of current and projected water sources through the planning period.

Policy 2.3.1 The City shall coordinate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the Environmental Protection Agency (EPA) and shall support the appropriate agencies with efforts to:

- a. Identify areas of pollution to surface waters and groundwater;
- b. Provide on-going monitoring programs that include periodic reports that describe environmental conditions and cleanup status; and
- c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.

Policy 2.3.2 The City shall allow land uses and facility design within wellfield protection zones (and other “community water system” cones of influence as defined by Rule 62-550.200, F.A.C.) as identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, and that are in compliance with the Murphree Wellfield Protection Code.

Policy 2.3.6 Pursuant to Section 373.0397, F.S., Water Management Districts are to map “prime” groundwater recharge areas for the Floridan aquifer. Should such areas be identified within City limits, the areas will be mapped and included in the adopted Comprehensive Plan, and City land development regulations shall be amended to protect such areas if they are not already protected by existing regulations and programs. City land development regulations shall protect the Floridan aquifer groundwater resource through recognition of geographic areas of relative vulnerability and high aquifer recharge characteristics. Mapping of these high aquifer recharge areas shall include surface waters that convey flow directly to groundwater via sinkholes (stream-to-sink surface water basins), and areas where the Floridan aquifer is otherwise vulnerable or highly vulnerable to degradation through recharge from land surfaces.

Objective 2.4 The City shall amend its land development regulations as necessary to conserve natural systems of surface waters and wetlands; areas subject to high rates of Floridan aquifer recharge; listed species of plants and animals; significant natural communities, and other significant natural and archaeological resource areas, including strategic ecosystems and significant geological resource features; and minimize the spread of invasive vegetation. The adopted regulations shall be

designed to maintain these characteristics and resources, and the functions and values which they provide, and allow development activities which are compatible with the conservation of these resource areas as identified in the Comprehensive Plan or by provisions of the Land Development Code.

Policy 2.4.6 The City shall maintain land development regulations for regulated surface waters and wetlands that require:

- a. Buffers and/or setbacks from regulated surface waters and wetlands;
- b. Development to minimize erosion and sediment pollution to regulated surface waters and wetlands;
- c. No net increase in the rate of runoff from development sites adjacent to regulated surface waters and wetlands;
- d. Retention or detention of runoff from developments adjacent to regulated surface waters and wetlands, through on-site filtration in accordance with the Public Works Design Manual;
- e. Retention of vegetation integral to the ecological value of regulated surface waters and wetlands;
- f. Compliance with the City's adopted criteria for controlling sediment and erosion;
- g. Allowance of transfer of development intensity and density from lower to higher elevations of a site; and
- h. Prohibition on the installation of all septic tanks.

Policy 4.1.2 The City shall explore projects for improving water quality in its watersheds.

Policy 4.1.3 To enhance the quality of water entering Sweetwater Branch, the City shall complete the construction of a master stormwater basin to treat flow from downtown Gainesville.

Policy 4.1.6 The City shall coordinate with the Alachua County Environmental Protection Department and other governmental entities in identifying pollution problems and providing documentation and other relevant assistance as appropriate and feasible towards the mitigation and remediation of pollution problems, including assistance as necessary in cases where sanctions may be imposed for violations of applicable environmental regulations.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 1.5.1 The City shall collaborate with Alachua County to protect wetlands and significant habitat, and to conserve and acquire significant habitat in the Urban Reserve Area.

Policy 1.5.2 The City shall collaborate with Alachua County regarding criteria for the location of hazardous materials collection/transfer treatment facilities. One criterion shall be consideration of potential groundwater contamination.

FUTURE LAND USE ELEMENT

Policy 3.1.1 Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Policy 3.1.2 The City shall regulate development in Floridan aquifer high recharge areas with requirements that, at a minimum, meet the standards and guidelines of the St. Johns River or Suwannee River Water Management Districts, as applicable

Policy 3.1.4 The City shall protect floodplain and flood channel areas consistent with Policy 2.4.9 of the Conservation, Open Space & Groundwater Recharge Element.

Water Reuse

POTABLE WATER & WASTEWATER ELEMENT

Policy 1.5.6 The City shall require the use of reclaimed water in reclaimed water service areas.

CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

Policy 2.3.8 The City shall require effective groundwater recharge in accordance with the Gainesville Comprehensive Plan's Stormwater Management Element, Objective 1.8 and Policy 1.8.1.

STORMWATER MANAGEMENT ELEMENT

Objective 1.8 Effective groundwater recharge shall continue to be required where soil conditions permit.

Policy 1.8.1 The City shall continue to comply with adopted Land Development Regulations that promote increased volumes of groundwater recharge, for all new development, where soil conditions permit.

Potable Water Concurrency and Level of Service Standards

POTABLE WATER & WASTEWATER ELEMENT

GOAL 1: TO PROVIDE ADEQUATE, SAFE, ECONOMIC, RELIABLE AND ENVIRONMENTALLY SOUND STORMWATER AND WASTEWATER UTILITY SERVICES.

Objective 1.1 Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

Policy 1.1.1 The following LOS standards shall be adopted for potable water:

- a. Maximum Day (Peak) Design Flow: 200 gallons per capita per day;
- b. Storage Capacity: ½ of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power;
- c. Pressure: The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions;
- d. The City shall reserve potable water capacity for the annual water demand projected by the City for the University of Florida and the power plants.

Policy 1.1.2 The following LOS standards shall be adopted for wastewater services:

Average Day Standard: 106 gallons daily flow per capita.

Policy 1.1.3 The following LOS standard shall be adopted for water supply:

Average Daily Flow: ~~147~~ 124.5 gallons per capita per day.

~~**Policy 1.1.4** Within 18 months of the adoption of water supply plans by the St. Johns~~

~~River Water and Suwannee River Water Management Districts, the City shall amend the Comprehensive Plan to:~~

~~a. identify alternative and traditional water supply projects, and conservation and reuse measures that will meet the water needs identified in the water supply plans;~~

~~b. incorporate a work plan for at least a 10-year planning period for the development of water supply projects that will meet the water needs identified in the water supply plans.~~

Policy 1.1.4 [New Policy] The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan: 2018-2028 is hereby adopted by reference.

Policy 1.1.5 [New Policy] Within 18 months of adoption of an updated North Florida Regional Water Supply Plan (NFRWSP), the City shall:

a. Coordinate with the county to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (WSFWP) as needed; and

b. Amend the City of Gainesville Comprehensive Plan as needed.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.2.6 The concurrency requirements for potable water, solid waste, stormwater management, water supply, recreation, and wastewater shall be met by any one of the following standards:

...

e. Prior to approval of a building permit or its functional equivalent, the City shall consult with Gainesville Regional Utilities to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

FUTURE LAND USE ELEMENT

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards.

Intergovernmental Coordination

POTABLE WATER & WASTEWATER ELEMENT

Objective 1.3 The City shall provide potable water and wastewater services throughout the urban area in an efficient and economical manner, with the cost of service expansion being borne by those requiring such expansion. Upon Plan adoption, the City of Gainesville, as the urban area service provider of potable water and wastewater through Gainesville Regional Utilities, shall coordinate the extension and increases in capacity of potable water and wastewater facilities outside of city limits through policies established in the Alachua County Comprehensive Plan.

Policy 1.3.1 In order to discourage urban sprawl, Gainesville Regional Utilities shall extend potable water and wastewater facilities outside city limits in accordance with policies in the Alachua County Comprehensive Plan.

INTERGOVERNMENTAL COORDINATION

Policy 1.4.1 The City shall collaborate with Alachua County in developing Land Development Regulations that promote the Goals, Objectives, and Policies of the City's Comprehensive Plan. Coordination efforts shall include:

a. The regulation of land uses and site and facility design in compliance with the Murphree Wellfield Management Code;

Policy 1.6.2 The City shall maintain water conservation and water supply programs that are consistent with the Water Management Districts' plans.

CONSERVATION, OPEN SPACE & GROUNDWATER RECHARGE ELEMENT

Policy 2.3.1 The City shall coordinate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the Environmental Protection Agency (EPA) and shall support the appropriate agencies with efforts to:

- a. Identify areas of pollution to surface waters and groundwater;
- b. Provide on-going monitoring programs that include periodic reports that describe environmental conditions and cleanup status; and
- c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.

Policy 2.3.12 *[New Policy]* **The City shall implement water conservation, use and protection programs consistent with the Water Management District Plans and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (WSFWP).**



Proposed Comprehensive Plan Amendment: Z25-000007

Joint Water Supply Facilities Work Plan 2025-2035 Update

**Alachua County Local Planning Agency
May 21, 2025**

Alachua County Department of Growth Management
Michael Castine, Senior Planner

Introduction

- Florida Statutes establish requirements for local governments regarding Water Supply Planning
- County staff worked with City of Gainesville and Gainesville Regional Utilities staff, in coordination with St Johns River Water Management District staff, to prepare the updated Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035

Overview of Amendments

- County-initiated amendments to the Alachua County Comprehensive Plan: 2019-2040
- Updates policies addressing water supply planning in Potable Water & Sanitary Sewer, Conservation & Open Space, and Intergovernmental Coordination Elements
- Incorporates by reference the Joint Water Supply Facilities Work Plan (WSFWP) as required by Florida Statutes

Timeline

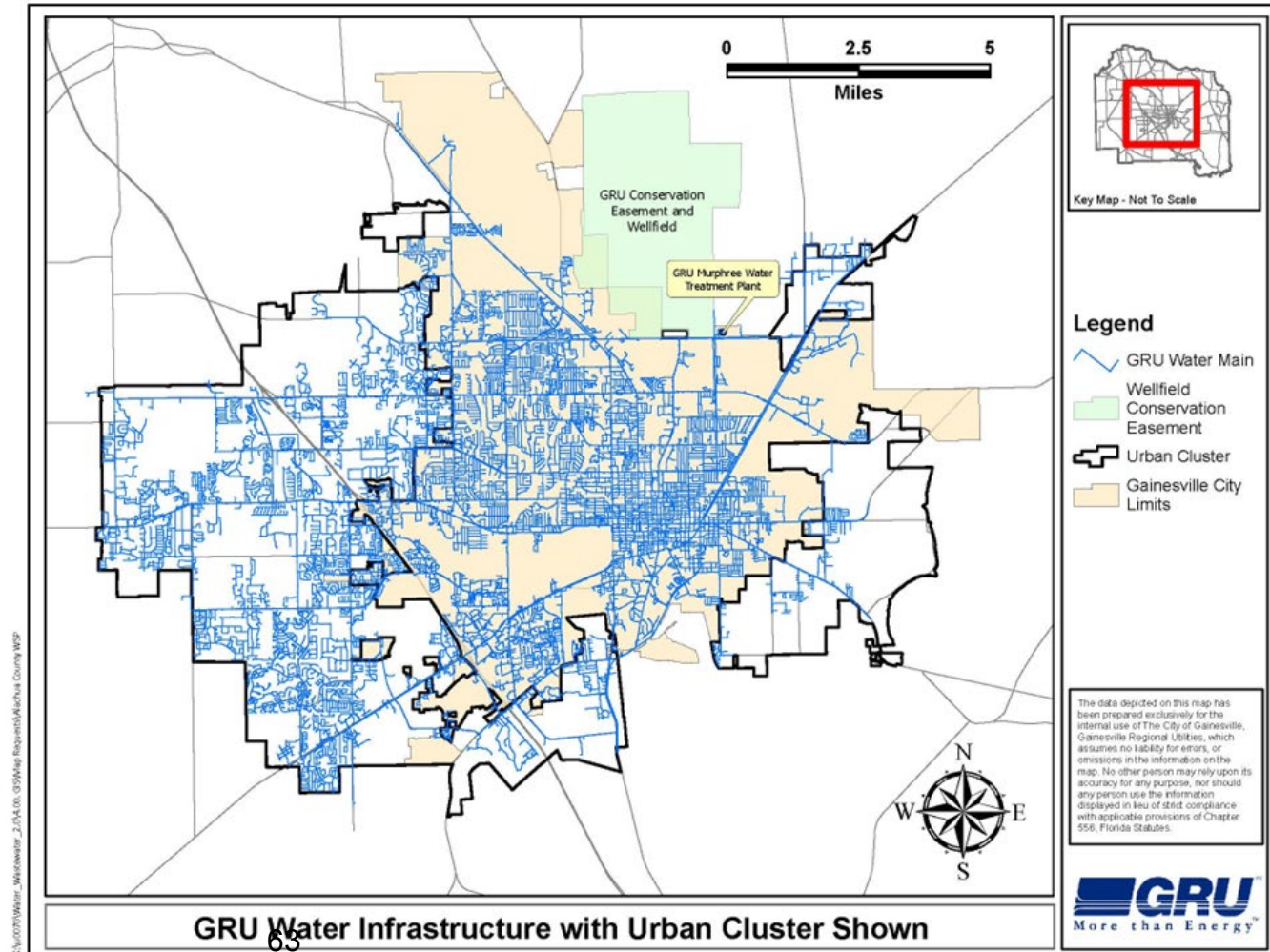
- May 21, 2025: Local Planning Agency/Planning Commission Hearing
- June 24, 2025: County Commission hearing on transmittal of proposed amendments
- TBD: County Commission Adoption Hearing to consider adoption of proposed amendments

Background

- In 2005 the Florida Legislature added requirements for water supply planning to Florida Statutes relating to Growth Management.
- Suwannee River and St Johns River Water Management Districts adopted [North Florida Regional Water Supply Plan \(NFRWSP\)](#) on January 17, 2017, and approved an update on December 12, 2023.
- Florida Statutes require local governments to prepare and adopt a Water Supply Facilities Work Plan (WSFWP) into their comprehensive plan within 18 months of approval of a regional water supply plan or its update

- Gainesville Regional Utilities is the principal municipal water supplier for Alachua County's Urban Cluster

Joint Plan



Joint Plan

- The Joint Facilities Plan was originally created in 2017 and adopted water supply and water conservation projects to reduce water demand and meet projected future water supply needs
- Minor updates were made to the 2025 Joint Facilities Plan including updated population projections and water use projections
- Alachua County and GRU will continue to implement water conservation projects to reduce demand
- GRU will construct capital projects for alternative water supply

Proposed Comprehensive Plan Amendment Text Changes

POTABLE WATER & SANITARY SEWER ELEMENT

- Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~ is herein incorporated by reference.

CONSERVATION AND OPEN SPACE ELEMENT

- Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

Proposed Comprehensive Plan Amendment Text Changes

INTERGOVERNMENTAL COORDINATION ELEMENT

- Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~.
- Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.

Staff Recommendation

- Local Planning Agency recommend the Board of County Commissioners transmit proposed Comprehensive Plan Amendment Z25-000007 to the State Land Planning Agency and other agencies for review and comment.

Questions?

Application Z25-000008

Staff Contact:	Gerald Brewington
Staff Phone Number:	352-374-5249 ext. 2220
PC Hearing Date:	May 21, 2025
BoCC Hearing Date:	TBD
Requested Action	A request by Clay Sweger of eda, inc. agent, for Yadda Property Holdings, LLC, owner, for a special exception to permit a commercial animal boarding facility that allows a dog park, animal day care and overnight boarding on approximately 4.82 acres in an ML (Light Industrial) district with a Light Industrial future land use designation. The property is located on the existing south terminus of NW 97th Boulevard on a portion of parcel 06233-014-005.
Property Owner:	Yadda Property Holdings LLC
Applicant/Agent:	eda, Inc.
Property Description	Address: Terminus of NW 97 th Boulevard Parcel Numbers: A portion of 06233-014-005 Section/Township/Range: 30-09-19 Land Use: Light Industrial Zoning: ML (Light Industrial) district Acreage: +/- 4.82
Previous Requests:	This property (in whole or in part) has been the subject of numerous land use and zoning requests over time. Some of these were related to the subject parcel being part of the Springhills DRI while others are partial specific to the subject property. The most recent land use and zoning amendments (CPA-01-20 and ZOM-01-20) are the most relevant as these are the items whose approval have provided the present land use designations (Light Industrial) and zoning designation (ML) for the parcel.
Violation History:	None
Staff Recommendation:	Staff recommends that the Planning Commission approve Z25-000008 with the conditions and bases as noted in the staff report.

The request is for a special exception to permit a commercial animal boarding facility (Jazz's Wonderland) on approximately 4.82 acres. The parcel is part of a larger development consisting of both residential and non-residential development located between NW 98th Street and I-75 in the southwest quadrant of the Springhills Activity Center south of 39th Avenue. The proposed development site is internal to the overall development plan with additional light industrial development anticipated both south and east of the parcel. The lot is bordered to the north by an FDOT retention area for I-75 and to the north and west by a single-family residential development (Hammock's Reserve) presently under construction.





Figure 2: Aerial View of Site



Figure 3: Proposed Master Site Plan

The development plan shows that the proposed site is buffered to the northwest and southeast by stormwater management areas. In addition, across NW 97th Boulevard to the south, is a 20 acre plus conservation area for the overall development that will not see any construction activity. The land use and zoning to the northeast of the site is also light industrial and thus will see development of a similar nature.

The Alachua County Unified Land Development Code (ULDC) permits commercial animal boarding facilities in the ML zoning district by special exception. Also known as 'doggie daycare' facilities, these also are permitted to have overnight boarding of pets for a limited period of time. Special exceptions must be approved by the Alachua County Board of County Commissioners (BoCC) and can be conditioned as required to comply with the requirements of the ULDC as well as the policies found in the Alachua County Comprehensive Plan (Plan).



Figure 4: Proposed Site Plan

The proposed site is part of a larger development with a previously approved development plan. This plan already takes into account surrounding development with provisions for buffering at the perimeter of the (larger) site. In addition, the project parcel is surrounded by stormwater management facilities to the northwest and south as well as a large conservation area to the southwest across 97th Boulevard. Due to the proximity of these undeveloped portions to the project site, staff is recommending that the Board approve a reduction in the buffers required per 404.44 of the ULDC. Buffering would only be required on the northeast perimeter as shown in Figure 4 and reflected in the conditions for approval of the special exception.



Figure 5: Future Land Use Map



Figure 6: Zoning Map



Figure 7: Photo of Project Site



Figure 8: Photo of Retention Area Across from Project Site



Figure 9: Photo of Retention Area and Conservation Area Southwest of Project Site

Comprehensive Plan Consistency

The following is a staff analysis of the consistency of this application with the Alachua County Comprehensive Plan.

Future Land Use Element

Policy 7.1.2 of the Future Land Use Element

Proposed changes in the zoning map shall consider:

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

Level of Service (LOS) standards identified in the Plan will not be exceeded by this request. As a non-residential use, there will be no impact to recreation or public school LOS standards. There is adequate capacity on local roads and water/sewer, solid waste, emergency services and drainage all will remain within adopted LOS standards.

- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The proposal is for a nonresidential use (commercial animal boarding facility). No residential development is proposed with this project.

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Transportation

This special exception is for a private commercial animal boarding facility. The project site is located on a collector-type roadway being constructed as part of the larger development. Any development on the site will require the payment of a Mobility Fee consistent with the proposed development.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

There will be no impact to water and sewer levels of service resulting from this request. The site will be required to connect to municipal water and sewer services.

Drainage

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for nonresidential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Any development on this site will be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the area inside the urban cluster is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- The Land Development Regulations shall require that 100% of all development shall provide water supply served by hydrants.

The proposed use is for a commercial animal boarding facility. All development will be required to meet these standards at the time of development plan approval.

Solid Waste

The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by existing and new development in Alachua County, is at a minimum, at 0.8 inbound tons per person per year at the Leveda Brown Environmental Park in 2018 and thereafter. The proposed use as a commercial animal boarding facility will not degrade the level of service below adopted standards.

Schools

The proposed special exception does not authorize residential units and will not have an impact on the public school LOS in the county.

Recreation

The proposed special exception does not authorize residential units and will not have an impact on the recreational LOS in the County.

Unified Land Development Code (ULDC) Consistency

Sec. 402.113. – Special exception criteria for approval.

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The proposed use as a commercial animal boarding facility will not adversely impact the public health, safety or welfare. No noise, odors or other harmful effects will result from the proposed use.

(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

- (1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

The parcel is located adjacent to NW 97th Boulevard, a collector road that is being built as part of the master plan for the larger development that is part of this parcel (including the residential development to the northwest as well as a future industrial development to the east.

- (2) Off-street parking and loading areas where required, with particular attention to Item (1) above;*

Off-street parking will be provided in accordance with the off-street parking requirements found in the ULDC

- (3) The noise, glare, or odor effects of the special exception on surrounding properties;*

As shown in the proposed site plan(s), the parcel is surrounded by stormwater management facilities or directly abuts NW 97th Boulevard. This separation from surrounding development will minimize any potential impacts resulting from this development. In addition, criteria are found in Section 404.44 of the ULDC that further minimize impacts by specifying placement of structure such as outdoor runs, etc.

- (4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);*

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.

(5) Utilities, with reference to location and availability;

The site will be served by public utilities.

(6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;

Sewer service is available to this site.

(7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;

Specific screening and buffering requirements are found for this use in Section 404.44 of the ULDC.

(8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.

(9) Required yards and other greenspace;

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.

(10) General compatibility with surrounding properties;

Surrounding uses will be similar in nature to the proposed use as adjoining land uses/zoning are also light industrial. Residential uses are not adjacent to this property.

(11) Environmental justice issues related to the location of the facility within the county;

The proposed use as a commercial animal boarding facility is meant to serve all sectors of the Alachua County population. It is located in a highly developed area west of I-75 and does not unduly impact any single community group or population.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.44 of the ULDC provides additional criteria for this and is evaluated separately.

Sec. 404.44. - Commercial animal boarding or training facility.

*Commercial animal boarding or training facilities may be allowed by **special exception** in the A-RB, BH, BA, BA-1, **ML**, MS, and MP districts, subject to site plan approval by the DRC and the following standards.*

(a) The minimum lot area shall be two (2) acres.

The proposed lot size is 4.82 acres, which exceeds this minimum.

(b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

(c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

(d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.

The site plan included with this application notes that requirements (b) and (c) will be met

(e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

Hours of operation and boarding requirements shall be met as part of this special exception request.

Staff Recommendation

Staff recommends that the Planning Commission recommend to the Board of County Commissioners that they find Z25-000008 consistent with the Alachua County Comprehensive Plan and Code and that they **approve** the special exception request with the following conditions and bases:

Conditions

1. This special exception is to permit a commercial animal boarding facility on an approximately 4.8 acre portion of Parcel 06233-014-055.
2. Parking shall be provided on site to adequately serve the anticipated use of the property and shall not exceed 65 paved parking spaces.
3. Screening shall be required only for those areas identified as 'Dog Park/Phase 2' on the proposed development plan.
4. A medium-density buffer shall only be required along the northeast perimeter of the site as shown on the proposed development plan.

Bases

1. Policy 7.1.2 of the Future Land Use Element states that *proposed changes in the zoning map shall consider:*

(a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

Level of Service (LOS) standards identified in the Plan will not be exceeded by this request. As a non-residential use, there will be no impact to recreation or public school LOS standards. There is adequate capacity on local roads and water/sewer, solid waste, emergency services and drainage all will remain within adopted LOS standards.

(c) the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(d) those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

The proposal is for a nonresidential use (commercial animal boarding facility). No residential development is proposed with this project.

2. Sec. 402.113 of the ULDC provides criteria for approval of a special exception. Specifically, the language in the Code states that *The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.*

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The proposed special exception will provide commercial animal boarding on the site. The Plan allowed for light industrial/commercial uses in appropriate land use designations. The property in question has a light industrial land use. As such, the proposed use is consistent with the Industrial policies found in the Plan, which permit uses such as this one to locate in Industrial areas.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The property is located in a mixed-use area with an Industrial land use to the east and a single-family residential development to the west and north. The nature of the proposed special exception (commercial animal boarding facility) is such that impacts to surrounding uses, especially those in nearby residential areas, is minimal. The location of the parcel net to stormwater management areas on two sides further reduces impacts and promotes compatibility with surrounding uses.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The proposed use as a commercial animal boarding facility will not adversely impact the public health, safety or welfare. No noise, odors or other harmful effects will result from the proposed use.

(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

(1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

The parcel is located adjacent to NW 97th Boulevard, a collector road that is being built as part of the master plan for the larger development that is part of this parcel (including the residential development to the northwest as well a future industrial development to the east.

(2) Off-street parking and loading areas where required, with particular attention to Item (1) above;

Off-street parking will be provided in accordance with the off-street parking requirements found in the ULDC

(3) The noise, glare, or odor effects of the special exception on surrounding properties;

As shown in the proposed site plan(s), the parcel is surrounded by stormwater management facilities or directly abuts NW 97th Boulevard. This separation from surrounding development will minimize any potential impacts resulting from this development. In addition, criteria are found in Section 404.44 of the ULDC that further minimize impacts by specifying placement of structure such as outdoor runs, etc.

(4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.

(5) Utilities, with reference to location and availability;

The site will be served by public utilities.

(6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;

Sewer service is available to this site.

(7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;

Specific screening and buffering requirements are found for this use in Section 404.44 of the ULDC.

(8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.

(9) Required yards and other greenspace;

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.

(10) General compatibility with surrounding properties;

Surrounding uses will be similar in nature to the proposed use as adjoining land uses/zoning are also light industrial. Residential uses are not adjacent to this property.

(11) Environmental justice issues related to the location of the facility within the county;

The proposed use as a commercial animal boarding facility is meant to serve all sectors of the Alachua County population. It is located in a highly developed area west of I-75 and does not unduly impact any single community group or population.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.44 of the ULDC provides additional criteria for this and is evaluated separately.

3. Sec. 404.44 of the ULDC states that *Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS, and MP districts, subject to site plan approval by the DRC and the following standards.*

(a) The minimum lot area shall be two (2) acres.

The proposed lot size is 4.82 acres, which exceeds this minimum.

(b) The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

(c) The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

(d) At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.

The site plan included with this application notes that requirements (b) and (c) will be met. A condition has been proposed limiting the buffer (d) to the northeast portion of the site. The Board is empowered by the ULDC to approve such a reduction.

(e) Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

Hours of operation and boarding requirements shall be met as part of this special exception request.

Staff and Agency Comments

Department of Public Works: No comments

Department of Environmental Protection: No comments

Transportation Planning: No comment



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP
Address: 720 SW 2nd Ave, South Tower, Suite 300, Gville, FL 32601 Phone: (352) 373 - 3541
Email address: csweger@edafl.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Yadda Property Holdings I LLC Property Address: South of the terminus of NW 97th Blvd
City: Gainesville State: Florida Zip: 32606 Phone: (954) 592 - 3696
Tax Parcel #: 06233 - 014 - 005 Section: 30 Township: 09 Range: 19 Grant: N/A
Total Acreage: 4.82 +/- Zoning: ML (Light Industrial) Land Use: Light Industrial

↑
(PORTION OF)

TYPE OF REQUEST

- | | | |
|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | Rezoning | From: _____ To: _____ |
| <input type="checkbox"/> | Special Use Permit | For: _____ |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ |
| <input checked="" type="checkbox"/> | Special Exception | For: <u>Commercial Animal Boarding Facility</u> |
| <input type="checkbox"/> | Minor Special Exception | For: _____ |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: _____

Clay Sweger

Date: 3/25/25

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- ☒ Proof of neighborhood workshop, where applicable.
- ☒ Legal description.
- ☒ Property Owner's Affidavit, notarized.
- ☒ Proof of payment of taxes on all parcels.
- ☒ Detailed directions to the site.
- ☒ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☒ An analysis of the impact of the proposed development on public facilities and services.
- ☒ Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- ☒ Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - ☒ Property boundaries and dimensions.
 - ☒ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - ☒ Streets, sidewalks, drives, parking and loading areas, and similar features.
 - ☒ Proposed landscape plan, if applicable.
- ☒ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☐ *N/A* Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ *N/A* Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- ☒ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



PROPERTY OWNERS' AFFIDAVIT

Yadda Property Holdings I LLC

Owner

Application No. _____

N/A

Additional Owners

eda consultants, inc.

Appointed Agent(s)

06233-014-005

Parcel Number(s)

30

Section

09

Township

19

Range

Special Exception

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA

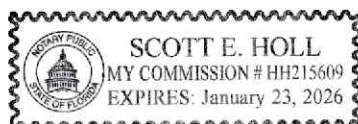
SWORN AND SUBSCRIBED BEFORE ME

THIS 21 DAY OF March, 2025

BY Pete Trematerra

WHO(S) ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

(TYPE OF IDENTIFICATION)



(SEAL ABOVE)

Notary Public, Commission No. HH215609

(Name of Notary typed, printed, or stamped)

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	06233-014-005
Prop ID	43367
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	114300.58
Subdivision	
Legal Description	COM NE COR LOT 3 HAUFLER BROTHERS ESTATE UNIT 1 PB G-69 POB W 2698.40 FT N 21 DEG W 642.71 FT NLY ALG CURVE 147.57 FT N 23 DEG W 935.83 FT NWLY ALG CURVE 175.01 FT N 63 DEG E 200 FT SLY ALG CURVE 185.71 FT S 23 DEG E 24.20 FT S 23 DEG E 368.42 FT N 44 DEG (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	30-09-19
Tax Area	ST. JOHN'S (0400)
Acres	101.42
Homesteaded	False

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

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 19.0761

Owner Information

[YADDA PROPERTY HOLDINGS I LLC](#)
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
Agricultural (Market) Value	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400
Just (Market) Value	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400	\$2,028,400
Assessed Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,018	\$37,018	\$37,018	\$37,018	\$37,018
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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	101.42	4417855.2	0	0	RP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/26/2019	\$5,000,000	MS	4672	0183	Qualified (Q)	Vacant	PR GAINESVILLE LIMITED PARTNER	YADDA PROPERTY HOLDINGS I LLC	Link (Clerk)
2/8/2006	\$21,500,000	MS	3312	267	Unqualified (U)	Vacant	* 39TH AVE LTED PTNRSHIP; OSCA	PR GAINESVILLE LTD PARTNERSHIP	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.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
B24-001174	COMM REMODEL PERMIT	Yes	Yes	9/5/2024	\$0
B24-001175	COMM REMODEL PERMIT	Yes	Yes	9/5/2024	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos



[Print Photos](#)

No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Sketches.

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.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 3/25/2025, 7:48:35 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Jerald M. Goodman, Esq.
Drinker Biddle & Reath LLP
One Logan Square, Suite 2000
Philadelphia, PA 19103-6996

MAIL TAX STATEMENTS TO:

Yadda Property Holdings I, LLC
7545 West University Avenue, Suite A
Gainesville, FL 32607
Attn: Peter Trematerra

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 26 day of March, 2019 but effective the 26 day of March, 2019 by **PR GAINESVILLE LIMITED PARTNERSHIP**, a Delaware limited partnership, whose mailing address is c/o PREIT Services LLC, The Bellevue, 3rd Floor, Broad and Walnut Streets, Philadelphia, PA 19102, hereinafter called the Grantor, to **YADDA PROPERTY HOLDINGS I, LLC**, a Florida limited liability company, whose mailing address is 7545 West University Avenue, Suite A, Gainesville, FL 32607, hereinafter called the Grantee (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain lands situated in Alachua County, Florida, described on **Exhibit A** attached hereto, incorporated herein, and made a part hereof for all purposes.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining (all of the above-described properties being hereinafter collectively referred to as the "Property").

SUBJECT nevertheless, to applicable restrictions, covenants, easements and conditions of record.

TO HAVE AND TO HOLD the Property unto Grantee, in fee simple, its successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good and lawful authority to sell and convey the Property; and that it hereby warrants the title to said Property unto Grantee and its successors and assigns and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but no other.

[SIGNATURE ON FOLLOWING PAGE]

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


GRANTOR:

PR GAINESVILLE LIMITED PARTNERSHIP,
a Delaware limited partnership

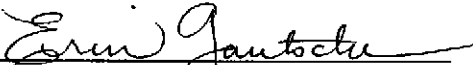
By: PR Gainesville LLC, a Delaware limited liability company,
its sole general partner

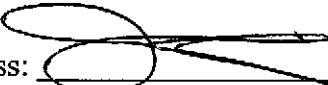
By: PREIT Associates, L.P., a Delaware limited partnership,
its sole member

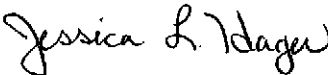
By: Pennsylvania Real Estate Investment Trust, its general partner

By: 
Andrew Ioannou
Executive Vice President

Signed, sealed and delivered in our presence:

Witness: 
Print Name: Erin Gautoche

Witness: 
Print Name: Joshua Schrier


Jessica Idager

[Signature page to Special Warranty Deed]

COMMONWEALTH OF PENNSYLVANIA :
 : SS
 COUNTY OF PHILADELPHIA :

On this, the 25 day of March, 2019, before me, the undersigned officer, personally appeared Andrew Ioannou, who acknowledged himself to be an Executive Vice President of Pennsylvania Real Estate Investment Trust, which is the sole general partner of PREIT Associates, L.P., which is the sole member of PR Gainesville LLC, which is the sole general partner of PR Gainesville Limited Partnership, Grantor herein, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Erin Gautsche, Notary Public
 City of Philadelphia, Philadelphia County
 My Commission Expires Oct. 2, 2021
 PENNSYLVANIA ASSOCIATION OF NOTARIES



 Notary Public
 My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 6 (SW.1)
PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 29 AND 30 OF TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLEER BROTHER'S ESTATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE RUN SOUTH 89°20'13" WEST ALONG THE NORTH LINE OF SAID PLAT 2698.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE EASTERLY RIGHT- OF-WAY LINE OF NORTHWEST 98TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 303, PAGE 22 AND OFFICIAL RECORDS BOOK 308, PAGE 328 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 21°38'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 642.71 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY, RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5520.14 FEET, A CENTRAL ANGLE OF 01°31'54", AN ARC LENGTH OF 147.57 FEET, A CHORD LENGTH OF 147.56 FEET, AND A CHORD BEARING OF NORTH 22°24'52" WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 23°10'49" WEST, 935.83 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 2994.21 FEET, A CENTRAL ANGLE OF 03°20'56", AN ARC LENGTH OF 175.01 FEET, A CHORD LENGTH OF 174.98 FEET AND A CHORD BEARING OF NORTH 24°51'17" WEST TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 2098; THENCE, DEPARTING THE AFORESAID RIGHT-OF-WAY, RUN NORTH 63°45'28" EAST, ALONG THE SAID SOUTH LINE, 200.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3194.21 FEET, A CENTRAL ANGLE OF 03°19'52", AN ARC LENGTH OF 185.71 FEET, A CHORD LENGTH OF 185.68 FEET, AND A CHORD BEARING OF SOUTH 24°50'44" EAST; THENCE RUN SOUTH 23°10'49" EAST, 24.20 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF THE ABOVE REFERENCED PUBLIC RECORDS; THENCE RUN SOUTH 23°10'49" EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 2033, PAGE 2200 A DISTANCE OF 368.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ACCORDING TO OFFICIAL RECORDS BOOK 2033, PAGE 2200; THENCE RUN NORTH 44°10'13" EAST ALONG THE SOUTH LINE OF SAID LANDS, 408.17 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE

RUN NORTH 88°09'02" EAST ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED LANDS, 100.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE RUN NORTH 44°09'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 231.46 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE REFERENCED LANDS, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY LINE OF THE PREVIOUSLY REFERENCED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 11°42'22", AN ARC LENGTH OF 75.59 FEET, A CHORD LENGTH OF 75.46 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH 62°33'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 07°47'54", AN ARC LENGTH OF 58.53 FEET, A CHORD LENGTH OF 58.48 FEET, AND A CHORD BEARING OF SOUTH 23°32'26" EAST; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°19'30" EAST, NON-TANGENT TO THE AFORESAID CURVE, 150.32 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2571, PAGE 1111; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 13.33 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 136.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 20.27 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°19'30" EAST, 1.10 FEET; THENCE RUN NORTH 00°40'30" WEST 108.23 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 737; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 28.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 147.50 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 763 AND OFFICIAL RECORDS BOOK 1285, PAGE 766; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH LINE, 741.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93), CURRENTLY HAVING A RIGHT- OF-WAY WIDTH OF 300 FEET; THENCE RUN SOUTH 43°32'48" EAST, ALONG SAID RIGHT-OF-WAY, 957.07 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°22'04" EAST, 1815.78 FEET TO THE INTERSECTION WITH THE PREVIOUSLY MENTIONED NORTH LINE OF HAUFLEER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN SOUTH 89°20'13" WEST ALONG SAID NORTH LINE 395.68 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLEER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 41°31'10" EAST, 25.22 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 66.71 FEET, A CHORD LENGTH OF 65.35 FEET AND A CHORD

BEARING OF SOUTH 21°12'35" EAST; THENCE RUN SOUTH 01°08'40" EAST, 104.99 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'08", AN ARC LENGTH OF 39.06 FEET, AND A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF SOUTH 45°54'13" EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°20'13" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING COURSES: RUN NORTHERLY ALONG SAID CURVE BEING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'52", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF NORTH 44°05'47" EAST; THENCE RUN NORTH 01°08'40" WEST, 104.05 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 17.56 FEET, A CHORD LENGTH OF 17.20 FEET AND A CHORD BEARING OF NORTH 21°12'35" WEST; THENCE RUN NORTH 41°31'10" WEST, 85.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR INGRESS/EGRESS AS CONTAINED IN RECIPROCAL INGRESS/EGRESS EASEMENTS DATED JULY 7, 2000, AND RECORDED IN OR BOOK 2300, PAGE 2524 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TRACT 7 (SW.2)

PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON- TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID

CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF $04^{\circ}50'33''$, AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH $82^{\circ}56'23''$ WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH $80^{\circ}31'06''$ WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $98^{\circ}05'54''$, AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH $50^{\circ}25'57''$ WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF $00^{\circ}42'30''$, AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH $01^{\circ}01'45''$ WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ}40'30''$ WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $11^{\circ}31'31''$, AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH $05^{\circ}05'15''$ EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH $89^{\circ}19'30''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH $86^{\circ}51'40''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2024 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06233 014 005	UNASSIGNED LOCATION RE	0400

YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	37,018	0	37,018	282.00
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	37,018	0	37,018	132.07
LIBRARY GENERAL	1.0000	37,018	0	37,018	37.02
SCHOOL CAP PROJECT	1.5000	37,018	0	37,018	55.53
SCHOOL DISCRNRY & CN	0.7480	37,018	0	37,018	27.69
SCHOOL GENERAL	3.0130	37,018	0	37,018	111.54
SCHOOL VOTED	1.0000	37,018	0	37,018	37.02
CHILDREN'S TRUST	0.4500	37,018	0	37,018	16.66
ST JOHNS RIVER WATER MGT DISTR	0.1793	37,018	0	37,018	6.64
TOTAL MILLAGE					19.0761
AD VALOREM TAXES					\$706.17

LEGAL DESCRIPTION
COM NE COR LOT 3 HAUFLE BROTHERS ESTATE UNIT 1 PB G-69 POB W 2698.40 FT N 21 DE See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$706.17

IF PAID BY PLEASE PAY	Dec 31, 2024 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06233 014 005	UNASSIGNED LOCATION RE

YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

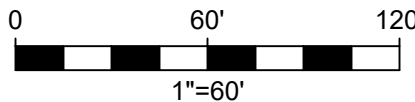
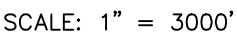
COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 812.40 FEET; THENCE NORTH 05°29'18" WEST, A DISTANCE OF 381.00 FEET; THENCE NORTH 55°17'01" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 84°44'50" WEST, A DISTANCE OF 268.82 FEET; THENCE NORTH 72°30'20" WEST, A DISTANCE OF 193.20 FEET; THENCE NORTH 48°23'24" WEST, A DISTANCE OF 191.37 FEET; THENCE NORTH 47°03'32" WEST, A DISTANCE 3.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 710.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'00", A DISTANCE OF 218.92 FEET TO THE SOUTHEAST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3312, PAGE 1018 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 66°03'36" WEST, 218.06 FEET; THENCE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 61.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 560.00 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 519.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°00'28", A DISTANCE OF 816.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°49'10" WEST, 764.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.82 ACRES, MORE OR LESS.

IN
SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA
FOR
MANN FAMILY PROPERTIES, LLC

- 1) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF LOTS 3 THROUGH 15 OF HAULER BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS BEING SOUTH 89 DEGREES, 20 MINUTES, 07 SECONDS WEST.
- 2) THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
- 3) BEARINGS AND DISTANCES IN PARENTHESES () ARE LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
- 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/LOSSES, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.
- 5) 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.
- 6) THIS SURVEY IS NOT ASSIGNABLE.
- 7) FOUNDATIONS THAT ARE BENEATH THE SURFACE, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY AND MAY VARY DEED OR EASEMENT LINES.
- 8) THE PROPERTY SHOWN HEREON CONTAINS 4.82 ACRES, MORE OR LESS.
- 9) PARCEL ADDRESS: UNKNOWN
- 10) PARCEL NUMBER (PER THE ALACHUA COUNTY PROPERTY APPRAISER): A PORTION OF 06233-014-005
- 1) THERE WERE NO CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT PROPERTY.
- 2) THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY SHOWN HEREON IS A NEW LEGAL DESCRIPTION PREPARED BY THIS OFFICE FOR THE PURPOSE OF DESCRIBING A PORTION OF THE PARENT TRACT. THE PARENT TRACT IS DESCRIBED WITHIN O.R. 4972, PAGE 183.
- 3) THIS SURVEYOR HAS REVIEWED THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 11972797 DATED 08/30/2024 AT 8:00 AM.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES, IF ANY, WERE NOT DETERMINED AND ARE NOT SHOWN HEREON.
- 5) THE SUBJECT PROPERTY APPEARS TO BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SPRINGHILLS PROPERTY OWNERS' ASSOCIATION RECORDED IN O.R. 2214, PG 2798, AS PARTIALLY RELEASED WITHIN O.R. 2242, PG 1728; AS AFFECTED BY ASSIGNMENT IN O.R. 3334, PG 452.
- 6) THE PROPERTY SHOWN HEREON HAS NO LEGAL ACCESS KNOWN TO THIS SURVEYOR. NO PHYSICAL ACCESS TO A RIGHT-OF-WAY WAS OBSERVED BY THIS SURVEYOR.

D = DELTA (CENTRAL) ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
ID. = IDENTIFICATION
No. = NUMBER
O.R. = OFFICIAL RECORDS BOOK
PG(S). = PAGE or PAGES
R/W = RIGHT OF WAY
w/ = WITH
O = SET 5/8" REBAR & CAP (LB 2389)



INTERSTATE HIGHWAY No. 75
(STATE ROAD No. 93)

POINT OF BEGINNING

N 42°56'28" E
61.05'

R=710.00'
L=218.92'
D=17°40'00"
CB=N 66°0'
CD=218.06'

R=650.00'
L=816.90'
D=72°00'28"
CB=S 85°49'10" W
CD=764.19'

ALACHUA COUNTY TAX PARCEL No. 06233-014-005 (A PORTION OF)
O.R. 4672, PG. 183 (A PORTION OF)
OWNER: YADDA PROPERTY HOLDINGS I, LLC

TRACT 6-L

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE NORTHEAST CORNER OF LOT 3, HAUFER BROTHERS' ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "6", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG THE NORTHEAST CORNER OF SAID LOT 3, A DISTANCE OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 812.40 FEET; THENCE NORTH 05°29'18" WEST, A DISTANCE OF 381.00 FEET; THENCE NORTH 55°07'10" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 84°44'50" WEST, A DISTANCE OF 268.82 FEET; THENCE NORTH 75°17'32" WEST, A DISTANCE OF 193.20 FEET; THENCE NORTH 48°23'24" WEST, A DISTANCE OF 191.37 FEET; THENCE NORTH 47°03'32" WEST, A DISTANCE 3.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVECA TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°03'32" WEST, A DISTANCE OF 174°00'00", A DISTANCE OF 218.92 FEET TO THE SOUTHEAST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3312, PAGE 1018 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 66°03'36" WEST, 218.06 FEET; THENCE SOUTHWESTERLY ALONG SAID ARC, A DISTANCE OF 110.00 FEET TO THE BEGINNING OF ANOTHER NON-TANGENT CURVE CONVECA TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 56.00 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 519.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONVECA TO THE NORTH WITH A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID ARC, A DISTANCE OF 110.00 FEET TO THE BEGINNING OF ANOTHER NON-TANGENT CURVE CONVECA TO THE WESTERLY, AND NORTHWESTERLY, ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°00'28", A DISTANCE OF 816.90 FEET TO A POINT OF INTERSECTION WITH A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°49'40" WEST, 764.19 FEET TO A POINT OF BEGINNING.

CONTAINING 4.82 ACRES, MORE OR LESS.

THE BELOW NUMBERS CORRESPOND TO EXCEPTIONS LISTED IN SCHEDULE B-II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 11972797 DATED 08/30/2024 AT 8:00 AM:

7. TRANSFER CLOSING STATEMENT TO CITY OF GAINESVILLE IN O.R. 1698, PG 139 (SEE PAGES 250 & 251); ASSIGNMENT IN O.R. 1761, PG 898 (SEE PG 915); PARTIAL RELEASE AND ABANDONMENT IN O.R. 1795, PG 1579 (CORRECTION IN O.R. 1798, PG 122) : THIS EASEMENT BENEFITS THE CITY OF GAINESVILLE AND IS BLANKET IN NATURE, EXISTING 7.5 FEET ON EITHER SIDE OF EXISTING UNDERGROUND AND OVERHEAD ELECTRIC FACILITIES. ACCORDING TO AVAILABLE UTILITY MAPS GAINESVILLE REGIONAL UTILITIES DOES NOT MAINTAIN ANY ELECTRIC FACILITIES UPON THE SUBJECT PROPERTY.
8. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R. 1977, PG 549; AS AFFECTED BY ASSIGNMENT OF RIGHTS OF DECLARANT OF COVENANTS AND RESTRICTIONS FOR SPRINGHILLS OWNERS ASSOCIATION, INC. : BASED UPON THE DESCRIPTION THIS DOES NOT AFFECT THE SUBJECT PROPERTY. THESE DOCUMENTS PERTAIN TO LAND NORTHEAST OF THE SUBJECT PROPERTY ON THE NORTHEASTERLY SIDE OF INTERSTATE HIGHWAY NO. 75.
9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGHILLS NORTHEAST QUADRANT DRAINAGE ASSOCIATION NO. ONE, INC IN O.R. 2242, PAGE 1845; AS AFFECTED BY PARTIAL RELEASE IN O.R. 2242, PG 1728 (SAID DOCUMENT ACTUALLY AFFECTS O.R. 2214, PG 2798); AS AFFECTED BY ASSIGNMENT OF RIGHTS IN O.R. 3334, PG 471 : BASED UPON THE DESCRIPTION THIS DOES NOT AFFECT THE SUBJECT PROPERTY. THESE DOCUMENTS PERTAIN TO LAND NORTHEAST OF THE SUBJECT PROPERTY ON THE NORTHEASTERLY SIDE OF INTERSTATE HIGHWAY NO. 75.
10. RESOLUTION 99-73 (DEVELOPMENT ORDER) RECORDED IN O.R. 2247, PAGE 1051; AS AFFECTED BY ASSIGNMENT OF RIGHTS IN O.R. 3313, PAGE 190 : THE SUBJECT PROPERTY APPEARS TO BE SUBJECT TO THE TERMS AND CONDITIONS.
11. RECIPROCAL INGRESS/EGRESS EASEMENTS CREATED BY O.R. 2300, PG 2524 : BASED UPON THE DESCRIPTION THIS DOES NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENTS CREATED BY O.R. 2300, PG 2524 ARE APPROXIMATELY 900 TO 1500 FEET NORTHWEST OF THE SUBJECT PROPERTY. THE DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND PARTIAL ASSIGNMENT IN O.R. 3312, PG 1018 MAY AFFECT THE SUBJECT PROPERTY AS THE SUBJECT PROPERTY IS A PORTION OF WHAT IS DESCRIBED AS "SW-E1" ADJOINS THE DRAINAGE EASEMENT DESIGNATED "SW-E1" AND IS PARTIALLY SHOWN UPON THE SURVEY MAP. THE DRAINAGE EASEMENT DESIGNATED "SW-E2" AND THE SIGN EASEMENT DESIGNATED "SW-E3" ARE NOT ON OR ADJOINING THE SUBJECT PROPERTY AND ARE NOT SHOWN UPON THE SURVEY MAP.
12. EASEMENTS RESERVED IN O.R. 2571, PG 1111; AS AFFECTED BY O.R. 3708, PG 46 : BASED UPON THE DESCRIPTION THIS DOES NOT AFFECT THE SUBJECT PROPERTY. THE EASEMENTS CREATED BY O.R. 2571, PG 1111 ARE APPROXIMATELY 900 TO 1500 FEET NORTHWEST OF THE SUBJECT PROPERTY.
13. THE DECLARATION OF CROSS EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND PARTIAL ASSIGNMENT IN O.R. 3312, PG 1018 MAY AFFECT THE SUBJECT PROPERTY AS THE SUBJECT PROPERTY IS A PORTION OF WHAT IS DESCRIBED AS THE "PRET PROPERTY". THE DRAINAGE EASEMENT DESIGNATED "SW-E1" ADJOINS THE SUBJECT PROPERTY AND IS PARTIALLY SHOWN UPON THE SURVEY MAP. THE DRAINAGE EASEMENT DESIGNATED "SW-E2" AND THE SIGN EASEMENT DESIGNATED "SW-E3" ARE NOT ON OR ADJOINING THE SUBJECT PROPERTY AND ARE NOT SHOWN UPON THE SURVEY MAP.
14. CONSERVATION EASEMENT (SOUTHWEST QUADRANT CONSERVATION MANAGEMENT AREA) IN O.R. 5082, PG 1325 : BASED UPON THE DESCRIPTION THIS DOES NOT AFFECT THE SUBJECT PROPERTY. THE CONSERVATION EASEMENT IN O.R. 5082, PG 1325 DOES NOT ABUT THE SUBJECT PROPERTY, BUT IS PARTIALLY SHOWN UPON THE SURVEY MAP (SOUTHWEST OF THE SUBJECT PROPERTY).

ALTA/NSPS Certification:

TO MANN FAMILY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SARAGA/LIPSHY, PL,
GRAYROBINSON, P.A., YADDA PROPERTY HOLDINGS I LLC, A FLORIDA LIMITED LIABILITY COMPANY, and
FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 19 of Table A thereof. The fieldwork was completed on 09/18/2024

Date of Plat or Map: 09/25/2024

eda consultants inc.
Corporate Authorization No. 2389
By: Jared Rogers PSM 6687
email: JRogers@edafl.com
web site: www.edafl.com

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(S) X (NO SCREEN) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 12001C0290E, COMMUNITY
NUMBER: 120001, PANEL: 0290E, MAP REVISED DATE:
09/24/21, SAID MAP DESCRIBES ZONE(S) X (NO SCREEN)



LB 2389
3720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

Project No.	2024-0112.S00	Project Name	edA consultants Inc.
Drawn	AG	Project Number	Corporate Authorization No. LB 2389
Checked	JR	Project Manager	JARED ROGERS
		Project Engineer	80% SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL
		Project Engineer	P.S.M. 6887

1088	Page 34	09/18/2024	09/25/2024
Feedback		Survey Date	Drawing Completed
PREPARED FOR: 1) SEE ALTA/NSPS. CERTIFICATION 2) 3) 4)			
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 09/18/2024.			
Revised			

Sheet No.:

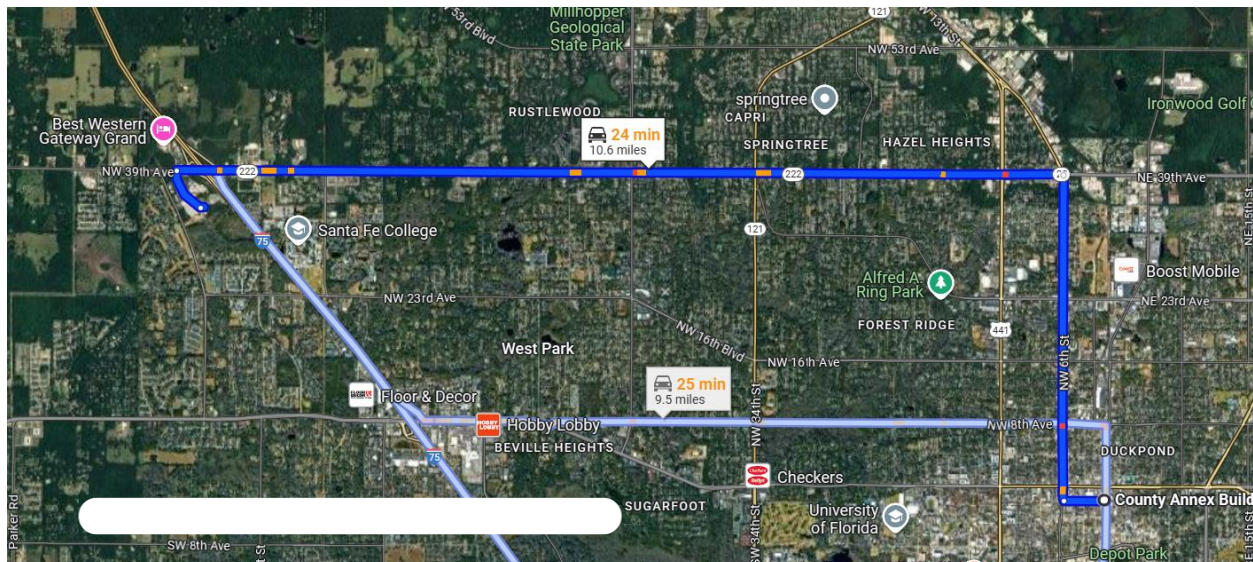
V-001

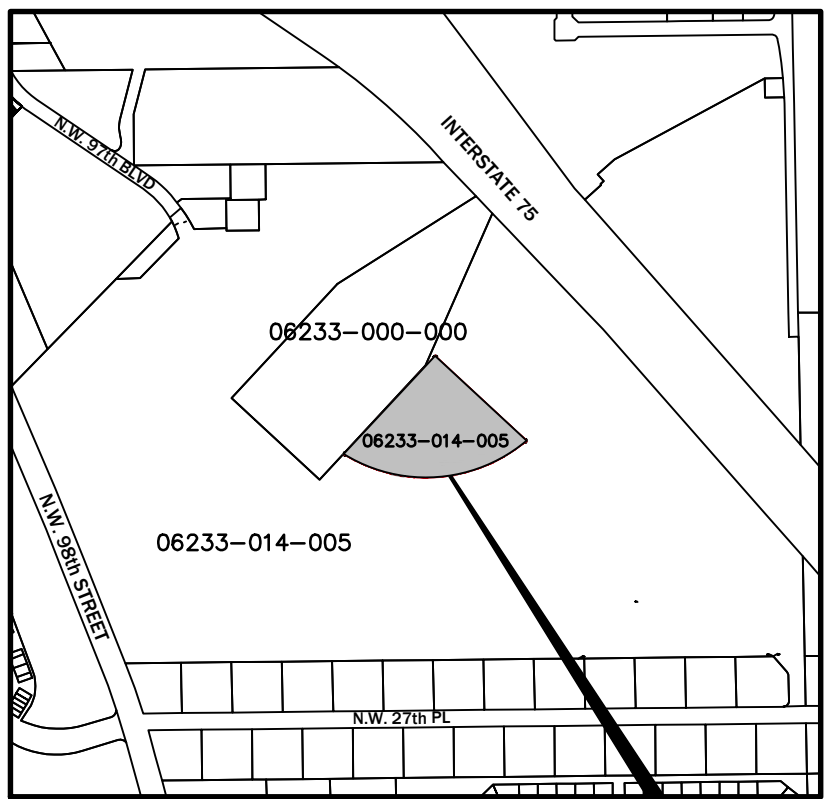
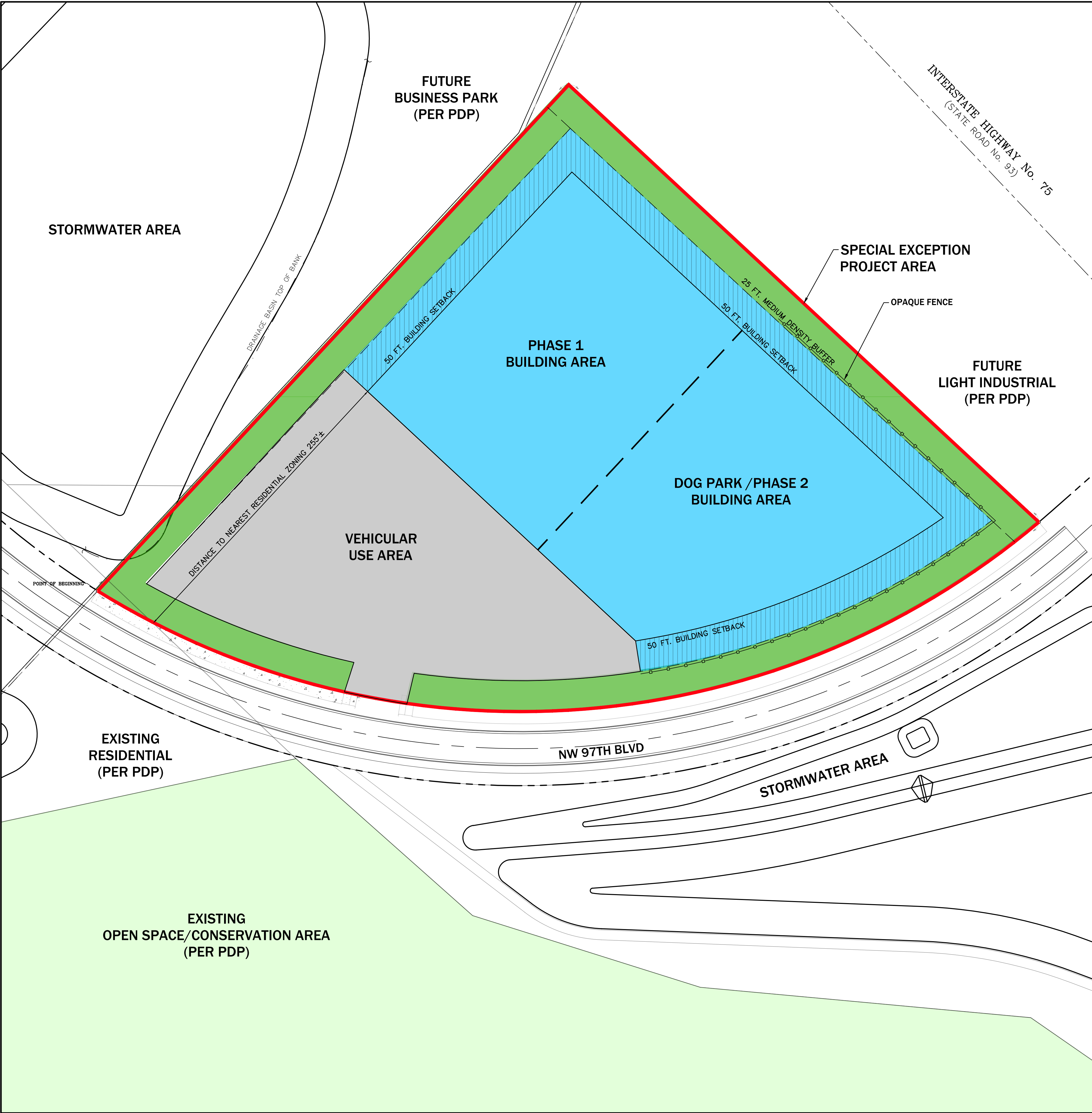
DETAILED DIRECTIONS TO SITE

County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

- ↑ Head south on S Main St
33 ft
- ➡ Turn right at the 1st cross street onto SW 2nd Ave
0.3 mi
- ⤷ At the traffic circle, take the 1st exit onto SW 6th St
2.6 mi
- ↩ Turn left onto NW 39th Ave
7.2 mi
- ↩ Turn left onto NW 97th Blvd
0.4 mi





VICINITY MAP
ALACHUA COUNTY, FLORIDA
SCALE: 1"=800'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "C", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 812.40 FEET; THENCE NORTH 05°29'18" WEST, A DISTANCE OF 381.00 FEET; THENCE NORTH 55°17'01" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 84°44'50" WEST, A DISTANCE OF 268.82 FEET; THENCE NORTH 72°30'20" WEST, A DISTANCE OF 193.20 FEET; THENCE NORTH 48°23'24" WEST, A DISTANCE OF 191.37 FEET; THENCE NORTH 47°03'32" WEST, A DISTANCE 3.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 710.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'00", A DISTANCE OF 218.92 FEET TO THE SOUTHEAST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3312, PAGE 1018 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°03'36" WEST, 218.06 FEET; THENCE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 61.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°56'28" EAST ALONG SAID SOUTHEAST LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 560.00 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 519.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 650.00 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°00'28", A DISTANCE OF 816.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°49'10" WEST, 764.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.82 ACRES, MORE OR LESS.

SPECIAL EXCEPTION CONDITIONS

1. THIS SPECIAL EXCEPTION IS TO ALLOW A PRIVATE COMMERCIAL ANIMAL BOARDING FACILITY ON APPROXIMATELY 4.8 ACRES (PORTION OF PARCEL NUMBER 06233-014-005).
2. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS SHALL BE COMPLETELY ENCLOSED AND DESIGNED TO SUPPRESS NOISE. NOISE FROM THE BOARDED ANIMALS AT THE PROPERTY LINE SHALL BE SUBJECT TO THE NOISE REGULATIONS IN CHAPTER 110 OF THE ALACHUA COUNTY ULDC.
3. THE STRUCTURE HOUSING THE DOGS OR OTHER DOMESTICATED ANIMALS AND ANY OUTDOOR AREAS ALLOCATED FOR USE BY SUCH ANIMALS SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET FROM ANY PROPERTY LINE AND TWO HUNDRED (200) FEET FROM ANY RESIDENTIAL ZONING DISTRICT.
4. A MEDIUM-DENSITY, 25-FOOT WIDE BUFFER, IN ACCORDANCE WITH CHAPTER 407, SHALL BE PROVIDED BETWEEN THE FACILITY AND ADJACENT PROPERTIES. OPAQUE SCREENING SHALL ONLY BE REQUIRED WHERE THE DOG PARK ABUTS THE PERIMETER BUFFER.
5. USE OF OUTDOOR AREAS BY THE ANIMALS SHALL OCCUR NO EARLIER THAN 7:00 A.M. AND NO LATER THAN 9:00 P.M.
6. OVERNIGHT BOARDING SHALL BE LIMITED TO NO MORE THAN THIRTY (30) CONSECUTIVE DAYS.
7. PARKING SHALL BE PROVIDED ON SITE TO ADEQUATELY SERVE THE ANTICIPATED USE OF THE PROPERTY AND SHALL INCLUDE BETWEEN 45-65 PAVED PARKING SPACES. ADDITIONAL OVERFLOW GRASS PARKING IS ALSO PERMITTED.

LAND USE AREAS

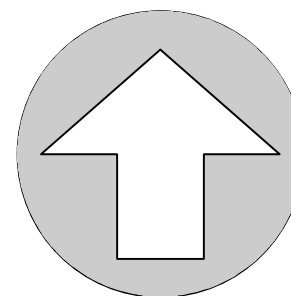
VEHICULAR USE AREA <ul style="list-style-type: none">• ACCESS DRIVEWAY• PARKING LOT• SIDEWALKS• MOBILE FOOD SALES (IN COMPLIANCE WITH ULDC SEC. 404.69.1)	1.23 ACRES ±
COMMERCIAL ANIMAL BOARDING FACILITY <ul style="list-style-type: none">• ANIMAL BOARDING FACILITY BUILDING (UP TO TWO BUILDINGS)• CUSTOMARY USES WITHIN BUILDING(S), INCLUDING BUT NOT LIMITED TO:<ol style="list-style-type: none">1. CUSTOMER LOBBY2. OFFICE/STAFF AREAS3. BOARDING AREAS4. RECREATION AREAS (INDOOR AND/OR OUTDOOR WITHIN INTERNAL COURTYARD AREA)5. GROOMING/BATHING AREAS6. VET OFFICE• DOG PARK AREA• ACCESSORY BUILDING TO SERVE DOG PARK AREA• INCIDENTAL FOOD AND BEVERAGE SALES (IN COMPLIANCE WITH SEC. 404.69)• GRASS OVERFLOW PARKING	2.59 ACRES ±
GREEN SPACE AREA <ul style="list-style-type: none">• LANDSCAPED AREAS• STORMWATER AREAS• BUFFER AREAS (MEDIUM DENSITY BUFFER ON N.E. SIDE ONLY)	1.0 ACRES ±
TOTAL	4.82 ACRES ±

NOTES:

1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED IN SIZE AND LOCATION ON DEVELOPMENT PLAN.
2. STORMWATER AND UTILITY FACILITIES ARE ALLOWED IN ALL LAND USE AREAS.



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NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Project No:	24-112
Project phase:	SPECIAL EXCEPTION
Project title:	JAZZ'S WONDERLAND ALACHUA COUNTY, FLORIDA

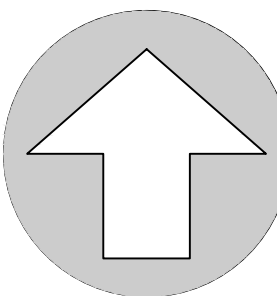
Sheet title:	MASTER PLAN
--------------	-------------

Designed: CBS	Sheet No.:
Drawn: MAB	P000
Checked: CBS	
Date: 4/29/25	



eda
consultants inc.

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NORTH

SCALE: 1" = 150'

0 75 150 300



GRAPHIC SCALE

No.	Date	Comment

Project No: 24-112

Project phase: SPECIAL EXCEPTION

Project title:

JAZZ'S WONDERLAND
ALACHUA COUNTY,
FLORIDA

Sheet title:

LOCATION EXHIBIT

Designed: CBS	Sheet No.:
Drawn: MAB	P001
Checked: CBS	
Date: 3/28/25	

Jazz's Wonderland Commercial Animal Boarding Facility Special Exception Application



Prepared by:

Clay Sweger, AICP LEED AP

Project Request:

A Special Exception application to allow a Commercial Animal Boarding Facility in the Light Industrial (ML) zoning district as identified in ULDC Ch. 404, Article II (Use Table).

Project Location:

South of Terminus of NW 97th Blvd.
(Portion of Parcel Number 06233-014-005)

Project Owner:

Yadda Property Holdings I LLC

Submitted:

March 31, 2025

Background

This application proposes a Special Exception within the Light Industrial (ML) zoning district to allow a commercial animal boarding facility on a portion of parcel 06233-014-005 generally located south of the terminus of NW 97th Blvd., west of Interstate 75, east of NW 98th Street and north of Haufler Brothers Estates subdivision. The property is currently undeveloped. The parcel size is 4.82 +/- acres. A location map is illustrated below:



The subject property is located within a larger overall project which received Preliminary Development Plan (PDP) approval by the Board of County Commissioners on May 25, 2021. This approval, which is still valid, allows uses consistent with the Light Industrial (ML) zoning district for the project area that is the subject of the proposed special exception application. The proposed commercial animal boarding facility is allowed as a Special Exception in the ML zoning district. The approved Preliminary Development Plan is indicated on the following page of this report.

[illegible]

Sec. 404.44. Commercial animal boarding or training facility.

- (a) *The minimum lot area shall be two (2) acres.*
- (b) *The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.*
- (c) *The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.*
- (d) *At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.*
- (e) *Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.*

(f) Overnight boarding shall be limited to no more than thirty (30) consecutive days.

This report and associated Master Plan will demonstrate that each of these use specific standards shall be met.

Project Summary / Description of Request

The applicant is proposing a commercial animal boarding facility on the subject property to be known as Jazz's Wonderland. As illustrated on the accompanying Special Exception Master Plan, this facility will the following uses:

LAND USE AREAS		
	VEHICULAR USE AREA <ul style="list-style-type: none">• ACCESS DRIVEWAY• PARKING LOT• SIDEWALKS• MOBILE FOOD SALES (IN COMPLIANCE WITH ULDC SEC. 404.69.1)	1.23 ACRES ±
	COMMERCIAL ANIMAL BOARDING FACILITY <ul style="list-style-type: none">• ANIMAL BOARDING FACILITY BUILDING (UP TO TWO BUILDINGS)• CUSTOMARY USES WITHIN BUILDING(S), INCLUDING BUT NOT LIMITED TO:<ol style="list-style-type: none">1. CUSTOMER LOBBY2. OFFICE/STAFF AREAS3. BOARDING AREAS4. RECREATION AREAS (INDOOR AND/OR OUTDOOR WITHIN INTERNAL COURTYARD AREA)5. GROOMING/BATHING AREAS6. VET OFFICE• DOG PARK AREA• ACCESSORY BUILDING TO SERVE DOG PARK AREA• INCIDENTAL FOOD AND BEVERAGE SALES (IN COMPLIANCE WITH SEC. 404.69)• GRASS OVERFLOW PARKING	2.59 ACRES ±
	GREEN SPACE AREA <ul style="list-style-type: none">• LANDSCAPED AREAS• STORMWATER AREAS• BUFFER AREAS	1.0 ACRES ±
	TOTAL	4.82 ACRES ±

NOTES:

1. LAND USE AREAS ABOVE ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED IN SIZE AND LOCATION ON DEVELOPMENT PLAN.
2. STORMWATER AND UTILITY FACILITIES ARE ALLOWED IN ALL LAND USE AREAS.

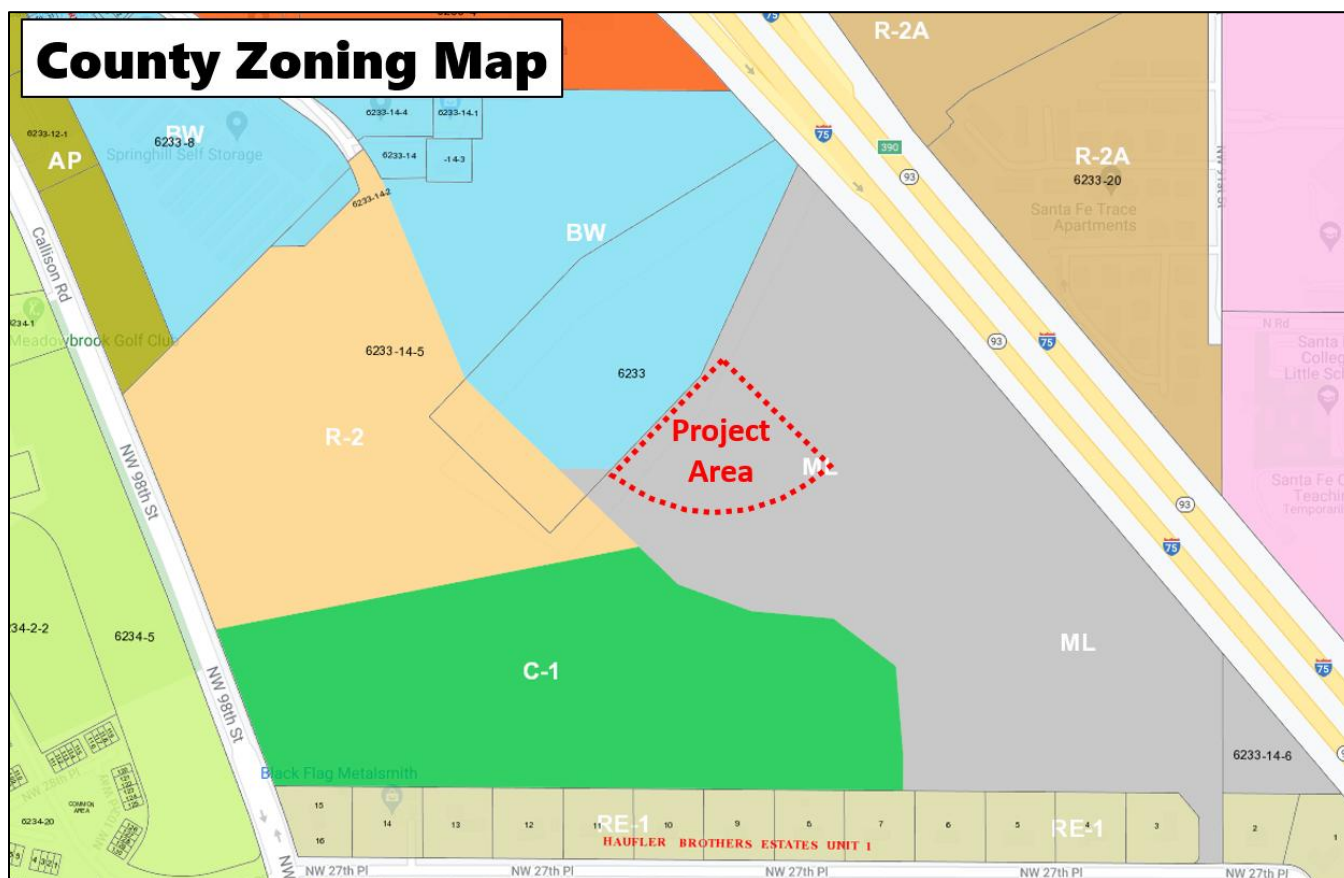
The subject property has a Light Industrial future land use designation and is within the Light Industrial (ML) zoning district. ULDC, Ch. 404, Article 2 (Use Table) states that commercial animal boarding facilities are permitted in the ML zoning district through a Special Exception approval by the Board of County Commissioners. The application prepared indicates the merits of the application and provides a basis for approval of the Special Exception.

Given the facts presented in this application, the applicant requests that the County Commission grant a Special Exception to allow a commercial animal boarding facility (known as Jazz's Wonderland) in the ML zoning district. The proposed facility is compatible with the surrounding uses based on the conditions included with the Special Exception application. The proposed conditions are listed at the end of this report.

Zoning District

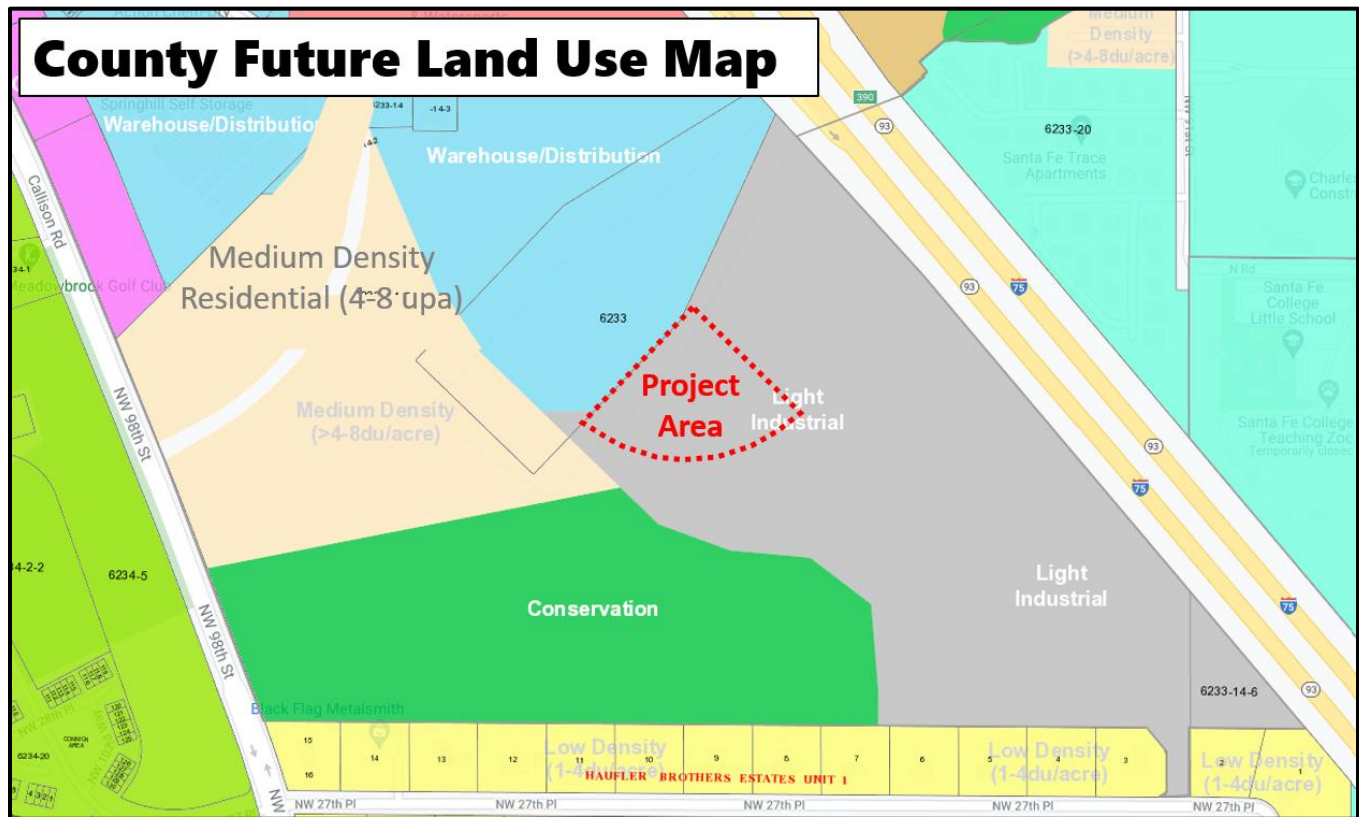
The subject property currently has an Light Industrial (ML) zoning designation, as shown on the existing zoning map below on Figure 2.

As stated previously, a commercial animal boarding facility is a permitted use by Special Exception in the ML zoning district. The subject property is zoned ML and is thereby eligible to request Special Exception approval. Conditions for the Special Exception are proposed at the end of this report that ensure compatibility with the surrounding properties.



Comprehensive Plan Consistency

The subject property has a Light Industrial Future Land Use Map designation, shown below:



The proposed commercial animal boarding facility and associated Special Exception request is consistent with the Comprehensive Plan. The following is a summary of relevant Comprehensive Plan policies and a consistency statement:

FUTURE LAND USE ELEMENT

OBJECTIVE 4.3 - LIGHT INDUSTRIAL

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

Policy 4.3.1 *Certain office and light industrial uses, such as research, development, advanced and computer assisted manufacturing, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Office land uses Transit Oriented Developments (TODs) or Activity Centers. Performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas.*

Consistency: The future land use designation of the subject property is Light Industrial. This objective and policy indicates that office and similar uses are permitted in this future land use designation. A commercial animal boarding facility is similar to an office-type use and is identified under the category of 'Community Services' in the Unified Land Development Code, which is defined as a government or private use that provides a function for the community. Such uses are commonly found in office areas and similar non-residential areas. Further, the proposed Special Exception includes performance standards related to buffering and other compatibility measures, as called for is the policy above.

Unified Land Development Code (ULDC) Consistency

Ch. 404.64 includes use specific standards that apply to commercial animal boarding facilities. The following summarizes the consistency of the proposed project with the use specific regulations:

Sec. 404.44. Commercial animal boarding or training facility.

Commercial animal boarding or training facilities may be allowed by special exception in the A-RB, BH, BA, BA-1, ML, MS, and MP districts, subject to site plan approval by the DRC and the following standards.

- (a) *The minimum lot area shall be two (2) acres.*

Response: The subject property is 4.82 (+/-) acres, which exceeds the minimum required lot area.

- (b) *The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.*

Response: The application includes a proposed Special Exception condition that states that the structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.

- (c) *The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.*

Response: The application includes a proposed Special Exception condition that states that the structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.

- (d) *At minimum, a medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties.*

Response: The application includes a proposed Special Exception condition that states that a medium density buffer will be provided. In addition, the request specifies that opaque screening will only be provided where the dog park abuts the perimeter buffer area of the site.

(e) *Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.*

Response: The application includes a proposed Special Exception condition that states that the use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.

(f) *Overnight boarding shall be limited to no more than thirty (30) consecutive days.*

Response: The application includes a proposed Special Exception condition that states that overnight boarding shall be limited to no more than thirty (30) consecutive days.

Ch. 404 includes a Use Table which indicates that an 'commercial animal boarding facilities' are permitted as a Special Exception application is approved by the Board of County Commissioners (BoCC). The BoCC is empowered to grant the approval of the Special Exception as requested, subject to the criteria outlined in Ch. 402.113. These criteria and the applicant's response to each are listed below:

402.113 *Criteria for Approval*

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below:

(a) *the proposed use is consistent with the Comprehensive Plan and ULDC*

Response: As demonstrated in this special exception application report, the proposed facility is consistent with and furthers the Goals, Objectives and Policies of the applicable portions of the Comprehensive Plan and the ULDC. The proposed use is consistent with the underlying Light Industrial future land use designation and ML zoning district.

(b) *the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan*

Response: The project site is compatible with the existing land use pattern in the area. The proposed facility is located primarily in an area that is surrounded by non-residential (zoned) properties. The nearest residentially-zoned area is over 250 feet away. In addition, the conditions provided at the end of the report are intended to ensure compatibility with the surrounding properties by including buffers and limiting sound and lighting levels.

(c) *the proposed use shall not adversely affect the health, safety and welfare of the public*

Response: This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety and welfare of the public. The uses proposed are not types of activities that create such concerns and includes conditions that will ensure a safe and well-run operation. In addition, the proposed facility use does not include any hazardous materials or activities that would affect public safety and welfare and no negative environmental impacts shall occur as there are no known existing environmental constraints on the subject property.

(d) *satisfactory provisions and arrangements have been made concerning matters, where applicable:*

1. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire and catastrophe*

Response: The subject property is accessed by from NW 97th Blvd. (paved public street) and is adequate to serve the proposed project.

2. *off-street parking and loading areas where required, with particular attention to item 1 above*

Response: The proposed facility will provide adequate parking entirely internal to the project site as required in the ULDC as indicated on the Special Exception Master Plan (Vehicular Use Area). Condition 7 at the end of the report indicates that the number of parking spaces for the site shall include 45-65 paved parking spaces. There is also a provision for additional overflow grass parking to be permitted.

3. *the noise, glare or odor effects of the special exception on surrounding properties*

Response: The proposed use will not create any noise, glare or odor that is incompatible with land use pattern in the immediate area. Condition 2 (see below) requires all boarding to be completely enclosed and design to suppress noise. Any proposed exterior lighting must comply with the County ULDC regulations.

4. *refuse and service areas, with particular reference to location, screening and items 1 and 2*

Response: When the development plan for the site is submitted, a dumpster location (within the Vehicular Use Area) will be identified and screened in accordance with the Land Development Code requirements.

5. *utilities, with reference to location and availability*

Response: The project site will be served by all required centralized utilities, including potable water, sanitary sewer and electric and will be incorporated into the project design.

6. *screening and buffering with reference to type, dimensions and character*

Response: Condition 4 (see below) requires a 25-foot wide perimeter buffer of the project.

7. *signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties*

Response: Any future proposed signage shall be identified and approved consistent with this condition and all applicable regulations outlined in Ch. 407, Article III of the ULDC.

8. *required yards and other open space*

Response: No formal open space is required for this use in the Unified Land Development Code. However, the property is located within an approved Preliminary Development Plan, which established a large conservation area / open space. In addition, green space areas, including landscaped perimeter buffer areas to remain are proposed in the Special Exception and are indicated on the Special Exception Master Plan.

9. *general compatibility with surrounding properties*

Response: As demonstrated throughout this report, the proposed Special Exception application is compatible with the properties surrounding the subject property. The project site is approximately 750 feet from the closest existing residential structures (to the south) and in-between lies a large wooded conservation area. In addition, the proposed conditions (see below), which include a 25-foot buffer requirement and provide for regulations that will ensure compatibility with surrounding properties.

10. *any special requirements set forth in this ULDC for the particular use involved.*

Response: The ULDC special requirements / use specific standards for commercial animal boarding facilities (Section 404.44) are discussed above in the 'Unified Land Development Code (ULDC) Consistency' section. That section discusses how the proposed facility meets the requirements in Section 404.44. In addition, several conditions are included with this Special Exception application that apply to the project related to uses, setbacks, buffers, access, and operational details.

Proposed Special Exception Conditions

The applicant proposes the following conditions to apply to the approved Special Exception by the Board of County Commissioners:

1. *This Special Exception is to allow a private commercial animal boarding facility on approximately 4.8 acres (portion of parcel number 06233-014-005).*
2. *The structure housing the dogs or other domesticated animals shall be completely enclosed and designed to suppress noise. Noise from the boarded animals at the property line shall be subject to the noise regulations in Chapter 110 of the Alachua County ULDC.*
3. *The structure housing the dogs or other domesticated animals and any outdoor areas allocated for use by such animals shall be located a minimum of fifty (50) feet from any property line and two hundred (200) feet from any residential zoning district.*
4. *A medium-density, 25-foot wide buffer, in accordance with Chapter 407, shall be provided between the facility and adjacent properties. Opaque screening shall only be required where the dog park abuts the perimeter buffer.*
5. *Use of outdoor areas by the animals shall occur no earlier than 7:00 a.m. and no later than 9:00 p.m.*
6. *Overnight boarding shall be limited to no more than thirty (30) consecutive days.*
7. *Parking shall be provided on site to adequately serve the anticipated use of the property and shall include between 45-65 paved parking spaces. Additional overflow grass parking is also permitted.*

**Alachua County
Environmental Resource Assessment
of Three Parcels (06233-000-000,
06233-014-005 and 06233-014-000)
Gainesville, Alachua County, Florida**

Prepared for

Parkwood Alachua Land Investments
7545 West University Avenue
Gainesville, Florida 32607

Prepared by

Water & Air Research, Inc.
6821 S.W. Archer Road
Gainesville, Florida 32608

May 2019

19-6351



water & air
RESEARCH, INC.

Alachua County Environmental Resource Assessment

Prepared for: Parkwood Alachua Land Investments

Alachua County Tax Parcels: 06233-000-000, 06233-014-005, 06233-014-000

May 2019

Executive Summary

Water & Air Research, Inc. (Water & Air) was contracted by Parkwood Alachua Land Investments to perform an Environmental Resource Assessment (ERA) of an undeveloped project site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). The Project Site is in west central Alachua County and is bound by I-75 to the east, Northwest 27th Place to the south, Northwest 98th Street to the west, and warehouses and light industry along Northwest 97th Boulevard to the north approximately 400 meters south of Northwest 39th Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000.

This ERA was completed to conform to the rules and regulations outlined within the Unified Land Development Code (ULDC) of Alachua County, Florida. The ERA checklist provided by the Alachua County Department of Growth Management (ACDGM) was utilized as guidance for the completion of the inventory of natural resource information provided within.

The ERA identified several topics for consideration related to the development of the Project Site. Although no gopher tortoises (*Gopherus polyphemus*) or their burrows were observed, there is a considerable amount of potential tortoise habitat onsite. Regulatory compliance requires that a comprehensive 100 percent burrow survey of all potential tortoise habitat proposed for development be performed at least 90 days prior to any land development work (FWC Gopher Tortoise Permitting Guidelines 2017). Any land development work that will impact any documented gopher tortoise burrows will require an FWC gopher tortoise relocation or temporary exclusion permit (<https://myfwc.com/license/wildlife/gopher-tortoise-permits/>).

Significant Plant and Wildlife Habitat provisions may apply to this Project Site (Chapter 406, Article 3). Approximately 38 acres of upland mixed woodland was identified in the southern portion of the site. A portion of this natural community type may qualify as significant habitat based on the size and age of the dominant canopy tree species, wildlife habitat value, and the presence of listed and uncommon species. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

Within the upland mixed woodland, and in other forested portions of the property, several large > 20 inches diameter at breast height (dbh) native trees were observed along with several

species on the “Small specimen tree list” (Sec. 406.16). Removal of these trees will likely require mitigation (Sec. 406.13). Whether mitigation is required is determined by the Alachua County arborist and the landscape architect on an individual tree basis. Alachua County can provide more specific requirements and details during a pre-application meeting between the developer and each department involved in the review process.

Introduction and Site Description

Water & Air was contracted by Parkwood Alachua Land Investments to perform an ERA of an undeveloped Project Site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). This ERA was completed to conform to the rules and regulations outlined within the ULDC that implements the policies of the Alachua County Comprehensive Plan 2011-2030; Policy 3.4.1.

The Project Site is in west central Alachua County (Figure 1) and is bound by I-75 to the east, Northwest 27th Place to the south, Northwest 98th ST to the west, and warehouses and light industry along Northwest 97th Boulevard to the north approximately 400 meters south of Northwest 39th Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000 (Figure 2). The land uses surrounding the Project Site include residential, recreation, commercial, and services.

Methodology

To complete this ERA report, Water & Air staff conducted a data search of available databases and a field survey the Project Site and surrounding landscape.

Data Search

To complement and assist in conducting the field survey, multiple existing databases and resources were researched to obtain site-specific data for the Project Site and surrounding landscape. Databases and maps utilized in conducting the data search included: current and historic aerial photography, Alachua County Property Appraiser, GIS Services, Aerial Viewer; U.S. Geological Survey (USGS) quadrangle (Figure 3); Federal Emergency Management Service (FEMA) flood zone maps and National Wetland Inventory (NWI) map (Figure 4); U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) soil maps (Figure 5); Florida Department of Environmental Protection Geospatial Open data, Statewide Land Use Cover dataset (Figure 6); Wetlands and upland land use were classified according to the Florida land use, cover, and forms classification system (FLUCCS). Alachua County Strategic Ecosystem Areas map and Florida Natural Areas Inventory, Florida Conservation Lands, April 2019 (Figure 7); Florida Natural Areas Inventory Biodiversity Matrix Map Server (Appendix 1); U.S. Fish and Wildlife Service (FWS) North Florida Ecological Services Office, Federally Listed Species in Alachua County (Appendix 2); FWS Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2008-2017 in Florida map; Florida Division of Historical Resources, Master Site File (Appendix 3); Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf); Florida Department of Environmental Protection (FDEP) Storage Tank Regulation Map <https://ca.dep.state.fl.us/mapdirect/?webmap=86457ad0af884145aa9c32d9377795cf> and the

Field Survey

The goal of the field survey was to assess the ecological condition of the Project Site, identify and describe the plant community composition of the vegetative communities present, and survey for the presence of listed animal and plant species (i.e., endangered, threatened, and rare species as listed by the FWS, Florida Fish and Wildlife Conservation Commission [FWC], Florida Natural Areas Inventory [FNAI] and the Florida Department of Agriculture). On May 6 and 20, 2019, two Water & Air staff scientists performed meandering pedestrian field surveys within the different vegetative communities present onsite. Environmental features (e.g., invasive exotic plant species, rare plant species, representative large native trees, etc.) were recorded using a Bad Elf GPS Pro global positioning system (GPS) unit connected via Bluetooth to an iPad operating the ESRI Collector app with the project area boundary overlaying recent aerial photography. On May 9, 2019 a Water & Air staff scientist performed meandering pedestrian field surveys within the previously observed drainage areas onsite. Potential wetland areas were assessed according to the Florida Delineation of the Landward Extent of Wetland and Surface Waters Chapter 62-340 Florida Administrative Code (F.A.C.); and the Army Corps of Engineers Wetland Delineation Manual (1987). An inventory of plants and animals (or sign) encountered was opportunistically recorded while onsite. Weather during the field surveys was sunny with temperatures in the upper 80° F.

Results

Vegetation and Significant Habitat

The plant communities located on the Project Site can be divided into two general categories; open land and forested (Figure 6). The open land (i.e., non-forested) areas on the Project Site are primarily former agricultural fields that appear to have been fallow for many years (Photo 1). Weedy species are common and include approximately 3-year-old scattered loblolly pine (*Pinus taeda*) with *Baccharis* sp., black cherry (*Prunus serotina*), sand blackberry (*Rubus cuneifolius*), goldenrod (*Solidago* sp.), beggar needles (*Bidens alba*), tropical bushmint (*Cantinoa mutabilis*), Bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), vaseygrass (*P. urvillei*), broomsedge (*Andropogon* sp.), American pokeweed (*Phytolacca americana*), hastateleaved dock (*Rumex hastatulus*), and muscadine (*Vitis rotundifolia*) (Table 1).

The forested portion of the Project Site can generally be divided into two natural community types; successional hardwood forests (SHF) (Photos 2 and 3) and upland mixed woodland (UMW) (Photo 4) (Figure 8). SHF is considered an altered landcover type (FNAI 2010) dominated by fast growing hardwoods. Typical canopy species within the SHF on the Project Site included loblolly pine, sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), water oak (*Q. nigra*), black cherry, and in the understory yellow jessamine (*Gelsemium sempervirens*), earleaf greenbrier (*Smilax auriculata*), American pokeweed, poison ivy (*Toxicodendron radicans*), and Virginia creeper (*Parthenocissus quinquefolia*). In the more mesic areas, the common successional hardwood forest species included loblolly pine, sweetgum, black cherry, sugarberry (*Celtis laevigata*), cabbage palm

(*Sabal palmetto*), water oak, southern dewberry (*Rubus trivialis*), downy maiden fern (*Thelypteris dentata*), Virginia creeper, and scratchthroat (*Ardisia crenata*).

Species indicative of UMW found on the Project Site included southern red oak (*Quercus falcata*), mockernut hickory (*Carya tomentosa*), longleaf pine (*Pinus palustris*), flowering dogwood (*Cornus florida*), devil's walkingstick (*Aralia spinosa*), rusty blackhaw (*Viburnum rufidulum*), Michaux's hawthorn (*Crataegus michauxii*), Florida spiny pod (*Matelea floridana*), hog peanut (*Amphicarpaea bracteata*), poison ivy, and variable witchgrass (*Dichanthelium commutatum*) (FNAI 2010). Other species observed within the UMW included loblolly pine, spruce pine (*Pinus glabra*), white ash (*Fraxinus americana*), Florida maple (*Acer saccharum* subsp. *floridanum*), roughleaf dogwood (*Cornus asperifolia*), American beautyberry (*Callicarpa americana*), Carolina wild petunia (*Ruellia caroliniensis*), native yam (*Dioscorea floridana*), earleaf greenbrier, common blue violet (*Viola sororia*), blackedge sedge (*Carex nigromarginata*), Bosc's witchgrass (*Dichanthelium boscii*), agrimony (*Agrimonia* sp.), and upright carrionflower (*Smilax ecirrhata*). Some areas within the approximately 38 acres of UMW may qualify as significant plant and wildlife habitat. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

Heritage and Specimen Trees

Several tree species (mockernut hickory, spruce pine, longleaf pine, loblolly pine, southern red oak, sweetgum, and live oak) within the Project Site were observed to be large enough to classify as regulated heritage trees by Alachua County (Sec. 406.10) (Figure 8) (Photo 5). Regulated trees are those of 20 inches or greater in dbh or any tree that was planted or preserved in compliance with an approved development order or to mitigate the removal of a regulated tree. A formal tree survey will be required to determine the exact number and location of regulated heritage or high-quality trees within the Project Site.

Invasive Exotic Plant Species

There were 16 plant species classified by the Florida Exotic Pest Plant Council (FLEPPC) as invasive observed within the Project Site (Table 1, Figure 8). The largest infestations observed were tuberous sword fern (*Nephrolepis cordifolia*) (Photo 7), Chinaberry (*Melia azedarach*), and scratchthroat. These infestations were located primarily along the southern property border near existing residential development. The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required by this section.

Table 1. Parkwood Plant Species List

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Acer negundo</i>	Boxelder	Uncommon	Native	X	
Forested	<i>Acer saccharum subsp. floridanum</i>	Florida maple	Uncommon	Native	X	
Forested	<i>Agrimonia</i> sp.	Agrimony	Uncommon	Native		
Open	<i>Albizia julibrissin</i>	Mimosa	Common	EPPC(I)		Discouraged
Open	<i>Ambrosia artemisiifolia</i>	Common ragweed	Locally Common	Native		
Forested	<i>Amphicarpaea bracteata</i>	Hog peanut	Uncommon	Native		
Open	<i>Andropogon glomeratus</i>	Bushy bluestem	Common	Native		
Open	<i>Andropogon</i> sp.	Bluestem	Common	Native		
Forested	<i>Aralia spinosa</i>	Devil's walkingstick	Locally Common	Native	X	
Forested	<i>Ardisia crenata</i>	Scratchthroat	Common	EPPC(I)		Prohibited
Forested	<i>Asplenium platyneuron</i>	Ebony spleenwort	Locally Common	Native		
Open	<i>Baccharis</i> sp.	NA	Locally Common	Native		
Open	<i>Bidens alba</i>	Beggar needles	Common	Native		
Forested	<i>Bromelia pinguin</i>	Penguin	Uncommon	Exotic		
Forested	<i>Callicarpa americana</i>	American beautyberry	Common	Native		
Open	<i>Campsis radicans</i>	Trumpet creeper	Uncommon	Native		
Open	<i>Cantinoa mutabilis</i>	Tropical bushmint	Common	Exotic		
Forested	<i>Carex nigromarginata</i>	Blackedge sedge	Uncommon	Native		
Forested	<i>Carya glabra</i>	Pignut hickory	Uncommon	Native		
Forested	<i>Carya tomentosa</i>	Mockernut hickory	Locally Common	Native		
Both	<i>Celtis laevigata</i>	Sugarberry	Common	Native		
Forested	<i>Chasmanthium laxum</i>	Spikegrass	Locally Common	Native		
Forested	<i>Cinnamomum camphora</i>	Camphortree	Common	EPPC(I)		Discouraged
Open	<i>Cirsium nuttallii</i>	Nuttall's thistle	Uncommon	Native		
Forested	<i>Clematis reticulata</i>	Netleaf leather-flower	Uncommon	Native		
Forested	<i>Cnidocolus stimulosus</i>	Tread-softly	Common	Native		
Forested	<i>Colocasia esculenta</i>	Wild taro	Uncommon	EPPC(I)		Discouraged
Forested	<i>Cornus asperifolia</i>	Roughleaf dogwood	Locally Common	Native	X	
Forested	<i>Cornus florida</i>	Flowering dogwood	Uncommon	Native	X	
Forested	<i>Crataegus michauxii</i>	Michaux's hawthorn	Uncommon	Native	X	
Open	<i>Cynodon dactylon</i>	Bermudagrass	Common	Exotic		
Forested	<i>Dichanthelium boscii</i>	Bosc's witchgrass	Uncommon	Native		
Forested	<i>Dichanthelium commutatum</i>	Variable witchgrass	Locally Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Dioscorea bulbifera</i>	Air potato	Uncommon	EPPC(I)		Prohibited
Forested	<i>Dioscorea floridana</i>	Native yam	Locally Common	Native		
Open	<i>Diospyros virginiana</i>	Common persimmon	Uncommon	Native	X	
Forested	<i>Erechtites hieraciifolius</i>	Fireweed	Common	Native		
Forested	<i>Eriobotrya japonica</i>	Loquat	Common	Exotic		Discouraged
Open	<i>Erythrina herbacea</i>	Coralbean	Common	Native		
Forested	<i>Euonymus americanus</i>	American strawberrybush	Uncommon	Native		
Open	<i>Eupatorium capillifolium</i>	Dogfennel	Locally Common	Native		
Open	<i>Frangula caroliniana</i>	Carolina buckthorn	Locally Common	Native	X	
Forested	<i>Fraxinus americana</i>	White ash	Uncommon	Native		
Open	<i>Gamochaeta pensylvanica</i>	Pennsylvania cudweed	Common	Exotic		
Open	<i>Gelsemium sempervirens</i>	Yellow jessamine	Locally Common	Native		
Forested	<i>Hedera helix</i>	English ivy	Locally Common	Exotic		Discouraged
Open	<i>Indigofera hirsuta</i>	Hairy indigo	Common	Exotic		
Open	<i>Ipomoea triloba</i>	Littlebell	Uncommon	Native		Prohibited
Forested	<i>Juniperus virginiana</i>	Red cedar	Uncommon	Native		
Open	<i>Lantana strigocamara</i>	Lantana	Uncommon	EPPC(I)		Discouraged
Both	<i>Ligustrum lucidum</i>	Glossy privet	Common	EPPC(I)		Discouraged
Forested	<i>Liquidambar styraciflua</i>	Sweetgum	Locally Common	Native		
Forested	<i>Lonicera japonica</i>	Japanese honeysuckle	Locally Common	EPPC(I)		Discouraged
Both	<i>Lygodium japonicum</i>	Japanese climbing fern	Common	EPPC(I)		Prohibited
Forested	<i>Magnolia grandiflora</i>	Southern magnolia	Uncommon	Native		
Forested	<i>Matelea floridana</i>	Florida spiny pod	Uncommon	State Endangered		
Forested	<i>Melia azedarach</i>	Chinaberrytree	Common	EPPC(II)		Discouraged
Open	<i>Melilotus albus</i>	White sweetclover	Locally Common	Exotic		
Open	<i>Morella cerifera</i>	Wax myrtle	Common	Native	X	
Forested	<i>Nandina domestica</i>	Sacred bamboo	Locally Common	EPPC(I)		Discouraged
Both	<i>Nekemias arborea</i>	Peppervine	Common	Native		
Forested	<i>Nephrolepis cordifolia</i>	Tuberous sword fern	Locally Common	EPPC(I)		Discouraged
Open	<i>Oenothera biennis</i>	Common eveningprimrose	Common	Native		
Forested	<i>Oplismenus setarius</i>	Basketgrass	Locally Common	Native		
Forested	<i>Ostrya virginiana</i>	Eastern hophornbeam	Uncommon	Native	X	
Forested	<i>Oxalis debilis</i>	Pink woodsorrel	Uncommon	Exotic		
Forested	<i>Paederia foetida</i>	Skunkvine	Locally Common	EPPC(I)		Prohibited

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Both	<i>Parthenocissus quinquefolia</i>	Virginia creeper	Locally Common	Native		
Open	<i>Paspalum notatum</i>	Bahia grass	Common	Exotic		
Open	<i>Paspalum urvillei</i>	Vaseygrass	Common	Exotic		
Open	<i>Passiflora incarnata</i>	Purple passionflower	Locally Common	Native		
Forested	<i>Persea borbonia</i>	Red bay	Uncommon	Native	X	
Open	<i>Phlox sp.</i>	Phlox	Uncommon	NA		
Both	<i>Phytolacca americana</i>	American pokeweed	Common	Native		
Forested	<i>Pinus elliotii</i>	Slash pine	Common	Native		
Forested	<i>Pinus glabra</i>	Spruce pine	Uncommon	Native		
Forested	<i>Pinus palustris</i>	Longleaf pine	Uncommon	Native		
Both	<i>Pinus taeda</i>	Loblolly pine	Common	Native		
Open	<i>Prunus serotina</i>	Black cherry	Locally Common	Native		
Open	<i>Prunus umbellata</i>	Flatwoods plum	Locally Common	Native	X	
Forested	<i>Pteridium aquilinum</i>	Tailed bracken	Locally Common	Native		
Open	<i>Pyrrhopappus carolinianus</i>	Caroline's desert chickory	Common	Native		
Forested	<i>Quercus falcata</i>	Southern red oak	Common	Native		
Open	<i>Quercus laevis</i>	Turkey oak	Common	Native	X	
Forested	<i>Quercus laurifolia</i>	Laurel oak	Locally Common	Native		
Forested	<i>Quercus nigra</i>	Water oak	Common	Native		
Forested	<i>Quercus virginiana</i>	Virginia live oak	Locally Common	Native		
Open	<i>Rhus copallinum</i>	Winged sumac	Locally Common	Native	X	
Open	<i>Rubus cuneifolius</i>	Sand blackberry	Common	Native		
Open	<i>Rubus pensilvanicus</i>	Sawtooth blackberry	Common	Native		
Open	<i>Rubus trivialis</i>	Southern dewberry	Common	Native		
Forested	<i>Ruellia caroliniensis</i>	Carolina wild petunia	Uncommon	Native		
Open	<i>Rumex hastatulus</i>	Hastateleaved dock	Common	Native		
Open	<i>Sabal palmetto</i>	Cabbage palm	Common	Native		
Open	<i>Sambucus nigra subsp. canadensis</i>	Elderberry	Locally Common	Native	X	
Forested	<i>Sanicula canadensis</i>	Canadian blacksnakeroot	Locally Common	Native		
Forested	<i>Scleria triglomerata</i>	tall nugarass	Uncommon	Native		
Open	<i>Sesbania punicea</i>	Rattlebox	Uncommon	EPPC(II)		Discouraged
Both	<i>Smilax auriculata</i>	Earleaf greenbrier	Common	Native		
Both	<i>Smilax bona-nox</i>	Saw greenbrier	Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Smilax ecirrhata</i>	Upright carrionflower	Uncommon	Native		
Forested	<i>Smilax glauca</i>	Cat greenbrier	Uncommon	Native		
Forested	<i>Smilax pumila</i>	Sarsaparilla vine	Uncommon	Native		
Forested	<i>Smilax smallii</i>	Lanceleaf greenbrier	Uncommon	Native		
Forested	<i>Smilax tamnoides</i>	Bristly greenbrier	Uncommon	Native		
Forested	<i>Solanum viarum</i>	Tropical soda apple	Uncommon	EPPC(I)		Prohibited
Open	<i>Solidago sp.</i>	Goldenrod	Locally Common	Native		
Open	<i>Sorghum halepense</i>	Johnson grass	Common	Exotic		
Open	<i>Sporobolus indicus</i>	Smutgrass	Common	Exotic		
Open	<i>Stachys floridana</i>	Florida hedgenettle	Uncommon	Native		
Open	<i>Symphotrichum sp</i>	Aster	Uncommon	Native		
Forested	<i>Thelypteris dentata</i>	Downy maiden fern	Locally Common	Exotic		
Forested	<i>Tilia americana</i>	Basswood	Uncommon	Native	X	
Forested	<i>Toxicodendron radicans</i>	Eastern poison ivy	Locally Common	Native		
Open	<i>Tradescantia ohiensis</i>	Bluejacket	Locally Common	Native		
Open	<i>Triadica sebifera</i>	Chinese tallow	Common	EPPC(I)		Prohibited
Forested	<i>Vaccinium stamineum</i>	Deerberry	Uncommon	Native		
Open	<i>Vernonia angustifolia</i>	Tall ironweed	Common	Native		
Forested	<i>Viburnum rufidulum</i>	Rusty blackhaw	Locally Common	Native	X	
Forested	<i>Viola sororia</i>	Common blue violet	Uncommon	Native		
Forested	<i>Vitis aestivalis</i>	Summer grape	Locally Common	Native		
Open	<i>Vitis rotundifolia</i>	Muscadine	Locally Common	Native		
Forested	<i>Wisteria sinensis</i>	Chinese wisteria	Uncommon	EPPC(II)		Discouraged

* FLEPPC(I) - (Florida Exotic Pest Plant Council) Category I - Species that are invading and disrupting native plant communities in Florida. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. FLEPPC(II) - Category II - Species that have shown a potential to disrupt native plant communities. These species may become ranked as Category I but have not yet demonstrated disruption of natural Florida communities.

** Small specimen tree list. The list of trees identified in Table 406.16.1 of the ULDC includes those small specimen trees identified by the county to be of notable interest or high value for their species because of their age, size, condition, historic association or uniqueness. As part of the development review process, protection of these species through preservation or relocation will be determined on a tree-by-tree basis by the county forester/landscape inspector.

*** The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 of the ULDC shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required.

Wetlands, Surface Waters, Surface Water or Wetland Buffers, and Floodplains

There were three forested areas with incised drainages (Photos 8, 9, and 10) that convey stormwater from offsite during heavy rain events (Figure 8). Four stormwater drainage pipes on the northern border release water into a bermed dry retention area. On the east border in the southeastern corner of the Project Site, two stormwater overflow pipes from I-75 release water into dry upland cut ditches or swales. No wetlands were delineated on the Project Site from the NWI map, and no wetlands were observed during the field surveys. There were two polygons delineated as 100-year flood zones from the FEMA map in the southern portion of the Project Site (Figure 4). Field survey observations confirmed lower elevation topography, but no indications of long term water inundation at both of the FEMA polygons. There are no legal surface water or wetland buffers zones on the Project Site.

Listed Species

An inquiry of the FNAI Biodiversity Matrix database (Matrix Units 25363 and 25628) identified approximately 17 animal, 12 plant species, and 9 insect species (listed as endangered, threatened or rare) as potentially occurring on the Project Site (Appendix 1).

A list of some the animal species encountered while onsite can be found in Table 2. Broad-winged hawk (*Buteo platypterus*), a rare spring migrant or uncommon breeding species in north Florida, was heard calling for several minutes within the successional hardwood forest in the southeastern portion of the Project Site. No other rare or listed animals or sign (e.g., gopher tortoise [*Gopherus Polyphemus*] burrows) were observed on the Project Site. Table 1 contains a list of some of the plant species observed.

Approximately six Florida spiny pod (*Matelea floridanum*), State Listed Endangered, were documented (Figure 8, Photo 11) in upland mixed woodland in the southwestern portion of the Project Site. Four agrimony (*Agrimonia* sp.) plants were observed in upland mixed woodland in the southwestern portion of the Project Site. Incised agrimony (*Agrimonia incisa*) is listed as State Threatened but it could not be definitively determined without flowers or fruit present if the specimens observed were another species, smallfruit agrimony (*A. microcarpa*). Approximately 10 individuals of the rare (Wunderlin and Hansen 2011) upright carrionflower (*Smilax ecirrhata*) were also seen in upland mixed woodland in the southwestern portion of the Project Site (Figure 8). No other rare or listed plant species were observed.

Table 2. Animal species observed on or near the Parkwood property.

Species	Common Name	Indications
REPTILES		
<i>Anolis carolinensis</i>	Green anole	sighting
<i>Coluber constrictor</i>	Black racer	sighting
<i>Hyla squirella</i>	Squirrel treefrog	sound
<i>Scincella lateralis</i>	Ground skink	sighting
AMPHIBIANS		
<i>Eleutherodactylus planirostris</i>	Greenhouse frog	sound
BIRDS		
<i>Buteo lineatus</i>	Red-shouldered hawk	sighting
<i>Buteo platypterus</i>	Broad winged hawk	sound
<i>Cardinalis cardinalis</i>	Northern cardinal	sighting
<i>Cathartes aura</i>	Turkey vulture	overflight
<i>Colinus virginianus</i>	Northern bobwhite	sound
<i>Coragyps atratus</i>	Black vulture	overflight
<i>Corvus brachyrhynchos</i>	American crow	sound
<i>Cyanocitta cristata</i>	Blue Jay	sound
<i>Dryocopus pileatus</i>	Pileated woodpecker	sighting
<i>Geothlypis trichas</i>	Common yellowthroat	sound
<i>Melanerpes carolinus</i>	Red-bellied woodpecker	sound
<i>Molothrus ater</i>	Brown-headed cowbird	sound
<i>Myiarchus crinitus</i>	Great-crested flycatcher	sound
<i>Parus bicolor</i>	Tufted titmouse	sound
<i>Passerina caerulea</i>	Blue grosbeak	sound
<i>Passerina cyanea</i>	Indigo bunting	sound
<i>Picoides pubescens</i>	Downy woodpecker	sound
<i>Piranga rubra</i>	Summer tanager	sound
<i>Setophaga americana</i>	Northern parula	sound
<i>Sialia sialis</i>	Eastern bluebird	sighting
<i>Strix varia</i>	Barred owl	sighting
<i>Thryothorus ludovicianus</i>	Carolina wren	sound
<i>Vireo griseus</i>	White-eyed vireo	sound
<i>Zenaida macroura</i>	Mourning dove	sighting
MAMMALS		
<i>Dasypus novemcinctus</i>	Nine-banded armadillo	tracks
<i>Odocoileus virginianus</i>	Whitetail deer	remains, sighting
<i>Procyon lotor</i>	Raccoon	tracks
<i>Sciurus carolinensis</i>	Eastern gray squirrel	sighting

*Indications =overflight, sound, sighting, tracks, excavations, remains

Special Area Study, Strategic Ecosystems, and Recreation/Conservation/Preservation Lands No special area study, strategic ecosystems, or recreation/conservation/preservation lands occur within or adjacent to the Project Site (Figure 7). Pine Hill Forest Strategic Ecosystem Area is located approximately 2,190 feet west of the Project Site.

Significant Geological Features

No significant geological features (caves, sinkholes, springs, etc.) occur within the Project Site.

High Aquifer Recharge Areas

It appears the Project Site is near the boundary of “Vulnerable”, “High Vulnerability”, and “Stream-to-Sink Basin” areas, according to the Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf) and defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC, developer(s) may be required to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

Wellfield Protection Areas

The Project Site is not located within or near the Murphree Well Field Management Zones according to the Alachua County Murphree Well Field Management Zones map provided by the Alachua County Department of Growth Management (https://growth-management.alachuacounty.us/maps/cons_murphree_well_field.pdf).

Wells

No consumptive use permits occur within the Project Site according to a search of the St. Johns River Water Management District (SJRWMD) permits database (<http://webapub.sjrwmd.com/agws10/sjrwmdpermit/>). No well heads were observed during the field surveys.

Soils

Soils occurring within the Project Site included Arredondo fine sand, 0 to 5 percent slopes; Millhopper sand, 0 to 5 percent slopes; Millhopper-Urban land complex, 0 to 5 percent slopes; Lochloosa fine sand, 2 to 5 percent slopes; Kendrick sand, 2 to 5 percent slopes; Norfolk loamy fine sand, 2 to 5 percent slopes; Millhopper sand, 5 to 8 percent slopes; Blichton sand, 2 to 5 percent slopes; and Blichton sand, 5 to 8 percent slopes according to a search of the NRCS database (Figure 5).

Mineral Resource Areas

There was no evidence of mining activity on the Project Site.

Topography

Surface elevations ranged from approximately 105 feet to 175 feet above sea level with no steep slopes on the Project Site (Figure 3).

Historical Resources

There are currently no cultural resources documented on the Project Site in the Florida Division of Historical Resources, Master Site File. There are five archeological sites and eight standing structures within a 0.50 mile buffer of the Project Site recorded in the Master Site File (Appendix 3).

Hazardous Materials Storage Facilities, Contaminated Soil

There were no documented hazardous materials storage facilities or contaminated soil areas depicted on the available FDEP maps and none were observed during the field survey.

References

Florida Natural Areas Inventory. 2010. Guide to the Natural Communities of Florida.

Wunderlin, R.P., B.F. Hansen. 2011. Guide to the Vascular Plants of Florida, Third Edition.

Wunderlin, R.P., B.F. Hansen, A.R. Franck, and F.B. Essig. 2019. Atlas of Florida Plants (<http://florida.plantatlas.usf.edu/>). [S.M. Landry and K.N. Campbell (application development), USF Water Institute.] Institute for Systematic Botany, University of South Florida, Tampa.

Qualifications

Dr. Jim Surdick, Senior Scientist at Water & Air, is an ecologist with over 23 years of experience working throughout Florida in upland, wetland and coastal ecosystems and is an expert on listed plant and animal species surveys, natural community mapping, data analysis and reporting.

Additional personnel: Mr. Eric Nelson is an ecologist with over 30 years of experience, of which 19 years have been in Florida conducting biological and wildlife habitat assessments. Mr. Nelson has performed environmental surveys (wetlands, listed species, land use, etc.), created permit applications, environmental assessments, and NEPA documents for multiple development projects.



Photo 1. Open land (former agricultural field) on the Parkwood Alachua Land Investments Property.



Photo 2. Successional hardwood forest on the Parkwood Alachua Land Investments Property.



Photo 3. Successional hardwood forest on the Parkwood Alachua Land Investments Property.



Photo 4. Upland mixed woodland, with a large mockernut hickory (*Carya tomentosa*) in the foreground, on the Parkwood Alachua Land Investments Property.



Photo 5. A greater-than 60" dbh live oak (*Quercus virginiana*) on the Parkwood Alachua Land Investments Property.



Photo 6. A 30.4" dbh longleaf pine (*Pinus palustris*) on the Parkwood Alachua Land Investments Property.



Photo 7. An infestation of the invasive exotic (FLEPPC Category I) tuberos sword fern (*Nephrolepis cordifolia*) on the Parkwood Alachua Land Investments Property.



Photo 8. A drainage area that receives offsite stormwater (Drain #1) on the Parkwood Alachua Land Investments Property.



Photo 9. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.



Photo 10. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.



Photo 11. A Florida spiny pod (*Matelea floridana*), State Listed Endangered, observed on the Parkwood Alachua Land Investments Property.



FIGURES

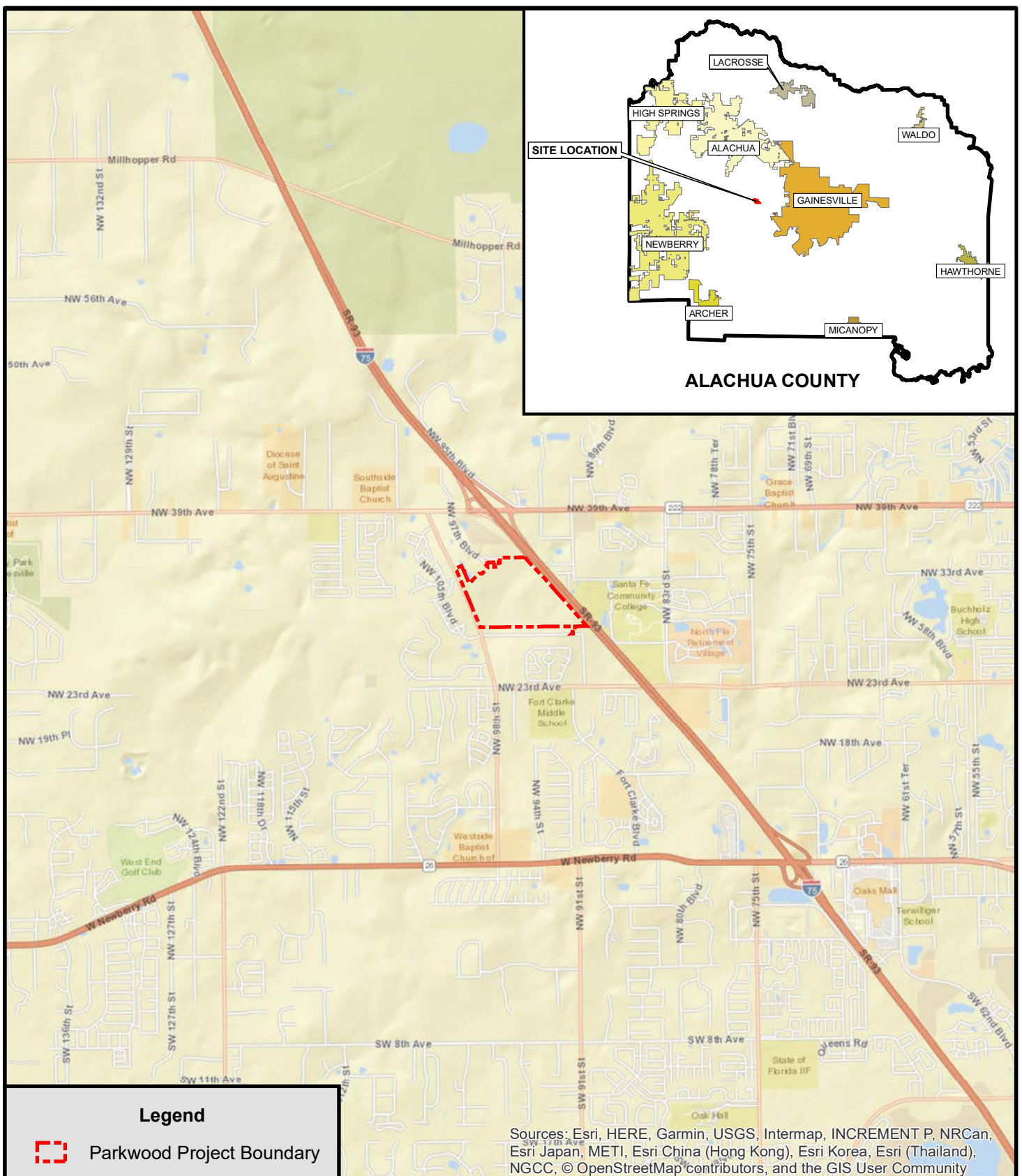


Figure 1.
Site Location Map
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Water & Air Research, Inc., 2019.

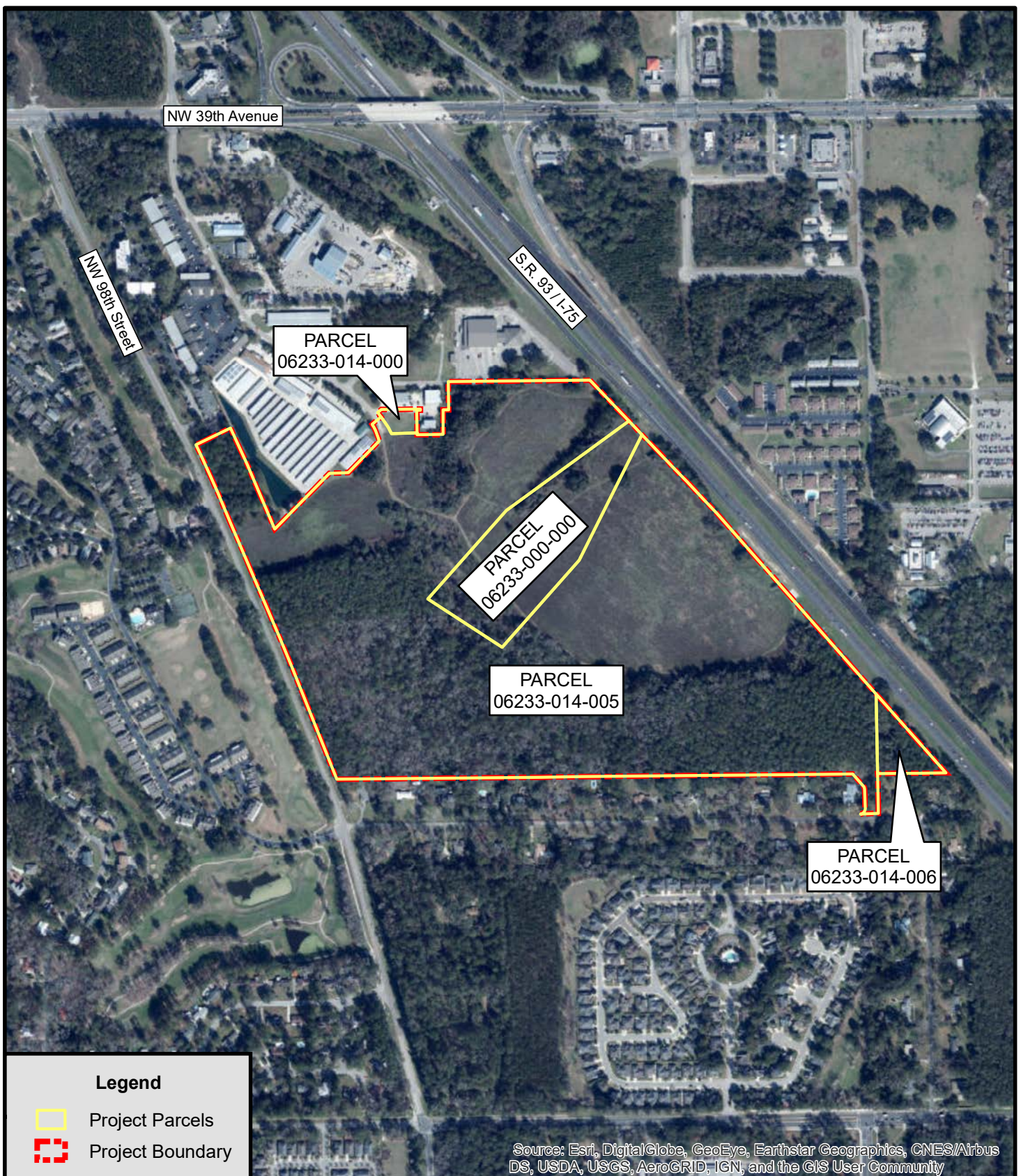


Figure 2.
Project Boundary with Parcel ID Numbers
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.

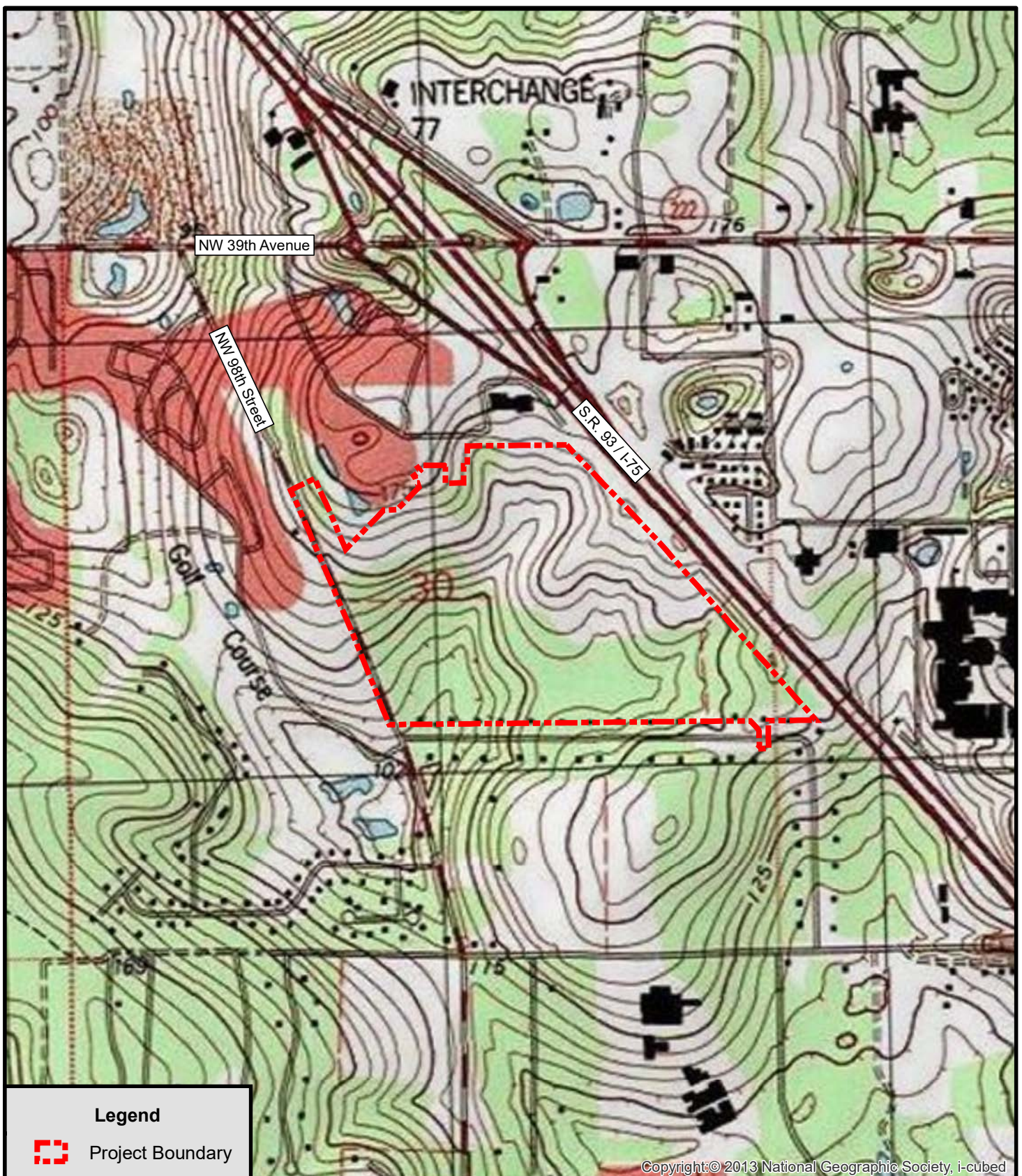
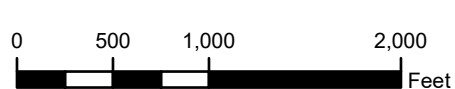


Figure 3.
Site Map Showing Topography
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Water & Air Research, Inc., 2019.



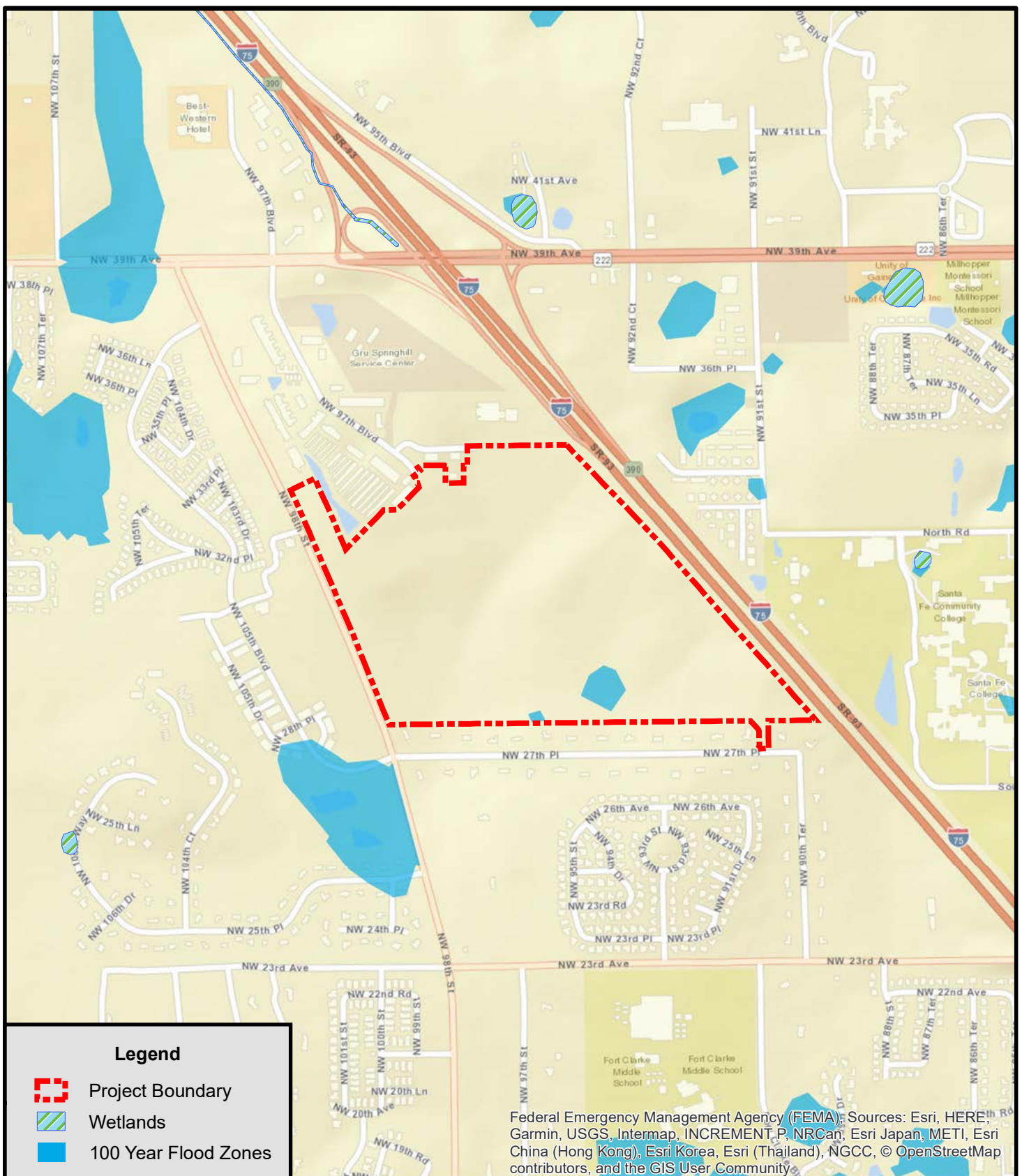


Figure 4.
FEMA 100 Year Flood Zones and NWI Wetlands
Parkwood Alachua Land Investments
Alachua County, Florida

Source: National Wetlands Inventory, Version 2, 1979; National Flood Insurance Program, 2018; Water & Air Research, Inc., 2019.

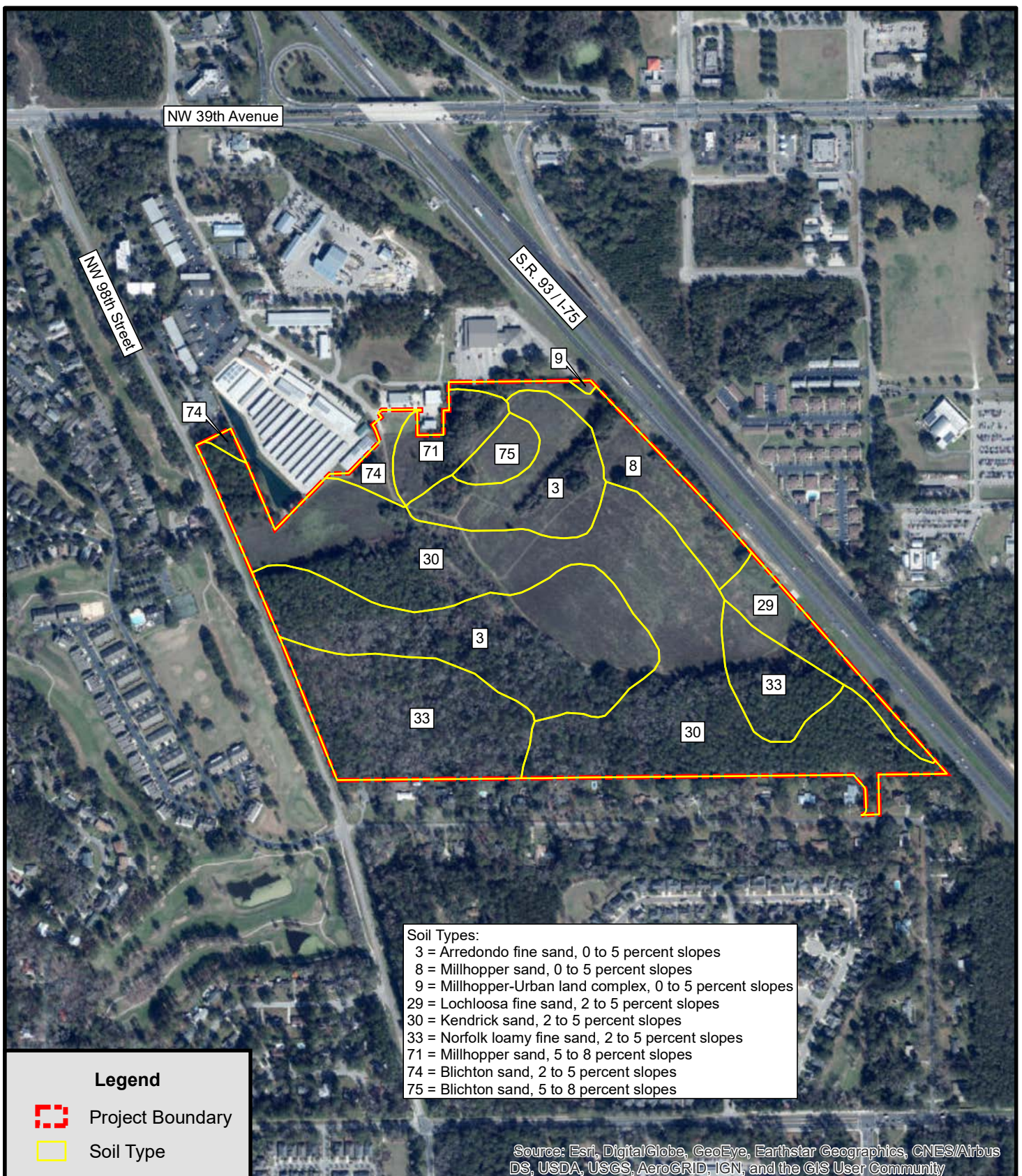
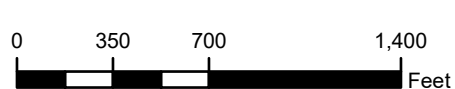


Figure 5.
NRCS Soils Map
Parkwood Alachua Land Investments
Alachua County, Florida

Source: NRCS, 2017; Water & Air Research, Inc., 2019.



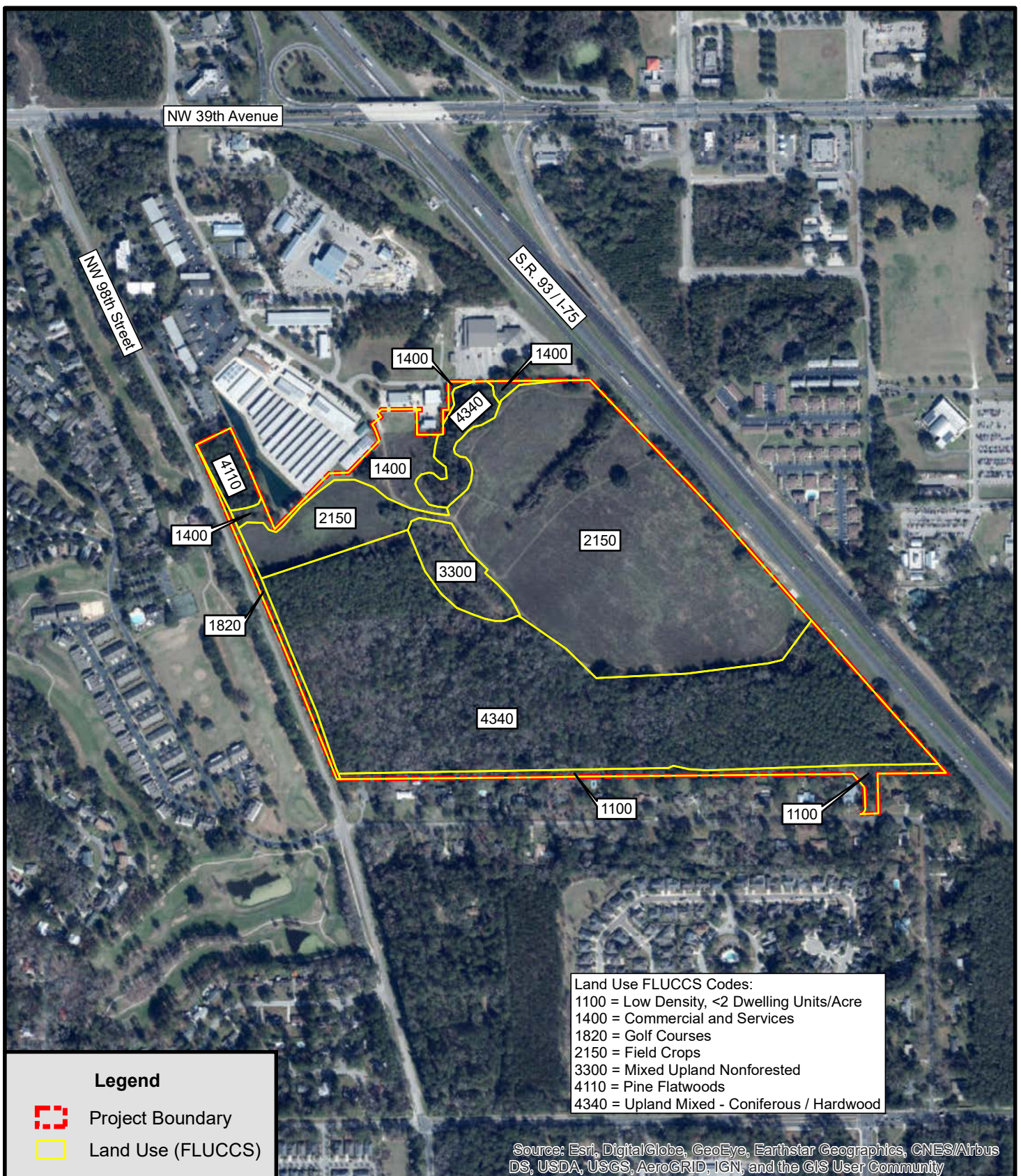


Figure 6.
Site Map Showing Land Use FLUCCS Codes
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Florida Department of Environmental Protection Geospatial Open Data, 2015; Water & Air Research, Inc., 2019.

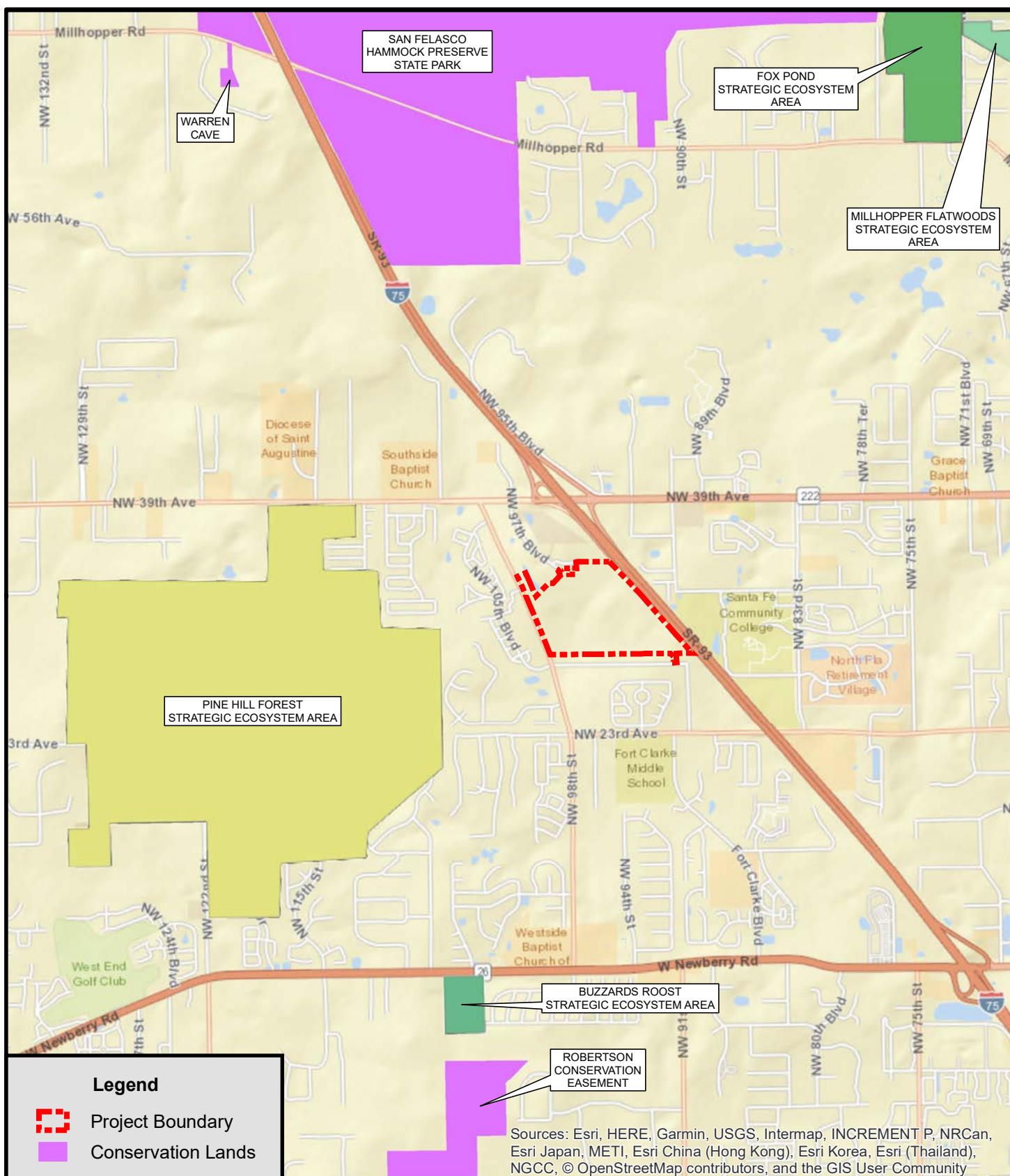


Figure 7.
Strategic Ecosystem Areas and Conservation Lands in the Vicinity of
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Alachua County GIS Data, 2014; Water & Air Research, Inc., 2019.

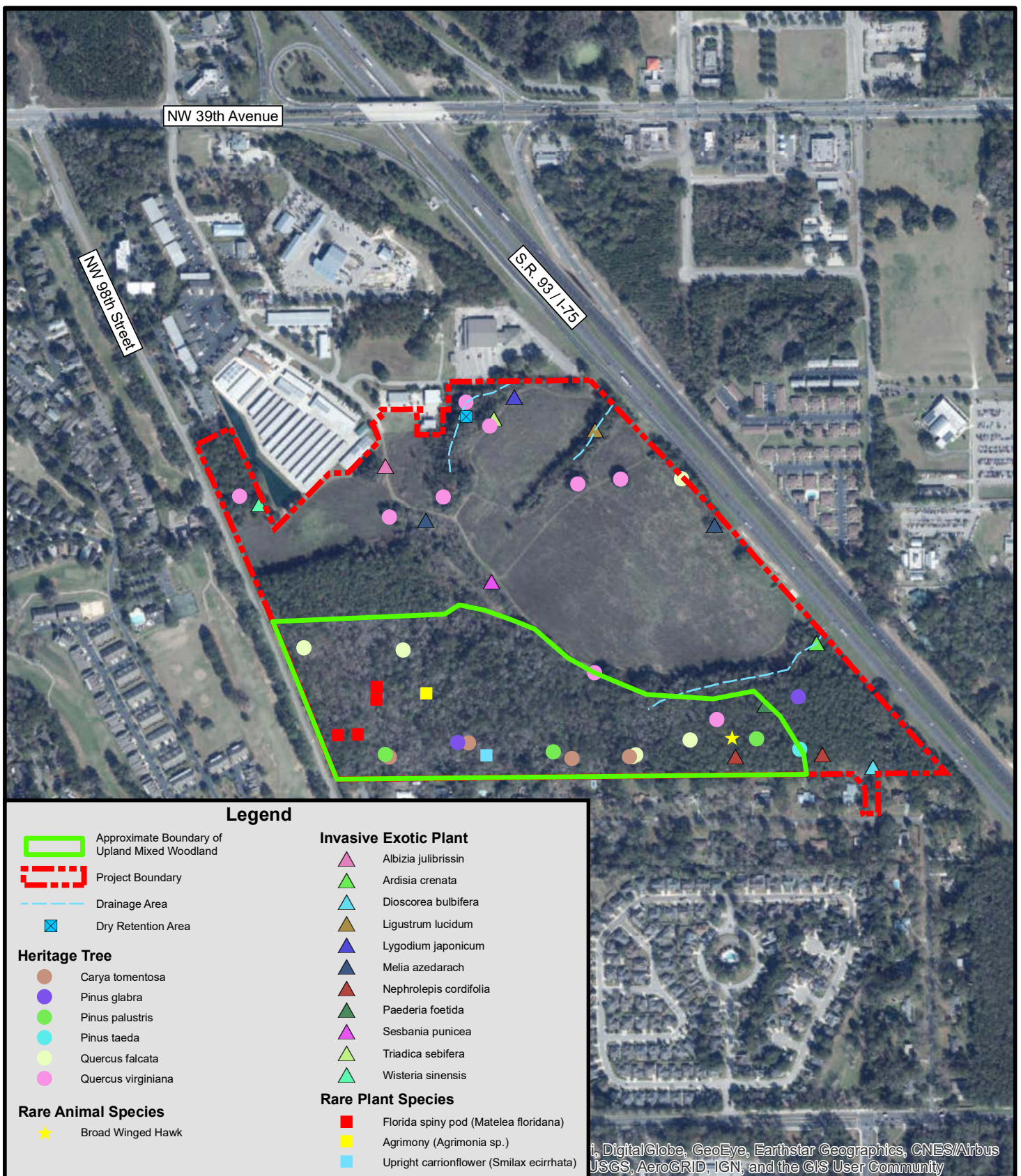


Figure 8.
Documented Field Survey Observations
Parkwood Alachua Land Investments
Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.



APPENDIX 1

FNAI BIODIVERSITY MATRIX



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

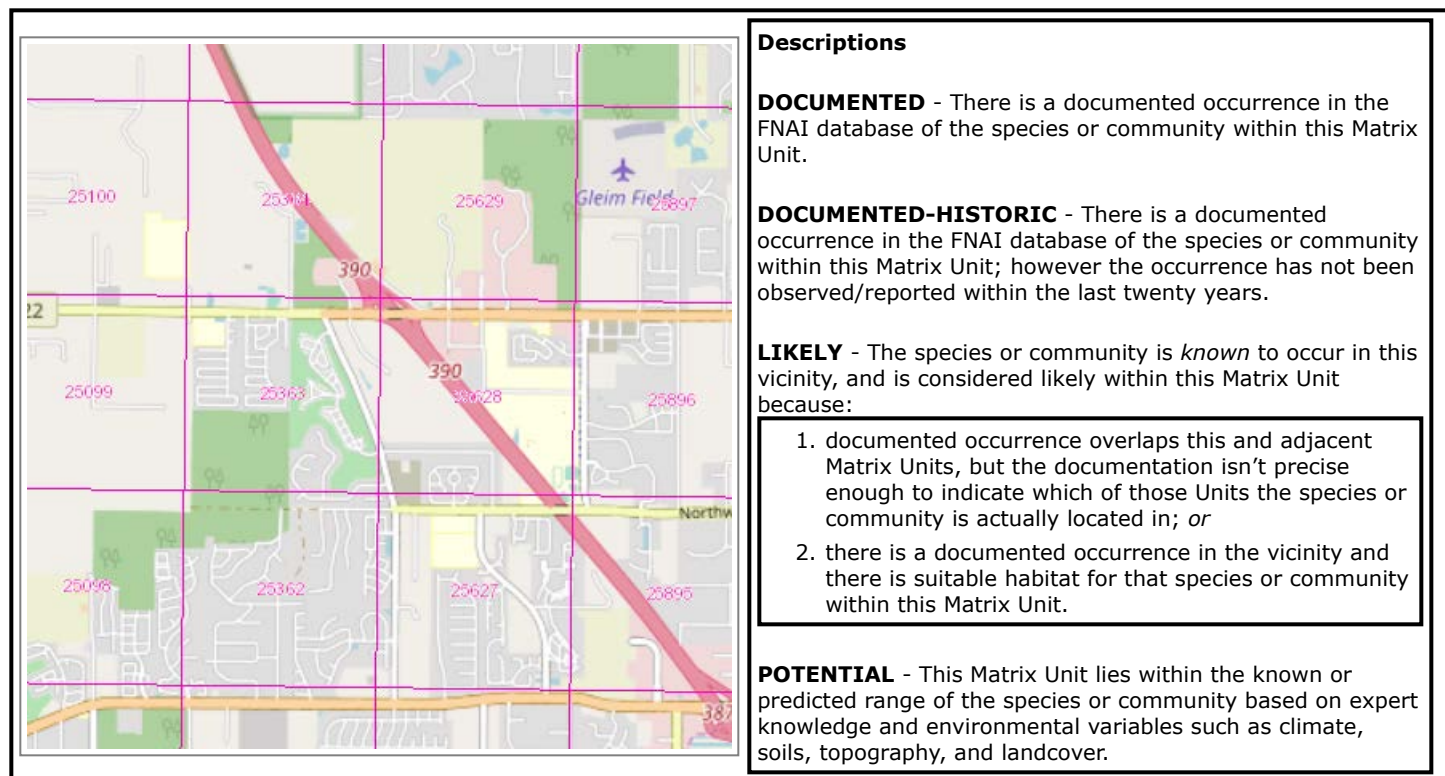
UNOFFICIAL REPORT

Created 5/2/2019

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 25363 , 25628



Matrix Unit ID: 25363

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 25628

0 **Documented** Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit IDs: 25363, 25628

38 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
Ambystoma cingulatum Frosted Flatwoods Salamander	G2	S2	LT	FT
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
Brickellia cordifolia Flyr's Brickell-bush	G2G3	S2	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni	G3	S3	N	N

Round-tailed Muskrat				
<i>Notophthalmus perstriatus</i>	G2G3	S2	C	N
Striped Newt				
<i>Onthophagus polyphemi polyphemi</i>	G2G3T2T3	S2	N	N
Punctate Gopher Tortoise Onthophagus Beetle				
<i>Peltotrupes profundus</i>	G3	S3	N	N
Florida Deepdigger Scarab Beetle				
<i>Peucaea aestivalis</i>	G3	S3	N	N
Bachman's Sparrow				
<i>Phyllophaga elongata</i>	G3	S3	N	N
Elongate June Beetle				
<i>Picoides borealis</i>	G3	S2	LE	FE
Red-cockaded Woodpecker				
<i>Pituophis melanoleucus mugitus</i>	G4T3	S3	N	SSC
Florida Pine Snake				
<i>Peromyscus floridanus</i>	G3	S3	N	SSC
Florida Mouse				
<i>Pteroglossaspis ecristata</i>	G2G3	S2	N	T
Giant Orchid				
<i>Pycnanthemum floridanum</i>	G3	S3	N	T
Florida Mountain-mint				
<i>Sciurus niger shermani</i>	G5T3	S3	N	SSC
Sherman's Fox Squirrel				
<i>Sideroxylon alachuense</i>	G1	S1	N	E
Silver Buckthorn				
<i>Ursus americanus floridanus</i>	G5T2	S2	N	N
Florida Black Bear				

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



APPENDIX 2

FEDERALLY-LISTED SPECIES IN ALACHUA COUNTY, FLORIDA NORTH FLORIDA ESO JACKSONVILLE

North Florida Ecological Service Office Southeast Region

- [Welcome](#)
- [Our Mission and Vision](#)
- [Area of Responsibility](#)
- [Our Office Location](#)
- [Contact Us](#)
- [Current News Releases](#)
- [News Archives](#)
- [Landowner Tools](#)
- [Programs and Resources](#)
- [Partners for Fish and Wildlife](#)
- [Coastal Program](#)
- [Habitat Conservation Plans](#)
- [Federally-listed Species in Florida](#)
- [Related Sites of Interest](#)
- **Key North Florida Species**
- [Bald Eagle](#)
- [Florida Manatee](#)
- [Eastern Indigo Snake](#)
- [Florida Scrub-Jay](#)
- [Sand Skinks](#)
- [Sea Turtles](#)
- [Whooping Crane](#)
- [Wood Stork](#)
- **General Information**
- [Hunting/Fishing](#)

Federally Listed Species in Alachua County, Florida

This information is provided as a guide to project planning, and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.

Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate ^{Note 1}

Category	Species Common Name	Species Scientific Name	Code
Mammals<	None		
Birds	Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T
	Wood Stork	<i>Mycteria americana</i>	E
	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Fish	None		
Reptiles	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T
	Gopher Tortoise	Gopherus polyphemus	C
Amphibians	Striped Newt	Notophthalmus perstriatus	C
Mollusks	Oval (Santa Fe River) Pigtoe	<i>Pleurobema pyriforme</i>	E
Crustaceans	Squirrel Chimney Cave (or Florida Cave) Shrimp	<i>Palaemonetes cummingi</i>	T
Plants	None		

► [Species: North Florida County](#) ► [Species: South Florida County](#) ► [Species: Panhandle County](#)

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at <http://www.fnai.org/trackinglist.cfm>

For State listed species details, please go to <http://myfwc.com/imperiledspecies/>

Note 1. [Candidate species](#) receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

NOTE: Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our [Landowner Tools](#) page or our national website at <http://www.fws.gov/migratorybirds/baldeagle.htm> for information regarding new permit requirements under the Eagle Act.

- [Fishing License](#)
[Licenses & Permits](#)
- [Injured/Nuisance Wildlife](#)
- [Wildlife Law Violations](#)
- **Other USFWS Resources**
- [Service Office Finder](#)
- [Office Directory](#)
- [Southeast Region Contacts](#)
- [Federal Register Notices](#)
- [Regional Five-Year Reviews](#)

*Send comments on our web site or general questions to [North Florida office](#).
If you need special assistance please contact the [Public Affairs Officer](#).*

Last updated: February 7, 2018



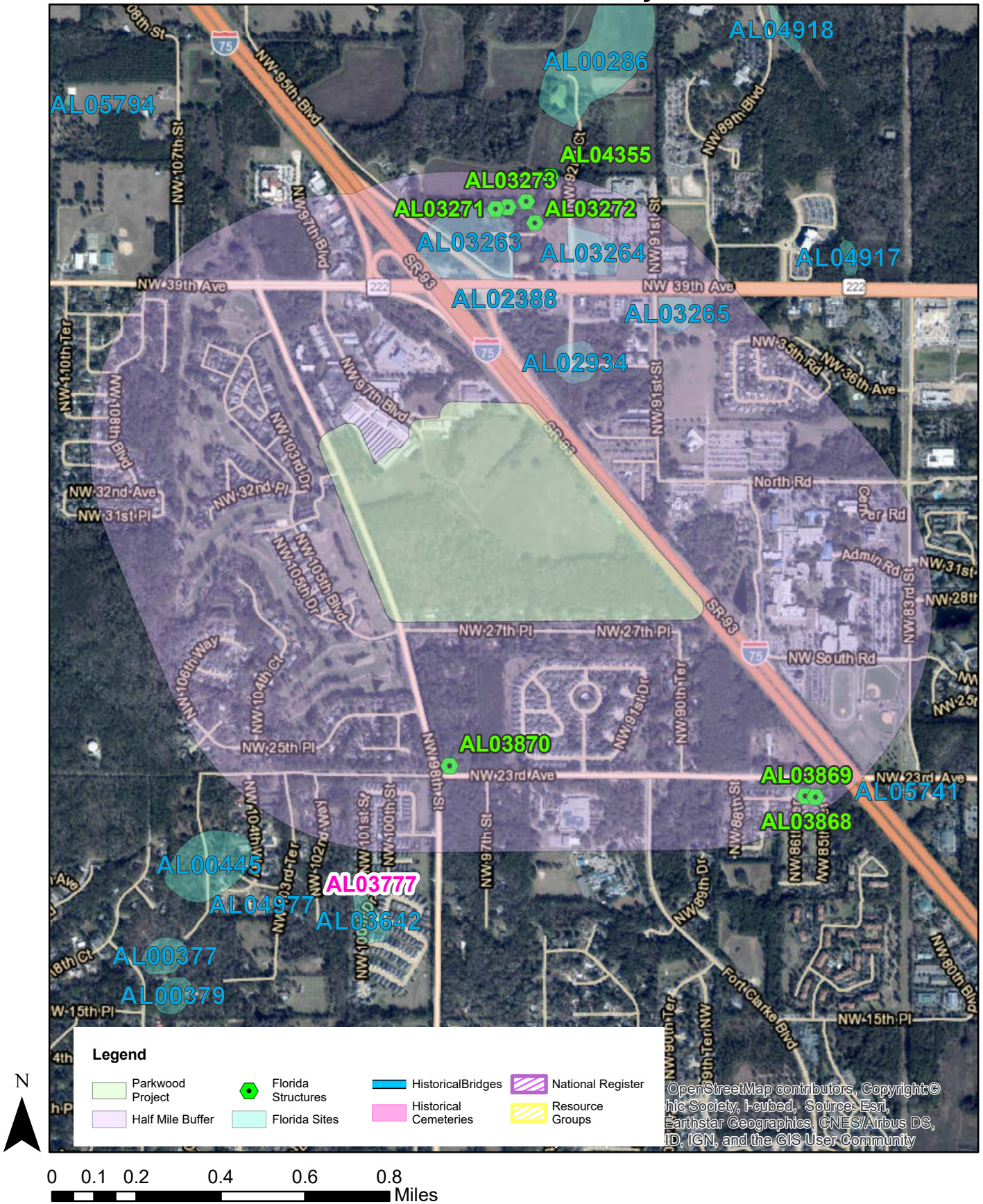
APPENDIX 3

PARKWOOD PROJECT HISTORICAL RESOURCES MAP

Cultural Resource Search

Half Mile Buffer

Alachua County





APPENDIX 4

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wetlands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Water or Wetland Buffers
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Floodplains (100-year)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Recreation/Conservation/Preservation Lands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	High Aquifer Recharge Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wellfield Protection Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wells
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Soils
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Mineral Resource Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Topography/Steep Slopes
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Historical and Paleontological Resources
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Hazardous Materials Storage Facilities
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Contamination (soil, surface water, ground water)


SIGNED: Jim Surdick, Water and Air Research, Inc.

PROJECT # _____

DATE: 5/16/19

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800.
(version 5/20/05)



water & air
RESEARCH, INC.

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Fax: 352/378-1500
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www.waterandair.com

*Environmental Engineers,
Scientists, & Planners*

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a Special Exception to allow a commercial animal boarding facility on a portion of Alachua County tax parcel number 06233-014-005 (4.82 Acres +/-) generally located south of the terminus of NW 97th Blvd. The future land use category is Light Industrial and zoning district is ML (Light Industrial). Please note that the proposed use is limited to the area highlighted in red on the map below. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development/proposal and to seek their comments. The meeting will be held virtually via Zoom or dial-in via phone.

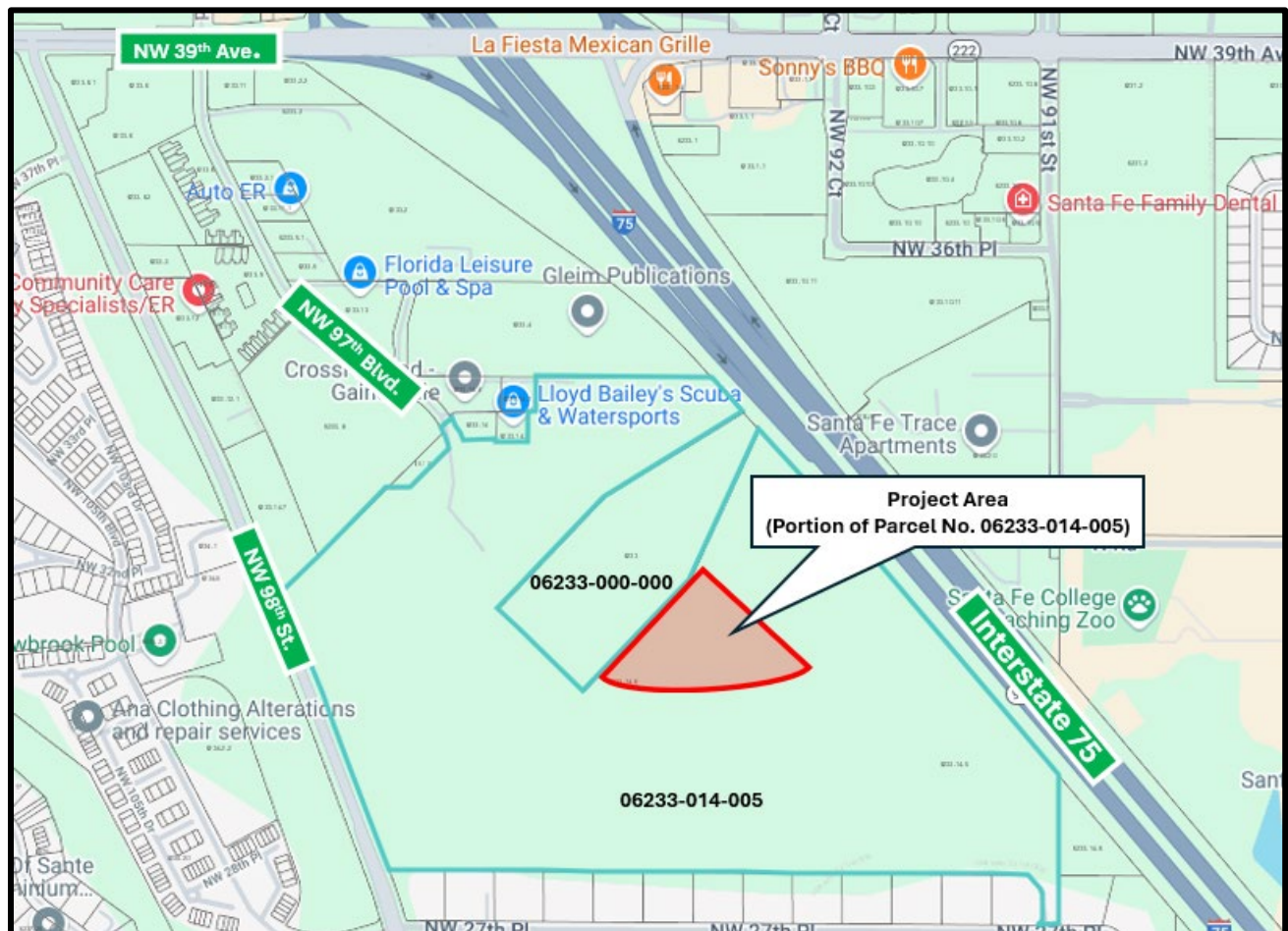
Date: Wednesday, March 26, 2025
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

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Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541



06234-250-041
ALLEN LINDA MARGARET
10205 NW 32ND PL
GAINESVILLE, FL 32606-7303

06234-250-042
QUESENBERRY BOBBY HAROLD &
PATRICIA JEAN
10215 NW 32ND PL
GAINESVILLE, FL 32606

06234-250-043
KUYPERS INGRID G
10225 NW 32ND PL
GAINESVILLE, FL 32606

06234-250-044
WEIDMANN MARIE A LIFE ESTATE
10235 NW 32ND PL
GAINESVILLE, FL 32606-7303

06234-250-045
METTS DAVID P
10245 NW 32ND PL
GAINESVILLE, FL 32606

06234-020-119
KESTER BRITTANY N
10306 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-118
MITRO AMY LEIGH
10316 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-117
MUELLER ELIZABETH A LIFE ESTATE
10326 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-116
OWENS PARISTAMIKA VALENCIA
10336 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-115
DATKULIAK STEVEN E
10404 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-113
RODRIGUEZ ROSANNA & PEDRO
SEBASTIAN
10424 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-112
SIEVERS TRACIE & DALE M
10434 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-111
NASH JENNIFER
10444 NW 28TH PL
GAINESVILLE, FL 32606

06234-010-038
AGGERTT JAMES R & RUTH ANN
10503 NW 32ND PL
GAINESVILLE, FL 32606

06234-020-075
JERNIGAN DELL T JR & MARGARET R
10505 NW 30TH LN
GAINESVILLE, FL 32606

06234-020-087
ROACH MARGARET J
10507 NW 29TH LN
GAINESVILLE, FL 32606

06234-020-098
MACALPINE HILDEGARD I LIFE ES
10508 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-099
PARRAY SUNIL N
10509 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-110
INFANTE & TATTERSALL W/H
10510 NW 28TH PL
GAINESVILLE, FL 32606

06234-020-097
PARTRIDGE DORIS J LIFE ESTATE
10518 NW 28TH LN
GAINESVILLE, FL 32608

06234-020-109
GARCIA & SUAREZ
10520 NW 28 PL
GAINESVILLE, FL 32606

06234-020-089
OSBRACH JEAN
10527 NW 29TH LN
GAINESVILLE, FL 32606

06234-020-101
COAR & SCHRAMM
10529 NW 28TH LN
GAINESVILLE, FL 32606

06234-020-107
NEWPORT ETHAN M
10540 NW 28TH PL
GAINESVILLE, FL 32606

06234-250-051
GRUM STANLEY A JR TRUSTEE
11255 SEASONS PLACE UNIT 105
PLEASANT PRAIRIE, WI 53158-5646

06234-110-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06234-120-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06234-130-000
% TRIPPE MANAGEMENT SPECIALIST
BROOKFIELD ASSOCIATION INC
11609 NW 62ND PL
GAINESVILLE, FL 32653-2708

06233-014-003
HAMILTON LOCK & SAFE INC
12217 NW 8TH PL
NEWBERRY, FL 32669

06234-020-125
TORRES-TORRES JESSICA
13215 SW 6TH AVE
NEWBERRY, FL 32669-4952

06234-020-086
KRAUS BRANDI N
16850 NW 166TH RD
ALACHUA, FL 32615

06234-020-108
WATSON MICHAEL
19922 NW 159TH PL
ALACHUA, FL 32615-0020

06234-020-114
CHIKOWORE MARTHA
224 ROUTE DE FERNEY APT 21B
WASHINGTON, DC 20007

06233-014-000
2307 PROPERTIES LLC
2307 SE 14TH ST
OCALA, FL 34471

06234-120-058
CHEN & LEWIS H/W
2501 NW 91ST DR
GAINESVILLE, FL 32606

06235-038-000
MALANCHUK PETER & IONA
2510 NW 90TH TER
GAINESVILLE, FL 32606-6741

06234-120-057
FORD MARK WESLEY
2511 NW 91ST DR
GAINESVILLE, FL 32606-9148

06234-120-055
ZHOU & ZHU
2520 NW 91ST DR
GAINESVILLE, FL 32606

06234-120-056
DAMPIER BRET T & ZENA M
2521 NW 91ST DR
GAINESVILLE, FL 32606

06234-250-031
ASHBY KEITH
25219 SW 21ST PL
NEWBERRY, FL 32669

06234-110-017
JIE & PAN H/W
2525 NW 93RD ST
GAINESVILLE, FL 32606-7148

06234-130-073
SORGI JASON R
2531 NW 91ST DR
GAINESVILLE, FL 32606

06234-110-016
SEARLES BRADLEY ALLAN & SARAH
PARKER
2535 NW 93RD ST
GAINESVILLE, FL 32606

06234-130-074
KUHN & ZORILLO
2541 NW 91ST DR
GAINESVILLE, FL 32606

06234-110-014
OSBORNE JOEL E SR
2548 NW 93RD ST
GAINESVILLE, FL 32606

06234-003-000
PRIVETTE ROBERT MALCOLM &
DENISE C
2555 NW 98TH ST
GAINESVILLE, FL 32606-5128

06234-000-000
23 WEST PARTNERS LLC
2579 SW 87TH DR
GAINESVILLE, FL 32608

06235-035-000
HEMENWAY HEIRS & HUNT
2600 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-036-000
REICHARDT F C & MARY L
2605 NW 90TH TER
GAINESVILLE, FL 32606-6742

06233-012-001
JOHN STETSON
NINETY EIGHTH STREET PROPERTY
2607 NW 82ND ST
GAINESVILLE, FL 32606-8655

06235-034-000
DOLHAY & MANUEL
2620 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-033-000
DAVIS KENNETH B & SHERESE B
2621 NW 90TH TER
GAINESVILLE, FL 32606-6742

06234-020-130
MENOHER JOHN G & DEBBIE S
2701 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-001
AZARRAFLY RYAN
2704 NW 105TH DR
GAINESVILLE, FL 32606-7516

06235-017-000
GARRARD PHYLLIS A LIFE ESTATE
2707 NW 98TH ST
GAINESVILLE, FL 32606-5124

06235-031-000
BRODY JEFFREY & DIANE
2708 NW 90TH TER
GAINESVILLE, FL 32606-6741

06235-032-000
PERRY JEFFREY G & ANGELA L
2709 NW 90TH TER
GAINESVILLE, FL 32606

06234-020-002
ASTUDILLO DIANE G
2710 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-003
ASTUDILLO DIANE G
2710 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-128
HACKNEY JULIE
2711 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-127
MCDURMON ANGELA
2717 NW 103RD WAY UNIT O
GAINESVILLE, FL 32606

06234-020-004
JACKSON VICTOR S TRUSTEE
2720 NW 105TH DR
GAINESVILLE, FL 32606

06234-020-126
DROLL MARK C
2721 NW 103RD WAY
GAINESVILLE, FL 32606

06235-015-000
NEMETH JACQUELINE
2733 NW 98TH ST
GAINESVILLE, FL 32606

06234-020-123
MOSSLER DELORES W TRUSTEE
2737 NW 103RD WAY
GAINESVILLE, FL 32606

06234-020-121
KAI MICHAEL S & JOYCE M
2747 NW 103RD WAY
GAINESVILLE, FL 32606

06230-009-000
SANTA FE COMMUNITY COLLEGE FL
3000 NW 83RD ST
GAINESVILLE, FL 32606-6210

06234-002-001
MEADOWBROOK OF GAINESVILLE
PROPERTY OWNERS ASSOC. INC
3111 NW 105TH BLVD
GAINESVILLE, FL 32606

06234-200-000
MEADOWBROOK OF GAINESVILLE
PROPERTY OWNERS ASSOC. INC
3111 NW 105TH BLVD
GAINESVILLE, FL 32606

06234-001-000
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-005-000
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-002-002
MARCUM CHRISTOPHER LEE
TRUSTEE
3200 NW 98TH ST
GAINESVILLE, FL 32606

06234-250-046
REID THOMAS G JR & GENEVIEVE
3206 NW 103RD DR
GAINESVILLE, FL 32606-5099

06234-250-039
FORSYTH PAULA A LIFE ESTATE
3211 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-047
DORMAN KRISTINA L
3216 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-038
NA SULHAE CHRISTINA
3221 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-048
KEERAN & GRANGER
3226 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-036
ADAMS KATHLEEN A
3247 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-049
YU FENG-GER
3252 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-035
BRUMFIELD JUDITH A LIFE ESTATE
3257 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-050
TAYLOR ROBERT J & GLORIA J
3262 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-034
PALUMBO MARILYN TRUSTEE
3267 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-033
PITTS LARRY RAY & HUGUETTE
MARIE
3277 NW 103RD DR
GAINESVILLE, FL 32606

06234-250-032
QUEZADA ZOBEIDA M
3287 NW 103RD DR
GAINESVILLE, FL 32606

06233-014-001
BAILEY LLOYD W JR TRUSTEE
3405 NW 97TH BLVD # B
GAINESVILLE, FL 32606

06233-020-000
SANTA FE TRACE APARTMENTS
3500 NW 97TH BLVD
GAINESVILLE, FL 32606

06233-013-000
THIRTY-NINTH AVENUE LIMITED
3500 NW 97TH BLVD #A
GAINESVILLE, FL 32606

06231-006-000
THIRTY-NINTH AVENUE LIMITED
3500 NW 97TH BLVD #A
GAINESVILLE, FL 32606

06233-008-000
SPRING HILL INVESTMENTS INC
3500 NW 97TH BLVD STE A
GAINESVILLE, FL 32606

06233-014-002
SPRING HILL INVESTMENTS INC
3500 NW 97TH BLVD STE A
GAINESVILLE, FL 32606

06234-020-129
ZHOU CHUFAN
3545 NW 24TH BLVD APT 208
GAINESVILLE, FL 32605

06233-014-007
COVEFIELD LLC
3914 SW 95TH DR
GAINESVILLE, FL 32608

06233-004-000
KGNV SALES LLC
4201 NW 95TH BLVD
GAINESVILLE, FL 32606

06234-120-051
PORTER THOMAS E & BLAKELY G
4621 CLEARLAKE DR
GAINESVILLE, FL 32607-2238

06234-020-000
MEADOWBROOK DEVELOPMENT INC
4707 NW 53RD AVE
GAINESVILLE, FL 32653

06234-110-015
LI HUI
5091 SW 51ST DR
GAINESVILLE, FL 32608-0241

06233-014-004
MASS STORAGE LLC
5510 SW 41ST BLVD STE 101
GAINESVILLE, FL 32608

06233-000-000
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-001-001
SPRING HILLS LAND HOLDINGS LLC
6231 PGA BLVD STE 104-227
PALM BEACH GARDENS, FL 33418

06233-010-011
SPRING HILLS LAND HOLDINGS LLC
6231 PGA BLVD STE 104-227
PALM BEACH GARDENS, FL 33418

06233-014-005
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-014-006
YADDA PROPERTY HOLDINGS I LLC
6231 PGA BLVD STE 104-227
PALM BCH GDNS, FL 33418-4033

06233-005-000
SMITH DOUGLAS SIMPSON
6720 NW 39TH AVE
GAINESVILLE, FL 32606

06231-005-000
SANTA FE COMMUNITY COLLEGE
723 W UNIV AVE DISTRICT BOARD OF
TRUSTEES
GAINESVILLE, FL 32601

06234-250-037
FRECHETTE & FRECHETTE
7436 EAST CHAPARRAL RD #202B
SCOTTSDALE, AZ 85250

06234-130-078
WALKER ASA
7734 93RD ST
SEMINOLE, FL 33777-2201

06234-010-000
% MEADOWBROOK DEVELOPMENT INC
CHARLESTONNE AT MEADOWBROOK
OWNERS ASSOCIATION INC
8021 NE 221ST ST
MELROSE, FL 32666-6429

06234-020-120
FURST & FURST JR TRUSTEES
8184 GABANNA DR
SARASOTA, FL 34231

06235-001-000
STANGLE & WILSON
9000 NW 27TH PL
GAINESVILLE, FL 32606

06235-002-000
WASHINGTON JACQUELINE S
9020 NW 27TH PL
GAINESVILLE, FL 32606-6740

06235-030-000
KUMPF JEREMIAH & JULIE
9115 NW 27TH PL
GAINESVILLE, FL 32606

06235-003-000
ALLEN LEON HARTWELL JR LIFE
ESTATE
9120 NW 27TH PL
GAINESVILLE, FL 32606

06235-029-000
MORRIS & SELLERS
9125 NW 27TH PL
GAINESVILLE, FL 32606

06234-120-054
ORLANDO & SMITH
9202 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-075
HARRIS ROBERT G & ANGELI E
9208 NW 26TH AVE
GAINESVILLE, FL 32606

06235-004-000
HOFSTETTER & HOFSTETTER
TRUSTEES
9210 NW 27TH PL
GAINESVILLE, FL 32606-5182

06234-120-053
HURLBURT TODD MICHAEL &
JENNIFER M
9212 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-072
DAO & DANG
9215 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-076
MURRAY MICHAEL P & REBECCA A
9218 NW 26TH AVE
GAINESVILLE, FL 32606

06234-120-052
BLACKHAM FREDERICK J & JENNIF
9222 NW 25TH LN
GAINESVILLE, FL 32606

06234-130-071
LAMB REBECCA
9225 NW 26TH AVE
GAINESVILLE, FL 32606

06235-028-000
LE JEUNE JAMES & PATRICIA
9225 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-077
MARSH KEVIN J & RHONDA J
9228 NW 26TH AVE
GAINESVILLE, FL 32606

06235-005-000
LOWE THOMAS O
9230 NW 27TH PL
GAINESVILLE, FL 32606-5182

06234-130-070
SHEROUSE DAVID L & MARSHA S
9235 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-069
PETRESCU VLAD & JENIFER
9245 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-079
ANDERSON JOHN S & CORAL A
9248 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-068
MARTIN MARSHA S LIFE ESTATE
9255 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-080
LAMADRID ERNESTO J & NELIDA
9258 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-067
BRYANT LAUREN N & DANIEL J
9265 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-081
HEFFNER SAMANTHA
9268 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-082
MONTEAU DANIEL R & LISA C
9278 NW 26TH AVE
GAINESVILLE, FL 32606-9179

06235-027-000
DEMPERE LUISA AMELIA
9305 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-083
FORD DAVID P & MARGARET I
9306 NW 26TH AVE
GAINESVILLE, FL 32606

06235-006-000
CARD DARRELL W & SUSAN M
9320 NW 27TH PL
GAINESVILLE, FL 32606

06235-026-000
MOORE & MOORE
9325 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-084
FANG ZHIHUI
9326 NW 26TH AVE
GAINESVILLE, FL 32606

06235-007-000
BROWN & LEE H/W
9330 NW 27TH PL
GAINESVILLE, FL 32606

06234-130-097
RORICK MITCHELL AMES & LAURA
DALLMAN
9331 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-085
POWELL JASON T
9346 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-096
COHAN KYLE JOSEPH & MICHELLE
LYNN
9351 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-086
GIBSON EVIN & JULIA
9366 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-095
AGYEMANG W CYNTHIA LIFE
ESTATE
9371 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-087
POWELL GEOFFREY A & LINSEY E
9404 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-094
FUENTES CANDIDA E LIFE ESTATE
9407 NW 26TH AVE
GAINESVILLE, FL 32608

06234-130-088
PARKER STEVEN S & ROBIN A
9424 NW 26TH AVE
GAINESVILLE, FL 32606

06235-025-000
KNOWLES RAYMOND J & JOETTA L
9425 NW 27TH PL
GAINESVILLE, FL 32606-5178

06235-008-000
EVANS MARJORIE POTTS LIFE
ESTATE
9426 NW 27TH PL
GAINESVILLE, FL 32606-5184

06234-130-089
KING KIMBERLY E
9444 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-093
SAUNDERS DIANNA L LIFE ESTATE
9447 NW 26TH AVE
GAINESVILLE, FL 32606

06234-130-090
TREFRY CURTIS R & LAURA G
9464 NW 26TH AVE
GAINESVILLE, FL 32606

06235-024-000
MURPHY WILLIAM A JR
9501 NW 27TH PL
GAINESVILLE, FL 32606-5179

06234-130-091
DILLON SCOTT L & ELIZABETH M
9502 NW 26TH AVE
GAINESVILLE, FL 32606

06235-009-000
CLARK BRUCE CHARLES
9506 NW 27TH PL
GAINESVILLE, FL 32606

06234-140-119
WATSON SEAN A & ERICA L
9512 NW 26TH AVE
GAINESVILLE, FL 32606

06235-023-000
SANCHEZ JOHN A & LISA
9519 NW 27TH PL
GAINESVILLE, FL 32606

06235-010-000
MCALISTER DIANE L
9526 NW 27TH PL
GAINESVILLE, FL 32606-5185

06235-022-000
DICKS JULIE A
9625 NW 27TH PL
GAINESVILLE, FL 32606

06235-011-000
LOCKWARD ROBERT C
9626 NW 27TH PL
GAINESVILLE, FL 32606-5186

06235-021-000
KURTZ NORMAN WILLIAM JR &
MARTA K LIFE ESTATE
9635 NW 27TH PL
GAINESVILLE, FL 32606

06235-012-000
HUNT & ATKINS
9638 NW 27TH PL
GAINESVILLE, FL 32606-5186

06235-020-000
OSSA JAMES
9715 NW 27TH PL
GAINESVILLE, FL 32606-5181

06235-013-000
GROVER GUY B LIFE ESTATE
9720 NW 27TH PL
GAINESVILLE, FL 32606

06235-019-000
BOGART & KRITZLER W/H
9735 NW 27TH PL
GAINESVILLE, FL 32606

06235-014-000
PRIVETTE CHRISTOPHER A & SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

06233-002-000
CITY OF GAINESVILLE
PO BOX 147117 STA E3E
GAINESVILLE, FL 32614

06234-250-040
ROCKEY & ROCKEY TRUSTEES
PO BOX 1994
PALMER, AK 99645

MEADOWBROOK AT GAINESVILLE
PROPERTY OWNERS' ASSOC., INC.
C/O Bosshardt Property Management
5522-B NW 43rd Street
Gainesville, FL 32653

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Maureen Rischitelli, who on oath says that she is the Budget Manager of Alachua County, Florida; that the attached copy of advertisement: **Jazz Wonderland Special Exception – Neighborhood Workshop** for March 26th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on 3/14/25.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature Maureen Rischitelli

Date 3-25-25

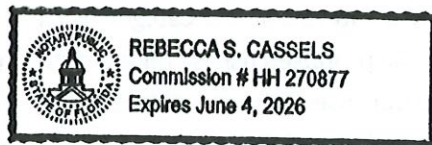
☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 25th day of March 2025, by Maureen Rischitelli who is personally known to me X or who has produced ___ as identification.

Rebecca S. Casels
Signature of Notary Public

Notary Public Seal



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Jazz Wonderland Special Exception - Neighborhood Work

Wed Mar 26th 6:00pm

Growth-Management

Neighborhood-Workshop

Online Event Location: Jazz Wonderland Special Exception - Neighborhood Workshop hide

Date: Wednesday, March 26, 2025

Time: 6:00 PM

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in by phone: (646) 558-8656

Visit www.edafl.com/neighborhoodworkshops following the meeting to view a recording. You may e-mail or call the contact below to submit comments, request technical assistance, or request copies of meeting materials.

If Required Business Impact Attached

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Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*18191z6*_ga*MTI4MDQzMzk4NS4xNzlyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5Lj0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

Neighborhood Meeting Minutes

Project: Jazz's Wonderland Special Exception

Meeting Date & Time: Wednesday, March 26, 2025, at 6:00 p.m.

Community Participants: 5 participants in total

Project Representatives: Sergio Reyes, Clay Sweger, Ashley Scannella (eda)

Meeting Minutes:

Clay Sweger gave a Power Point presentation to inform the participants of the proposed project and then opened the floor for questions afterwards.

- Q: Where will the development be accessed from?
- A: The development will be accessible from either NW 97th Street or NW 98th Street. (indicates on the map where the access points are.)
- Q: Is there going to be a traffic light put in at NW 39th Avenue?
- A: Not as a part of this proposed development. We believe that portion of NW 39th Avenue is a county maintained road and believe that they been considering future improvements to that intersection, but we do not have specifics.



Z25-000008: Special Exception Request

Commercial Animal Boarding Facility

**Gerald Brewington
Senior Planner**



SITE

Rutledge

West Hills

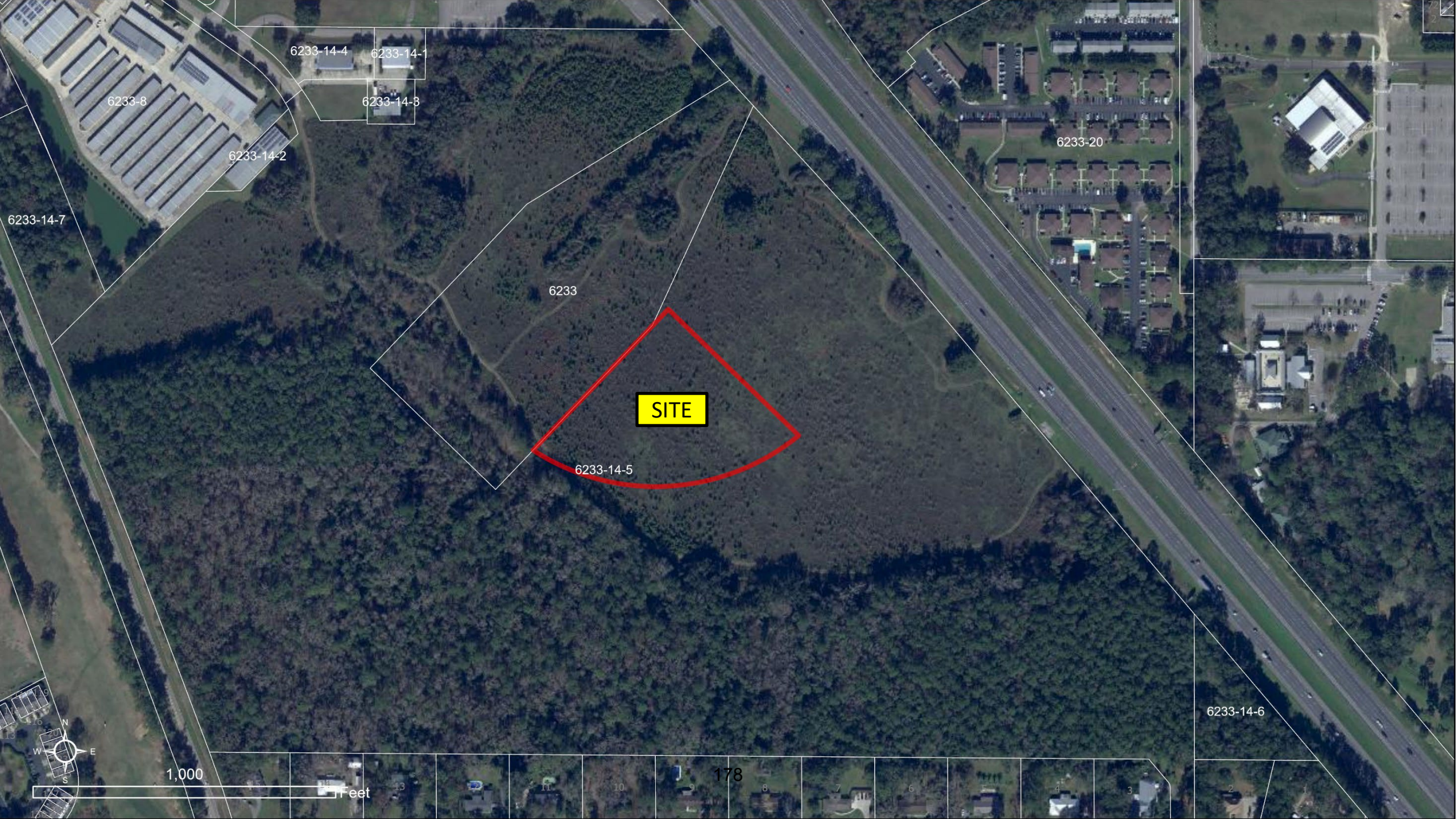
Pine Hill
Estates

Buckingham
West

2

177

Miles



Alachua County Zoning

- (A) Agricultural
- (AP) Administrative/ Professional
- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BR) Business, Retail Sales/Service
- (BW) Wholesale/ Warehousing
- (C-1) Conservation
- (HM) Hospital/Medical
- (ML) Light Industrial
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1AA) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (R-2A) Multi-family Residential
- (RE-1) Residential-Estate
- (RP) Residential/ Professional



Alachua County Future Land Use

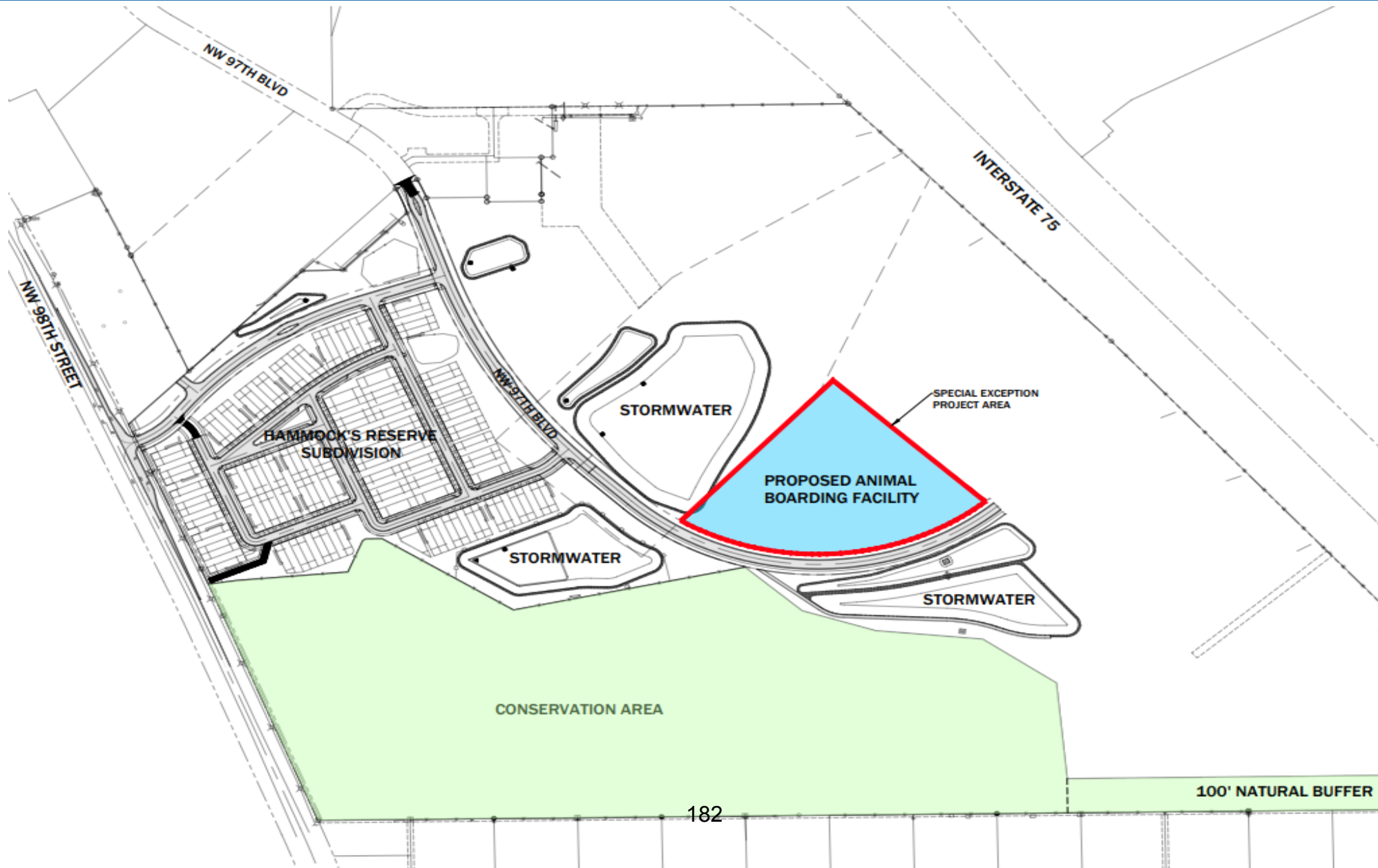
- Commercial
- Conservation
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Mixed Use
- Mixed Use Commercial
- Office
- Recreation
- Tourist/Entertainment
- Utility
- Warehouse/Distribution
- Activity Centers



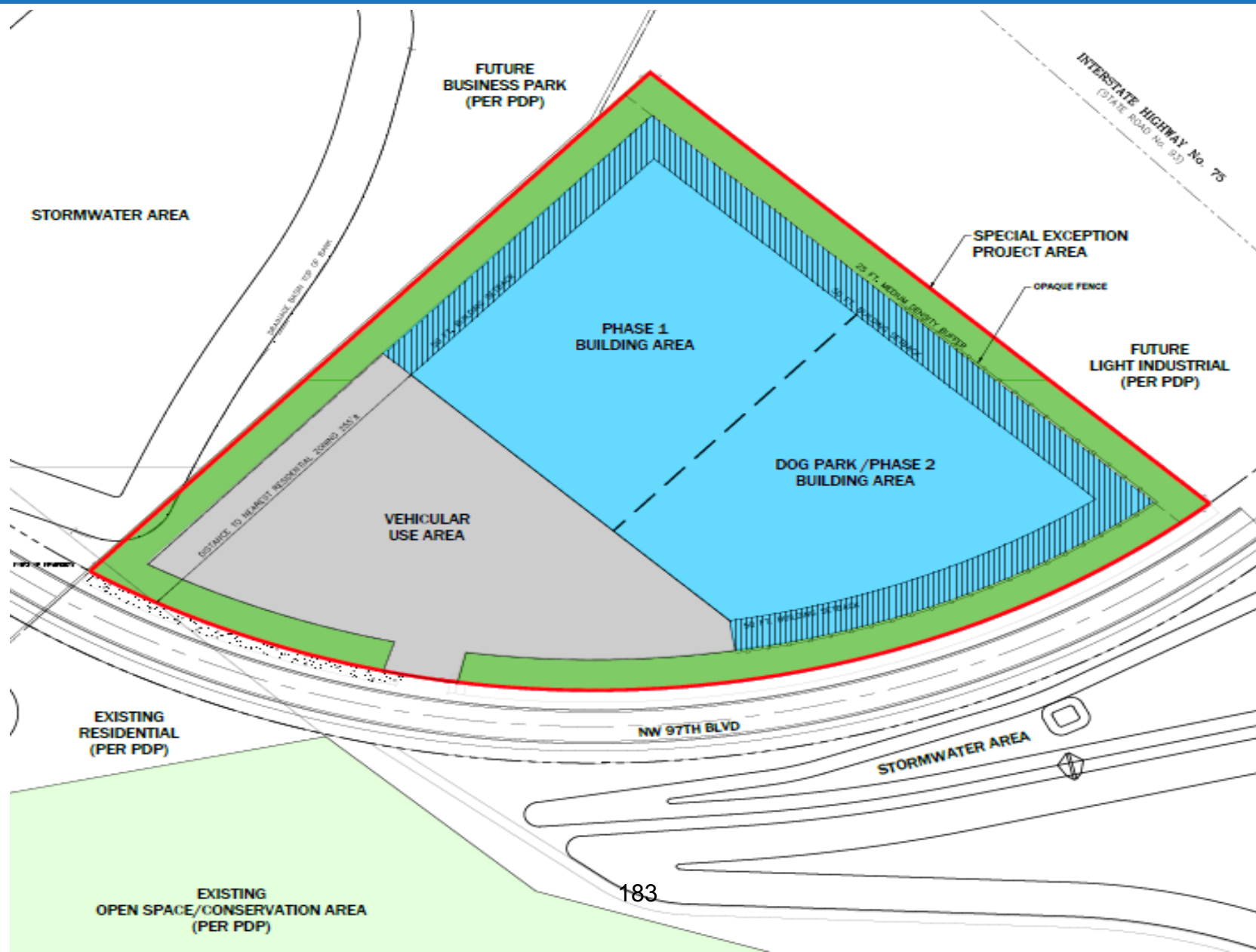
Background

- The proposed site is part of a larger development that has already received development plan approval
- The request is for a special exception (SE) for a commercial animal boarding facility
- This SE allows both daytime boarding as well as overnight boarding (limit 30 days)
- Specific criteria for this SE are found in Section 404.44 of the Unified Land Development code (ULDC)

Master Site Plan



Project Site Plan



Staff Analysis – Comprehensive Plan

- The proposed SE will not cause Level of Service (LOS) standards located in the Future Land Use Element (FLUE) of the Plan to fall below adopted levels.
- The proposal is consistent with Policy 7.1.2 of the FLUE which states that proposed changes in the zoning map shall consider consistency with the Plan, impacts to public facilities and relationships to surrounding development. Staff analysis has found that the proposed SE will not negatively impact public facilities, is consistent with development patterns in the immediate area and is consistent with the policies, goals and objectives of the Plan.

Staff Analysis – ULDC

- The proposed SE is consistent with the criteria for approval found in Section 402.113 of the ULDC. These include such factors as consistency with the Plan, compatibility with surrounding uses as well as the health, safety and welfare of the public in general. 402.113 also considers factors such as ingress/egress; off-street parking, noise and odors, availability of utilities, screening and buffering, sign, impacts to public roads as well as environmental justice issues.
- Section 404.44 provides specific requirements for commercial animal boarding facilities

Proposed Conditions

1. This special exception is to permit a commercial animal boarding facility on an approximately 4.8 acre portion of Parcel 06233-014-055
2. Parking shall be provided on site to adequately serve the anticipated use of the property and shall not exceed 65 paved parking spaces.
3. Screening shall be required only for those areas identified as 'Dog Park/Phase 2' on the proposed development plan.
4. ***A medium-density buffer shall only be required along the northeast perimeter of the site as shown on the proposed development plan.***

Since the project site is internal to the overall development, staff, in coordination with the applicant, is recommending that buffering be limited to the area of the parcel highlighted in Condition #4. This is due in part to the fact that the property is surrounded by internal roadways, stormwater management areas and on-site conservation areas.

Project Site Plan

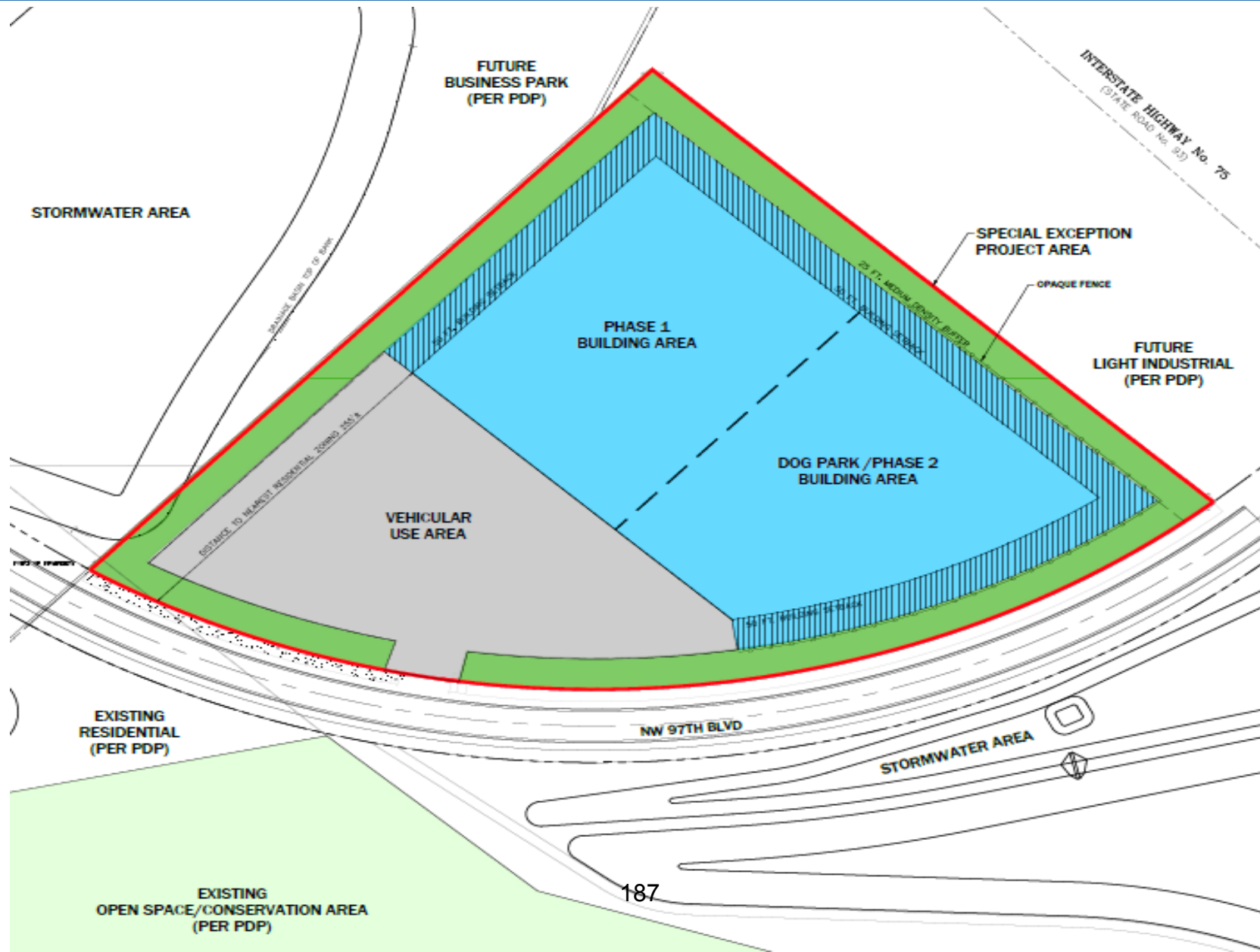


Photo of Project Site



View of Retention Area Across from Project Site



**View of Retention
Area Southwest of
Project Site and
Conservation Area
Beyond**



Staff Recommendation

Staff recommends that the Planning Commission find the proposed SE request consistent with the Plan and ULDC and recommend to the Board of County Commissioners that they adopt the resolution approving the request.

Attendance Report for the last 6 meetings

Local Planning Agency and Planning Commission

Staff Liaisons: Patricia McAllister, Chris Dawson

Member	Start	End	Terms	08/21/24	09/18/24	11/20/24	12/18/24	03/19/25	04/16/25	Meetings Attended
McCaslin, Gailine	08//24	7/31/28	1	P	P	P	A	A	P	4 of 6
Mutch, Samuel	08//24	7/31/28	1	P	P	P	A	P	P	5 of 6
Norman, Melissa	03/22/22	7/31/25	1	P	P	P	A	P	P	5 of 6
Sarah Rockwell*	12/24	7/31/28	1	--	--	--	A	A	A	0 of 3
Rutenberg, Barry	10/24/23	7/31/27	1	P	P	A	P	P	P	5 of 6
Vinson, Jancie	9/27/22	7/31/26	1	P	P	P	P	A	P	5 of 6
Walsh, Raymond	9/28/21	7/31/25	1	P	P	P	P	A	P	5 of 6
Young, Kristen	8/28/18	7/31/26	1	P	P	P	P	P	P	6 of 6

[P=Present] [A=Absent] [C=Cancelled] [PNQ=Present No Quorum] [ANQ=Absent No Quorum] [NR=Member Active No Attendance Record]

[--=Member Not Active]

**** Our school board member is appointed by the Alachua County School Board.***

*****LPA/PC meetings for October16, 2024, January 15, 2025 and February 19, 2025 were cancelled.***

No attendance is necessary for those meetings.