Commission Agenda Item

MEETING DATE: August 26, 2013

SUBJECT: Second Reading and Second Public Hearing for Ordinance 13-07: An Ordinance Of The City Of Alachua, Florida, Adopting An Amended Community Redevelopment Plan Which Contains New, Updated, Or Reconfigured Text, Organization, Sections, Subsections, Maps, Programs, Policies, Information, And Activities, Extends The Time Certain Of The Plan, Removes Certain Parcels That Are Located Partially Within The Existing Community Redevelopment Area And Corrects Scrivener's Errors; Providing Severability; Providing A Repealing Clause; And Providing And Effective Date.

AGENDA SECTION: Public Hearings and Ordinances

DEPARTMENT: Planning & Community Development

PREPARED BY: Kathy Winburn, AICP, Planning Director

RECOMMENDED ACTION: Adopt Ordinance 13-07

Summary

On June 19, 2013, the City of Alachua Community Redevelopment Agency (CRA), also known as the Downtown Redevelopment Trust Board (DRTB), approved and recommended that the Amended Community Redevelopment Plan be forwarded to the City Commission with the CRA's recommendation to adopt the Amended Plan. Florida Statute gives the City the authority to modify its community redevelopment plan. Section 163.3161(1) states: "If at any time after the approval of a community redevelopment plan by a governing body becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land or to exclude land from the redevelopment area....."

The Amended Plan provides a comprehensive framework for the support of current and future projects within the Community Redevelopment Area. The current plan was last amended over ten years ago, therefore the Amended Plan includes updates which reflect goals for the future, related to: economic development, parks & open space, historic preservation, infrastructure, parking, streetscapes, wayfinding & signage, housing, marketing and public participations. The Amended Plan meets the content requirements of Section 163.362 F.S.

The Amended Plan includes a change in the boundaries of the Community Redevelopment Area (hereafter referred to as "the Area") to exclude certain parcels (9.41 acres excluded) which were located only partially within the Area and to correct scrivener's errors. The changes to the boundaries DO NOT include the addition of any land to the Area. The land proposed to be excluded from the boundaries is being removed at the request of the Alachua County Property Appraisers Office in order to provide for proper tax assessment. Removing these parcels does not result in a loss of significant tax increment revenues.

According to Section 163.362(10) F.S., a redevelopment plan shall "provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted or amended pursuant to Section 163.3161 (1)." The Amended Plan proposes to extend the time certain to the year 2043.
On June 11, 2013, the Planning & Zoning Board made a finding that the proposed Amended Community Redevelopment Plan is consistent with the City of Alachua Comprehensive Plan.

In accordance with Florida Statute, a courtesy copy of the proposed Amended Plan was provided to the taxing authority, Alachua County via a letter dated July 10, 2013.

On August 12, 2013, the City Commission approved Ordinance 13-07 upon first reading.

ATTACHMENTS: Ordinance 13-07; Amended Community Redevelopment Plan; map showing areas excluded from the redevelopment area boundary; letter to Alachua County dated July 10, 2013.

REVIEWED BY CITY MANAGER: Klain

ORDINANCE 13-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN WHICH CONTAINS NEW, UPDATED OR RECONFIGURED TEXT, ORGANIZATION, SECTIONS, SUBSECTIONS, MAPS, PROGRAMS, POLICIES, INFORMATION, AND ACTIVITIES, EXTENDS THE TIME CERTAIN OF THE PLAN, REMOVES CERTAIN PARCELS THAT ARE LOCATED PARTIALLY WITHIN THE EXISTING COMMUNITY REDEVELOPMENT AREA AND CORRECTS SCRIVENER'S ERRORS; PROVIDING SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Section 163.330 through 163.450, Florida Statutes, empowers the governing authority of a municipality to prepare, adopt and amend and implement a Community Redevelopment Plan; and

WHEREAS, Section 163.330 through 163.450, Florida Statutes, empowers the governing authority of the municipality to exercise certain functions and powers related to redevelopment of slum and blighted areas; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.3.55 Florida Statutes, the City Commission of the City of Alachua adopted Resolutions 82-4, and 98-46, as amended by Resolution 99-02, finding that a slum or blight area exists within the City of Alachua Florida, hereinafter referred to as the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area is necessary and in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356 Florida Statutes, the City Commission on December 7, 1981, adopted Resolution 82-4, finding that there is a need for a Community Redevelopment Agency to function in the City to carry out the community development purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357 Florida Statutes, the City Commission on April 5, 1982 adopted Ordinance No. 82-5 establishing the membership and terms of the agency hereinafter referred to as the CRA, to function in the City and carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Commission on May 1, 2000, adopted Ordinance 00-18, adopting and approving the City of Alachua Community Redevelopment Plan, hereinafter referred to as the Plan, for the rehabilitation, conservation, and redevelopment of the areas found in Resolution 99-02 to be in need of such rehabilitation, conservation, and redevelopment and contained the contents required by Section 163.362 Florida Statutes; and

WHEREAS, the City's Community Redevelopment Agency (the Downtown Redevelopment Board referred to herein as the "CRA") has determined that there is a need to review and update the Community Redevelopment Plan including amending the boundaries of the Community Redevelopment Area soley by deleting certain lands lying within it, extending the time certain of the Plan through 2043, including new, updated or reconfigured text, organization, sections, subsections, maps, programs, policies and activities, and correcting scrivener's errors; and as such, has authorized the preparation of a proposed Amended Community Redevelopment Plan (Amended Plan), pursuant to the Community Redevelopment Act of 1969, Section 163.361, Florida Statutes, and

WHEREAS, on June 11. 2013, the Planning and Zoning Board (the City's Local Planning Agency) held a public hearing, after public notice was provided, during which it reviewed the proposed Amended Plan and found it to be in conformity with the City's Comprehensive Plan; and

WHEREAS, on June 19, 2013, the CRA held a public hearing after public notice was provided, and has reviewed and considered the Amended Plan, and all comments received during said public hearing, and has approved and recommended the Amended Plan to be forwarded to the City Commission with the CRA's recommendation to adopt the Amended Plan; and

WHEREAS, the CRA, pursuant to the Community Redevelopment Act of 1969, Section 163.346, prior to the City Commission as the CRA's governing body adopting an ordinance amending a community redevelopment plan, provided to its taxing authority, Alachua County, a courtesy copy of the proposed Amended Plan by letter sent via registered mail dated July 10, 2013; and

WHEREAS, the City Commission finds that the removal of certain parcels that are partially within the existing Community Redevelopment is a necessity in order to facilitate proper tax assessment;

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

Section 1. **Purpose and Intent**

This Ordinance to adopt an Amended Plan is enacted to carry out the purpose and intent of, and exercise the authority provided by, and set out in, and enacted pursuant to the Community Redevelopment Act of 1969, Section 163.330 to 164.450, Florida Statutes, and Section 166.021, Florida Statutes, as amended.

Section 2. **Finding of Facts**

The City Commission makes the following findings of facts:

1. The above RECITALS are true and correct and are incorporated into this Ordinance by reference;
2. The amended version of the Plan is based on a reorganization of the existing Plan, as previously amended; to remove or update outdated, inapplicable, or erroneous sections; to include new or updated sections, subsections, maps, graphics, programs and activities for the Redevelopment Area and extend the time certain of the of 2043.

Section 3. Community Redevelopment Plan Amendment

The Amended Community Redevelopment Plan which is attached hereto as Exhibit "A" is incorporated herein and made a part of this ordinance by reference.

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

The City Manager or designee, without public hearing, may authorize the correction of scrivener's errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. **Ordinance to be Construed Liberally**

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

Section 6. **Repealing Clause**

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

Section 7. **Severability**

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

Section 8. **Effective Date**

This ordinance shall become effective immediately upon passage and adoption.

PASSED on first reading the 12th day of August, 2013.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 26th day of August, 2013.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

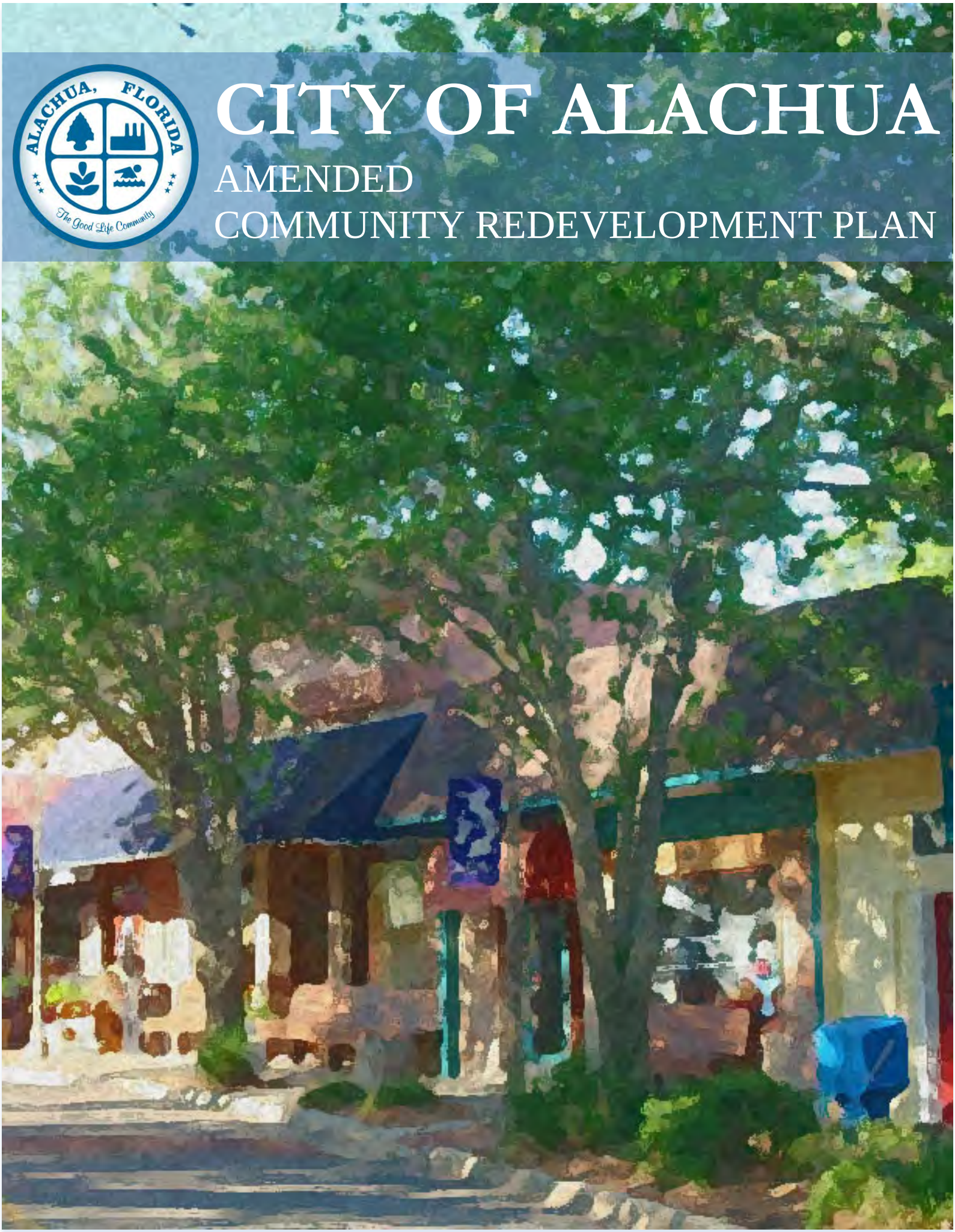
Traci L. Cain, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

CITY OF ALACHUA

AMENDED
COMMUNITY REDEVELOPMENT PLAN



ACKNOWLEDGEMENTS

Mayor and City Commission

Gib Coerper, Mayor

Robert Wilford, Vice Mayor

Gary Hardacre

Ben Boukari Jr.

Shirley Green Brown

Administration and Staff

Traci L. Cain, City Manager

Marian Rush, City Attorney

Kathy Winburn, AICP, Planning Director

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Brandon Stubbs, Planner

Alison Schutes, Intern

Amanda Kingsbury, Intern

Downtown Redevelopment Trust Board

Darryl Tompkins, Chair

Bryan Boukari, Vice Chair

Valerie Taylor

Michael Del Rosal

David Flinchum

Kathi Schibuola

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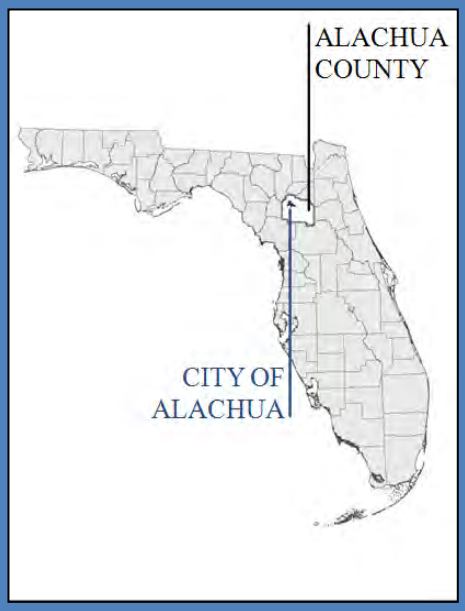


State of Florida

INTRODUCTION
CITY OF ALACHUA

LOCATION
The City of Alachua is located in the northwest quadrant of Alachua County and is part of the Metropolitan Statistical Area of Gainesville. The incorporated jurisdiction of the City of Alachua is approximately 35.1 square miles. The City of Alachua borders the City of High Springs to the northwest and the City of Gainesville to the southeast, and is proximate to the City of Newberry to the southwest and the City of Lacrosse to the northeast.

OVERVIEW
Founded in 1905, the City of Alachua's humble beginnings was that of a farming community and railroad town. Area farmers hauled their produce by wagons to packing sheds, and from there to the railroad in Alachua for transport to hungry markets north, east, and west. As the town grew and the economy evolved, almost half of the town's workers were employed by the Copeland Sausage Company. In 1976, when Copeland Sausage closed, hundreds of people were out of work, and the local economy came to a grinding halt. The downtown Main Street area, the previous center of the bustling small town, all but closed its doors and rolled up the street.

Present day Alachua is a thriving community where residents have access to vital community services; modern healthcare facilities; emergency services; water, wastewater, electric, telecommunications services; affordable housing, and education. With its small-town charm and its prime location at the intersection of Interstate 75 and U.S. Highway 441, the City of Alachua has uniqueness like no other. Through economic development and job creation, residents now have a variety of employment choices locally. Investment in local housing rehabilitation has assisted in the availability of affordable housing for residents, in conjunction with rural rental housing for low income residents.

Alachua has a rich past in providing a community where residents can raise a family without the hustle and bustle that comes with living in larger cities. Alachua has a

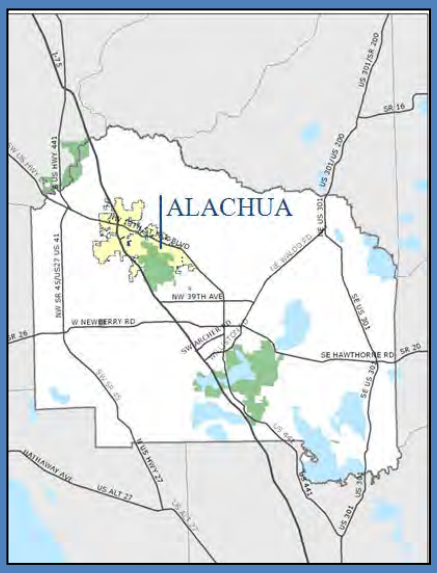
diverse revenue stream with a $34 million budget in Fiscal Year 2012-2013. Alachua is home to several major distribution centers that have broadened the tax base, provided tax revenue, utility revenue, thousands of jobs and furthered economic development in the area. Dollar General, Wal-Mart and Baugh Southeast (Sysco) have distribution centers in the Southwest Industrial Park of Alachua providing over 2,500 jobs to the area and accounting for an economic impact of over $3.8 million dollars per year.

Since 2002, the City of Alachua has been aggressive in obtaining state and federal level grants to benefit residents and businesses in the community. Those funds have assisted in everything from the construction of new roads, to housing rehabilitation, to infrastructure expansion.

Several major companies are based in Alachua including Sandvik, formerly known as Driltech, and world renowned ship-building giant Marlow-Hunter, formerly known as Hunter Marine. South of the center of town, Progress Corporate Park houses 30 companies and 850 employees within its 200 acres in addition to being the home of internationally recognized biotechnology firms specializing in world-leadingresearch and discovery, including the University of Florida's Biotechnology Incubator. The University of Florida has also purchased 280 acres south of the Progress Corporate Park with plans to facilitate the development of additional corporate uses.

Main Street in Alachua is a winding vision of classic small-town America with businesses ranging from restaurants, beauty salons and antique shops to newspaper offices, real estate firms and hardware stores. In 1989, thanks to the City of Alachua Community Redevelopment Agency, Main Street was reengineered to promote economic growth and stability. The project was completed from the north to south ends of Main Street in 2000. Main Street is the center of events in the City of Alachua and is home to over 25 businesses.

The City of Alachua has also made strides in ensuring educational opportunities for its citizens. Santa Fe College's Alachua campus opened in Summer 2009. The college offers classes specializing in biotechnology. Santa Fe High School, located on the northern side of the city offers a curriculum for students interested in the



Alachua County

Main Street, Alachua.

biotechnology field, helping to create a pipeline to the college and then the biotechnology firms at Progress Corporate Park.

There are four public schools in the City of Alachua, including Irby Elementary School, Alachua Elementary School, Mebane Middle School, and Santa Fe High School, in addition to several other private and charter schools throughout the city.

Shopping in the City of Alachua is convenient, with grocery stores, business plazas, and the assorted offerings of Main Street. In addition, the City of Alachua has been of interest to major retail outlets interested in locating along the U.S. Highway 441 corridor. Alachua has its own recreation facilities with courts and fields for many sports as well as parks and courts throughout the city.

Alachua has its own community center, offering entertainment and resources for all ages. Bicycle and horse trails can be found in Alachua as part of the San Felasco Hammock Preserve State Park within the southern region of the city.

Those who are new and old to Alachua have ample choices in terms of housing within the City. The City of Alachua prides itself on a variety of housing options, from luxury estates on rolling hills to modest income homes just a short distance from downtown. There are several subdivisions within the City of Alachua that provide housing on open acreage while still providing a neighborhood feeling. Many residents enjoy living near downtown shopping and area parks, thus taking advantage of sidewalk neighborhoods and Victorian style homes. Alachua also has several apartment complexes within its limits, offering units to those who may choose to rent.

While much has been accomplished, in order for the City of Alachua to thrive, the town will continue to work towards strengthening the community through job creation and small business development, investments in infrastructure and neighborhood revitalization, affordable housing, preservation of the natural environment and providing for alternative modes of transportation.

DEFINITIONS

WHAT IS REDEVELOPMENT?

Redevelopment consists of any projects or activities within a community redevelopment district to eliminate or prevent blight and rehabilitate or conserve areas of a community.

WHAT IS A COMMUNITY REDEVELOPMENT DISTRICT?

A community redevelopment district consists of areas within a city characterized by blight or slum and/or insufficiencies in affordable housing, infrastructure, transportation, or parking. These insufficiencies pose a risk to the public health, safety and welfare. The term Finding of Necessity is given to the survey and documentation of such conditions by local government.Florida Law gives local government power to create a community redevelopment district after the Finding of Necessity. It is within this district that redevelopment efforts are focused. In November 1998, the original Community Redevelopment Area for Alachua was re-established and clarified through Ordinance O-99-03.

WHAT IS A COMMUNITY REDEVELOPMENT AGENCY?

The Community Redevelopment Agency (CRA) oversees any activities or projects undertaken in the redevelopment district. A board is usually established to direct the Agency. For the City of Alachua, the Downtown Redevelopment Trust Board (DRTB) acts as the CRA and serves as the governing board for the community redevelopment district. The Board, made up of the Chair, Vice-Chair, and Members, is appointed by the Alachua City Commission. The DRTB was originally established by Ordinance O-82-5 in April 1982.

WHAT IS A REDEVELOPMENT PLAN?

The redevelopment plan should serve as the framework for any redevelopment efforts to be undertaken by the CRA. The plan addresses the insufficiencies of the redevelopment district by outlining goals, specific enhancement projects and an implementation outline to aid in improvements of the area. The plan must be consistent with the local Comprehensive Plan. Examples of projects proposed in the plan include streetscape and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking solutions, parks and open spaces, sidewalks and street tree plantings. The City of Alachua adopted an amended Community Redevelopment Plan in May of 2000 through Ordinance 0-00-18. The original Community Redevelopment Plan was adopted in April 1982 By Ordinance 0-82-5.

HOW DOES FUNDING WORK?

Funding for redevelopment projects is provided via a mechanism called tax increment financing (TIF). Properties within the redevelopment area are assessed on a fixed date, deemed the "frozen value." Any increase in property value when compared to the frozen value is additional tax revenue and is considered "increment". The tax increment is deposited to the CRA fund for further redevelopment efforts. Additional funding may come from redevelopment bonds and grants, land sales or leases, and loans.

REDEVELOPMENT DISTRICT

DESCRIPTION

The original boundaries of the community redevelopment district were established in 1987 and re-established in November 1998 through Resolution 99-02. The Area boundaries were amended and expanded to include additional parcels with the Redevelopment Plan of 2000. The redevelopment district contains the Main Street corridor and extends out to adjacent neighborhoods. As it stands currently, the area covers 256 acres, including public right of way. It is bordered primarily by US Highway 441 on the north, NW 137 Terrace on the East, NW 142 Avenue on the South, and NW 144nd Street and NW 147th Drive on the West. The reason for establishing the boundaries as such is to focus redevelopment efforts on an area that encompasses the downtown commercial core and surrounding area of residential and office uses.

The maps referenced within this section of the plan are located in Appendix E. The proposed CRA boundaries adopted as part of this Plan are shown on Map 1. An aerial view of the CRA boundaries is shown on Map 2. The Legal description of the area can be found in Appendix A.

EXISTING BUILDING LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

Map 3 depicts the land use classification of the Future Land Use Map of the City's adopted Comprehensive Plan, and Map 4 depicts the zoning districts as contained on the City's Official Zoning Atlas, for all properties located with the Redevelopment Area. All development and Redevelopment within the Redevelopment Area shall be in conformance with the City's Comprehensive Plan and Land Development Regulations. Appendix B includes the building limitations and permitted uses for the corresponding zoning districts applicable to the Redevelopment Area, as contained in Article 4 of the City's Land Development Regulations.

OPEN SPACE AND STREET LAYOUT

Open space means undeveloped lands suitable for passive recreation or conservation uses. Open Space within the Redevelopment Area is shown on Map 5. The existing street layout is shown on Map 6 and is not planned to be altered within the Redevelopment Area.

DWELLING UNITS

There are approximately 186 dwelling units located within the Redevelopment Area.

PUBLIC USES

The location of existing public uses within the Redevelopment Area are shown on Map 7. No additional locations are proposed for the Redevelopment Area.

NEIGHBORHOOD IMPACT

Redevelopment within the Redevelopment Area will not impact the residents of the Area in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, school population, or any other factors affecting the physical and social quality of the neighborhood.

REDEVELOPMENT PLAN SAFEGUARDS

All redevelopment work shall be carried out pursuant to this Plan.

PROVISIONS FOR RETENTION OF CONTROL

If any land is sold or leased for private use by the City, the sale or lease of such land shall include restrictions or covenants running with the land for such periods of time and under such conditions as the City Commission deems necessary to retain control of such land to effectuate the purposes of the Community Redevelopment Act and this Plan.

REPLACEMENT HOUSING FOR RELOCATED PERSONS

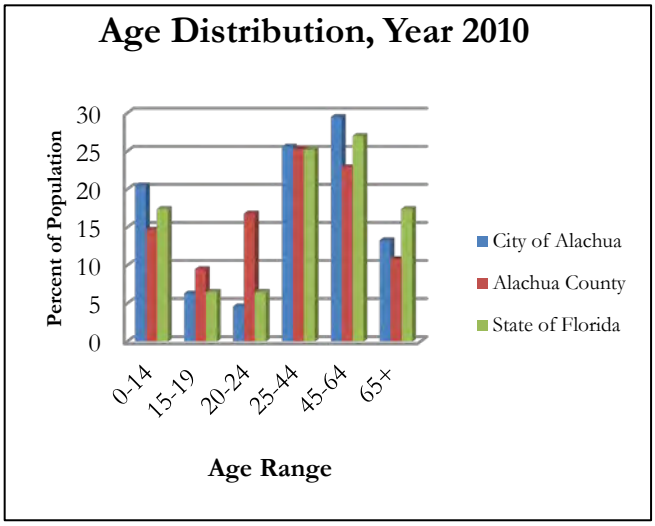
There will be no temporary or permanent displacement of persons from housing facilities located within the Redevelopment Area necessary to complete redevelopment projects. Therefore, there will be no need for replacement housing.

INVENTORY

The following inventory is intended to provide a summary of the existing conditions in the City of Alachua Community Redevelopment District. This section also seeks to establish a foundation for the following goals and recommendations.

LAND USE

Primary future land use classifications of the redevelopment district consist of residential and commercial uses. The historic downtown core is represented by the central business district classification. Isolated parcels classified for community commercial, public, recreational, and industrial use also exist. See the figure below for a graphic representation.



POPULATION

The City of Alachua has grown considerably over the past twenty years. The U.S. Census population in 1990 was 4,529. By 2000, the population had grown to 6,098. Between 2000 and 2010, the City of Alachua grew to a population of 9,059. With a 48% growth rate over the past ten years, the City of Alachua grew at a rate nearly three times that of Alachua County or the State of Florida. These figures show the population growth and age distribution of the City of Alachua compared to Alachua County and the State of Florida. Even with such rapid growth, the City of Alachua was able to keep much of its historic charm and rural character.

Population Comparisons			
	Population, 2000	Population, 2010	Population Growth (percent change: 2000 to 2010)
City of Alachua	6,098	9,059	48.60%
Alachua County	217,955	247,336	13.50%
State of Florida	15,982,378	18,801,310	17.60%

US Highway 441

TRANSPORTATION NETWORKS

The City of Alachua is located in Alachua County and is served by several major transportation arteries including Interstate 75 and US 441. To the west of the redevelopment district, Interstate 75 runs north-south connecting Alachua County to Columbia County, Interstate 10, and Georgia to the north; and Marion County, Orlando, and south Florida to the south. Along the northern end of the redevelopment district is US Highway 441, which connects Alachua to Gainesville and High Springs. Through the core of the redevelopment district is a combined section of County Road 235 and County Road 241 South, also named NW 140th Street. NW 140th runs north-south parallel to Main Street, the downtown core of the redevelopment district.

In addition to the vehicular transportation network, the CSX rail line runs through the southern portion of the redevelopment area, including spurs to local industrial parks. The Gainesville Regional Airport also serves the City of Alachua.

PARKING

Parking is often cited as a concern for communities, especially within their downtown core. The redevelopment area of the City of Alachua is no different. In 2009, the Downtown Redevelopment Trust Board commissioned a parking study to explore these concerns. The goals of the study were to evaluate existing parking conditions and identify problems and possible solutions. The study concluded the historic downtown core exhibits an overall parking deficit of approximately 200 spaces. This does not take into consideration that most of the parking identified is on private property. If property owners posted patron parking only, the overall parking availability would be significantly reduced, especially for small businesses with no on-site parking. From the proposed concepts, the Downtown Redevelopment Trust Board approved a new 89 car parking lot located in the rear of buildings on the east side of Main Street, connected to both NW 150th Avenue and NW 148th Place. At the time of this plan update, this parking project is already underway in the design and parcel acquisition phases.

Streetside parking on Main Street.

STREETSCAPES

A number of streetscape improvements have been completed throughout the Downtown Redevelopment District in recent years. Such improvements include the addition of sidewalks, street trees, crosswalk pavers, and improved lighting. These elements have increased the walkability in certain areas of thecommunity redevelopment district by allowing for a safer,more enjoyable pedestrian experience. Despite these improvements to the pedestrian corridors, many streets lack sidewalks or adequate shade to accommodate pedestrians. Many parts of the redevelopment area would benefit from enhanced streetscapes.

Completed Streetscape Improvements:

- Along South Main Street, from NW 142nd Avenue to NW 154th Avenue
- Along NW 150th Avenue, from Main Street to CR 235
- Phase 2 and 3 of Streetscape and stormwater management improvements to NW 142nd Terrace & NW 150th Avenue

Street trees and pedestrian scale lighting provide a safe and pleasant pedestrian experience.

Current gateway signage for Main Street is outdated, hidden by vegetation, and nearly invisible from US 441. Signage throughout redevelopment area lacks consistency and visibility.

Skinner Field in Downtown City Park provides space to engage in active activities such as baseball, tennis and basketball.

WAYFINDING & SIGNAGE

Currently, the City of Alachua does not have a comprehensive wayfinding system in place. By establishing such a system, it would allow for efficient and beneficial movement to, from and through the community redevelopment district. Signage throughout the City is inconsistent and lacks organization, leading to a missed opportunity to direct visitors to points of interest and the Main Street corridor. Though a sign exists at the intersection of Main Street and US 441, it is angled in a manner which caters only to those travelling east and is virtually invisible from the west. There are few signs calling notice to public facilities such as City Hall, the Library, and public parks other than directly adjacent these facilities. The City could benefit greatly from the development of a comprehensive wayfinding system and corresponding consistent signage.

PARKS & OPEN SPACES

Three parks exist inside Alachua's redevelopment district. Skinner Park, located at the corner of NW 150th Avenue and NW 142nd Terrace, is by definition a neighborhood park, thus providing park services to a half mile radius area. Downtown Theater Park is situated in the midst of the downtown Main Street in between NW 150th Avenue and NW 148th Place. The historical theater has been converted into a pocket park. In the southeast corner of the redevelopment district, at the intersection of NW 142nd Place and NW 138th Street is Feirmon E. Welch Park. Another pocket park, Welch provides service to a quarter-mile radius area. Taking into account the parks' service area, additional park space in the southern portion of the community redevelopment district may be warranted. Also, because most parks are devoted mainly for active recreation, additional park space devoted to passive activities may be warranted.

RECENT PROJECTS

The previous redevelopment planlisted a number of priority projects to be addressed within the redevelopment district. Multiple projects have been implemented since the previous redevelopment plan, including those in recent years, listed below.

RECENTLY COMPLETED PROJECTS:

2009:

- Acquisition of Theater Park on Main Street

2010:

- Phase 1 completion of streetscape improvements at NW 142nd Terrace and NW 150th Avenue Project

2011:

- Theater Park restoration efforts completed
- Streetscape improvements along South Main Street, from NW 142nd Avenue to NW 154th Avenue
- Streetscape improvements along NW 150th Avenue, from Main Street to CR 235

CURRENT & ONGOING PROJECTS:

The following projects were currently underway at the time of this plan update.

- Phase 2 and 3 of Streetscape and stormwater management improvements to NW 142nd Terrace & NW 150th Avenue
- Implementation of parking plan between NW 150th Avenue and NW 148th Place

Restored Theater Park on Main Street.

Streetscape improvements along NW 150th Avenue provide for an improved pedestrian environment with new sidewalks and street lights.

Main Street, Alachua.

REDEVELOPMENT PLAN

VISION & INTENT

The City of Alachua's Vision 2020 state that: the City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of its state-of-the-art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home in Alachua. The City will become a leader in innovative techniques to ensure quality, well-planned growth and a safe and convenient transportation network. Alachua will be a place where housing choices are available to meet the needs of all residents. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

The Downtown Redevelopment Trust Board's goal to rehabilitate, conserve and redevelop areas within the community redevelopment district align with the overall vision of the City and should be manifested through the contents of this redevelopment plan. This plan is put forward to outline ways in which attributes of the City can be improved. Through attributes such as economic development, parks and open space, historic preservation, infrastructure, parking, streetscapes, wayfinding and signage, housing, marketing and public participation, redevelopment efforts should be pursued at a standard that allows Alachua to continue to thrive as "The Good Life Community."

This plan shall guide redevelopment activities in Alachua through 2043.

REDEVELOPMENT DURATION AND COMPLETION DATE:

The provisions of this Plan shall remain in effect and serve as a guide for the future redevelopment activities in the entire area designated as the City of Alachua

Community Redevelopment Area through 2043, which is thirty (30) years from the adoption date of this updated and amended City of Alachua Community Redevelopment Plan. All redevelopment to be financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption date of this amended Plan.

GOALS & RECOMMENDATIONS

The following goals and recommendations seek to address the mission of the Downtown Redevelopment Trust Board to rehabilitate, conserve, and redevelop areas within the geographical boundaries of the redevelopment area of Alachua.

ECONOMIC DEVELOPMENT

Economic development is a process that begins when a community makes itself ready to accommodate the retention, startup, location, or expansion of an enterprise. Economic development occurs when a local economy is vitalized by the creation of one or more jobs, an increase in community wealth, or the useful distribution of capital that arrives from outside sources. The primary purpose of the community redevelopment plan is to promote economic development within downtown Alachua and investment within the redevelopment district, reducing slum and blight, avoiding blight in the future by supporting and promoting business in the redevelopment district, and increasing the standard of living and quality of life within the community. For long term economic resilience, it is important to maintain a diversity of economic functions. Therefore, the redevelopment plan should encourage both public and private investment in a variety of economic opportunities. Attracting economic development to downtown Alachua also creates jobs and a healthy tax base allowing for the maintenance of the high quality of living present in Alachua.

RECOMMENDATIONS:

- Encourage a variety of economics opportunities, ranging from small scale neighborhood entrepreneurs to consolidated sites that would attract major tenants

Main Street Pie Company Pizzeria, one of the local businesses situated on Main Street.

Conestogas, a local Main Street restaurant.

Playground in Downtown City Park along Main Street.

- Utilize the social economic benefits inherent in the overlapping of differing user groups
- Downtown is uniquely a commercial center of the community life. Care should be taken to maintain the balance of places to shop, walk, meet and make acquaintances, to pass through and explore, and to live and work
- Encourage mixed land uses and variety of activities to strengthen downtown business
- Find the economically viable uses that will profit from and support the City of Alachua's uniqueness
- Encourage business opportunities that enhance the character of downtown
- Promote and support downtown business by attracting shoppers and patrons
- Support the development of additional cultural facilities and performance spaces
- Serve all parts of the community
- Indentify the unique functions of downtown that can appropriately play in the greater region

PARKS & OPEN SPACE

Natural amenities in Alachua complement the City's historic character. San Felasco Hammock Preserve State Park is a regional amenity providing ample opportunity for nature-based recreation. Multiple parks located throughout the City allow for the enjoyment of the outdoors by participating in active recreation activities such as baseball, softball, and basketball.

Parks and open spaces provide valuable services to any community. Used for both active and passive activities, gathering spaces and locations for festivals; parks are a vital part of communities. Significant to a city's character, parks provide social benefits beyond building and infrastructure capabilities. Parks provide spaces for visitors and residents alike to socialize, further developing the community ties residents of Alachua take pride in. Furthermore, parks can serve as the foundation for redevelopment by encouraging the revitalization of surrounding areas, and serve as an amenity for residents and business owners, thus encouraging activity in the commercial corridor of downtown. Additionally, utilizing strong open space systems to develop bicycle and pedestrian linkages lead to enhanced connectivity throughout the city.

Within the redevelopment district, vacant lots can be assessed as to the feasibility for conversion into pocket and neighborhood parks. The addition of spaces allocated for passive activities is encouraged. Such spaces would not only provide for passive activities, but also, renewed life in the commercial corridor along with increased connectivity and pedestrian activity. Consideration should be given to the addition of greenways to allow for bicycle and pedestrian connections within and between the redevelopment area and the rest of the city.

Feirmon E. Welch Park, located in the southeast corner of the redevelopment district.

RECOMMENDATIONS:

- Assess vacant parcels for use as designed public open space
- Support the development of additional spaces for passive recreation
- Encourage development of an open space master plan
- Encourage connectivity to the redevelopment district and Main Street from surrounding neighborhoods, parks and recreational facilities through the use of green networks
- Investigate integration of rail right-of-way for rail-trail usage
- Encourage the incorporation of flexible gathering space with possible use as a stage or outdoor performance area, farmers markets and festivals in the Main Street public open space

A restored historic building serves as a host to local businesses on Main Street.

A well-maintained historic home along Main Street.

HISTORIC PRESERVATION

In 1999, the Downtown Redevelopment Trust Board commissioned a study of the architectural and historical resources in the Community Redevelopment Area. As a result, a historic district was mapped and established, andthe district and surrounding area is listed on the National Register of Historic Places.

Through historic preservation, certain benefits within the City of Alachua can be achieved. Historic districts are identified primarily to recognize and protect areas of significance in a place's history. The preservation of the historic district and its structures can serve to maintain tradition, quality appearance and bring about economic benefits.

A rich cultural heritage present in Alachua serves both as a source of pride for local residents and a draw for outside visitors. Historical resources are valuable community assets serving as a reminder of Alachua's unique history. Such resources are irreplaceable and thus should be adequately cared for and protected. Further, historic elements provide a backdrop for local businesses on Main Street. Economic elements such as federal and state tax benefits and publicly funded grants provide means through which to pursue historic preservation.

Historic elements in the City of Alachua should be maintained and respected in a manner that upholds their integrity as cultural resources. Efforts should be made to explore options in which to appropriately preserve and enhance these cultural assets. Any changes, additions or new construction within the area should be considerate to its surroundings and maintaining the character of the district as a whole.

RECOMMENDATIONS:

- Encourage and support proper maintenance and upkeep of historical properties
- Respect the integrity of historically significant buildings and structures
- Provide recognition for quality restoration, maintenance and preservation of historic properties

- Review previously completed historical studies including "A Survey of Architectural and Historical Resources" by Murray Laurie and North Central Florida Regional Planning Council's report, to properly identify and inventory Alachua's historic structures, places, objects and sites to determine the appropriate level of recognition and protection
- Evaluate the implementation of the Main Street Program
- Incorporate historical elements into wayfinding and signage
- Ensure that future development in the redevelopment district is consistent with the existing architectural character of Alachua and the Historic District
- Encourage expansion of National Historic District and Historic Overlay Boundary to include nearby historic structures, where applicable

The Alachua Woman's Club building is part of the historic district.

Crews installing new sidewalks in Alachua.

Infrastructure improvements are encouraged along streets connecting to Main Street to provide better connectivity within the redevelopment area.

INFRASTRUCTURE

Downtown Alachua offers the unique ability for shared use of existing infrastructure, which in turn can result in an overall savings to the community. Past redevelopment has focused much attention to upgrading the infrastructure within the community redevelopment district through such projects as undergrounding power lines, installing sidewalks and street parking, and improving the overall streetscape. This work should be continued throughout the redevelopment area in order to increase accessibility, connectivity, and attractiveness for investment within Alachua.

RECOMMENDATIONS:

- Support paving, resurfacing, and reconstruction of roadways and coordinate with the Public Services Department to facilitate such projects within the redevelopment area
- Increase multi-modal mobility
- Extend and enhance bike trails to lead into downtown
- Provide for or assist with streetscape projects
- Create viable physical linkage between the downtown core, Skinner Park, the post office, and adjacent residential areas.
- Plan location of transit signs to provide visual linkages between downtown, Skinner Park, library, and adjacent commercial and residential areas
- Provide visual linkages between downtown and nearby activity centers that will encourage visitors to spend more time within the area
- Review and revise the functional classification of streets and avenues within the designated area of downtown and its adjacent areas as needed
- Encourage access for people with disabilities
- Improve accessibility between downtown complexes: the library, Skinner Park, the recreation center, post office, retail areas, parking and residential area
- Support visible and pleasant connecting pathways within the area to encourage walking, biking, and wheel chairing
- Explore alternative transit methods

PARKING

Parking is an important element to any redevelopment plan because it is often viewed as a key to a successful downtown. Parking availability and proximity can be a determining factor for investment within the area because parking for patrons, employees, or residents is essential. Therefore, the provision of pleasant, easy to find, and convenient parking areas is an essential component of the infrastructure system and bringing people into the downtown core. Yet, despite the importance of parking, downtown should be predominantly a pedestrian place. Thus, parking should be developed to neither compromise the overall character and feel of downtown nor the safety of visitors to the area.

Existing parking lot downtown.

An example of a parking shuttle implemented in Stuart, Florida.

RECOMMENDATIONS:

- Support parking requirements which ensure that parking is convenient and will not be over built, and which encourages use and development of the redevelopment area
- Encourage the development and use of on-street parking where possible
- Continue to encourage the appropriate shared use of available parking spaces since this is a fundamental means for avoiding unnecessary expense and the proliferation of under-utilized or awkwardly shaped parking areas
- Continue to implement the results of the 2009 Downtown Parking Study
- Increase parking signage and wayfinding
- Explore a parking shuttle for special events to encourage more visitors to Downtown
- Enhance connectivity and landscaping to improve walkability to and from more distant parking lots
- Utilize street trees and other vegetation to buffer parking areas to reduce visual and character impacts from parking lots

Streetscapes along Main Street serve as an example to follow through the redevelopment area.

Ideal streetscapes include sidewalks, street trees and pedestrian lighting.

STREETSCAPES

The term streetscape generally refers to the pedestrian realm of a road's right of way. Included in streetscapes are elements such as sidewalks, street trees, crosswalks, benches, and lighting. Streetscapes should be designed to provide a pleasant and safe environment through which pedestrians can move from place to place in a community. Streetscape improvements can also lead to better connectivity between various points of interest such as the Main Street district or recreational facilities.

Alachua's Main Street provides a model for other streets within the City to follow. Tree-lined sidewalks with human scale lighting allow for pedestrians to move safely to and through the Main Street area. The streetscape environment not only provides a safe place for pedestrians, but also an aesthetically pleasing area that complements the surrounding historic buildings. By accommodating pedestrians, the spaces around Main Street become places people want to be, further activating them. Mirroring this design on surrounding streets would allow for enhanced walkability to and from Main Street and improve the visual appeal of surrounding areas. Finally, though there is adequate parking downtown for normal business days, community events and festivals often draw larger crowds, forcing people to park further away from Main Street. By improving the pedestrian environment between remote parking locations and the downtown destination, it improves the experience and diminishes the perception of the need for more parking downtown.

Streetscape improvements should be considered first on streets that connect Main Street with other points of interest in the redevelopment district such as the Library, City Hall and local parks. In doing so, this leads to an enhanced pedestrian network. Additional streetscape improvements should be considered that can draw people from points of interest outside of the community redevelopment district toward Main Street, such as the Hal Brady Recreational Complex.

RECOMMENDATIONS:

- Promote pedestrian friendly networks throughout the redevelopment district
- Encourage increased connectivity between streets within the redevelopment district and the surrounding context

- Continue to establish a unique visual character through consistent streetscape elements and plantings
- Install sidewalks where none currently exist
- Encourage the installment of street trees and pedestrian lighting where none currently exist
- Incorporate wayfinding& signage elements into streetscape design
- Regularly maintain street trees, plantings and sidewalks
- Provide trash receptacles at appropriate locations, designed for compatibility with the streetscape

WAYFINDING & SIGNAGE

The use of a unified wayfinding and signage system can have a positive effect on areas within the district. Proper usage of wayfinding and signage can announce one's entrance to a destination, direct people to local points of interest, and finally provide information as to the goings on of a community. Additionally, it can complement existing features within the City and enhance the historic character of the area.

Wayfinding and signage should provide information for pedestrians, bicyclists, and motorists in an equitable manner. By creating gateway features near Main Street entry points, the sense of identity can be strengthened and help draw people into the downtown corridor. Other points of interest within Alachua's redevelopment district should be incorporated in the wayfinding system including public buildings such as the Library, Post Office and City Hall. Flexible signage design would allow the inclusion of announcements of community events such as the Spring Festival, Fourth of July celebration, Trick or Treat on Main and Harvest Festival**.** Any signage implemented should complement the historic nature of Main Street and the surrounding context.

The development of a comprehensive wayfinding system and flexible and consistent signage is encouraged to help draw residents and visitors to Main Street, public events and points of interest.

RECOMMENDATIONS:

- Support the development of a multi-directional way finding system

An example sign from Stuart, Florida.

Single family housing in the redevelopment district.

- Develop a clear, consistent and attractive signage design to properly implement wayfinding strategies
- Strategically locate permanent and flexible signage and wayfinding elements in order to direct visitors and local residents to public buildings, Main Street, historic features, points of interest, public events and parking
- Utilize an equitable approach to pedestrians, bicyclists and motorists in the design of the wayfinding and signage.
- Create attractive gateway features at the intersections of Main Street and US 441, and Peggy Road with Main Street, and any other prominent entranceways to direct residents and visitors to the commercial areas of the central business district

HOUSING

Housing is essential to the character and economic vitality of Alachua. Housing throughout downtown and the neighborhoods of the community redevelopment district provide a ready market for business and services located along Main Street and the Alachua Town Center. Therefore, enhancing and preserving these downtown neighborhoods is one of the most important goals for the Alachua redevelopment program.

Additionally, as Alachua continues to grow the demand for a greater variety of housing increases. Market rate and multifamily housing are important socially and economically to the community redevelopment district of Alachua. The redevelopment program should focus on encouraging a diverse housing stock, offering quality options for homeowners and renters at all levels of the market. Town homes and garden apartments in the downtown area would provide additional support for Main Street businesses and residents greater access to walk to jobs, shops, and parks. This type of small scale multifamily housing can be designed to blend in seamlessly with the surrounding neighborhoods, and is a viable strategy to preserving the historic character of Alachua through adaptive reuse. Within the district, vacant lots should be cataloged and analyzed for the potential of infill and housing development opportunities.

RECOMMENDATIONS:

- Provide housing opportunities for residents of differing income levels
- Coordinate with the City for the provision of affordable housing for low income and elderly where available
- Encourage additional housing stock located within the redevelopment district to attract people to live downtown
- Enhance and preserve the existing historic residential neighborhoods within the redevelopment district
- Support infill and increased density of housing where appropriate, such as vacant, run-down, or non-conforming lots
- Support the enforcement of codes and development regulations to prevent the continuation of substandard housing
- Provide design or other assistance to redevelopment efforts such as façade grant programs
- Encourage the development of housing areas for employees, senior citizens, and low income single tenants that can benefit from the garden atmosphere and services provided in the downtown designated area and reduce the number of trips generated

Historic home along Main Street.

MARKETING

Marketing is a necessary component of the redevelopment program for the success of the City of Alachua's Central Business District and the entire community redevelopment district. Marketing, through support of events and promotion and advertising, brings people into the community, supports economic growth and success of Main Street and the City of Alachua, and avoids future deterioration and blight. These events can bring in first time visitors, create repeat visits and possible future residents, and foster interaction between local residents.

RECOMMENDATIONS:

- Work with local organizations in developing promotional campaigns to attract businesses
- Continue working with other local organizations such as the Alachua Business League for the continued success of festivals and events
- Work with other entities to create brochures to be distributed throughout the city and surrounding area

PUBLIC PARTICIPATION

Public participation enables the community to be a part of the visioning, growth and development of the redevelopment area. Through different realms such as community meetings, visioning sessions, and workshops, citizens can come together and contribute to the future of the community. The opinions of all the stakeholders are relevant to the decision making process and the redevelopment plan. Increased public participation opportunities encourage the discussion of opinions and ideas and provide a venue for to ask questions about the future of the redevelopment area.

Ideas from citizens and city officials alike are brought forward in a visioning charrette.

RECOMMENDATIONS:

- Encourage public participation in all stages of the redevelopment process
- Encourage increased citizen participation through meetings and with volunteering efforts for improvements
- Continue active involvement of participating agencies, task forces and committees within the community
- Develop and offer workshops to educate and update citizens on redevelopment

IMPLEMENTATION STRATEGIES

The City of Alachua Community Redevelopment Plan is meant to provide a guiding framework for the rehabilitation, conservation, and redevelopment activities within the redevelopment area and actions of the Downtown Redevelopment Trust Board. Successful implementation of this plan will require strong leadership and communication from both the public and private sectors, ensuring the support of the redevelopment objectives over time. To achieve the goals presented in this plan there must be a coordinated approach taken by the City of Alachua, the Downtown Redevelopment Trust Board, other government agencies, local businesses, community leaders, and residents alike.

RECOMMENDATIONS:

- The Downtown Redevelopment Trust Board, City Commission, and City Staff should coordinate redevelopment efforts, support the redevelopment mission, and insure implementation of scheduled projects
- Promote economic development, investment and redevelopment in coordination with public improvements outlined in the plan
- Explore incentive programs, such a façade improvement program, that encourage the rehabilitation and redevelopment of private property

Façade improvements needed along Main Street and other parts of the redevelopment area could be encouraged through a façade improvement program.

FUNDING/COSTS/BUDGET

CITY OF ALACHUA
CRA TIF CONTRIBUTION ESTIMATES

CITY OF ALACHUA

Tax Year	CRA Taxable Value	Percent Change
2001	$12,531,570	
2002	$16,353,510	30.50%
2003	$19,327,280	18.18%
2004	$23,248,130	20.29%
2005	$29,428,680	26.59%
2006	$42,090,580	43.03%
2007	$50,127,000	19.09%
2008	$59,619,630	18.94%
2009	$43,212,310	-27.52%
2010	$41,365,920	-4.27%
2011	$39,978,860	-3.35%
2012	$39,167,130	-2.03%

Projected Assessment Roll Values:

(1) Base Year (1987) Assessment Roll Taxable Value-Taxable Properties:	$6,295,700
(2) Projected Taxable Value:	$39,167,130
(3) Projected Incremental Value Taxable Properties:	$32,871,430

Taxing Authority Liabilities; Calculations:

City of Alachua

(1) Projected Incremental Value Taxable Properties:	$32,871,430
(2) Millage Rate:	5.5000
(3) Multiply Line (1) x Line (2):	$180,792,865
(4) Divide Line (3) by 1000:	$180,793
(5) Multiply Line (4) by .95	**$171,753**

ALACHUA BOCC

Tax Year	CRA Taxable Value	Percent Change
2001	$12,531,570	
2002	$16,353,510	30.50%
2003	$19,280,030	17.90%
2004	$23,141,130	20.03%
2005	$29,232,600	26.32%
2006	$41,818,310	43.05%
2007	$50,127,000	19.87%
2008	$59,619,630	18.94%
2009	$43,212,310	-27.52%
2010	$41,365,920	-4.27%
2011	$39,978,860	-3.35%
2012	$39,167,130	-2.03%

Projected Assessment Roll Values:

(1) Base Year (1987) Assessment Roll Taxable Value-Taxable Properties:	$6,295,700
(2) Projected Taxable Value:	$39,167,130
(3) Projected Incremental Value Taxable Properties:	$32,871,430

Taxing Authority Liabilities; Calculations:

Alachua BOCC

(1) Projected Incremental Value Taxable Properties:	$32,871,430
(2) Millage Rate:	8.5956
(3) Multiply Line (1) x Line (2):	$282,549,664
(4) Divide Line (3) by 1000:	$282,550
(5) Multiply Line (4) by .95	**$268,422**

TOTAL TIF ESTIMATED CONTRIBUTION: $440,175

CRA Contribution Estimates 2013

STATUTORY REQUIREMENTS

COMMUNITY REDEVELOPMENT DISTRICT LEGAL BOUNDARY DESCRIPTION

The community redevelopment area is defined by the legal description and accompanying map provided in Appendix A.

RESIDENTIAL USE

This plan does not propose the conversion of residential uses to nonresidential uses. All existing residential uses within the redevelopment area shall be allowed to continue as residential use in conformance with the City's Comprehensive Plan. This Plan is not intended to remedy a shortage of affordable housing for residents of low or moderate income, including the elderly.

REPLACEMENT HOUSING FOR RELOCATED PERSONS

There will be no temporary or permanent displacement of persons from housing facilities located within the redevelopment area necessary to complete the redevelopment of the redevelopment area. Therefore, there will be no need for replacing housing.

REDEVELOPMENT COMPLETION DATE

All redevelopment to be financed by tax increment revenues generated within the redevelopment area shall be completed within 30 years after the fiscal year in which this plan (2043), which supersedes and replaces previous plans, is approved or adopted.

REDEVELOPMENT PLAN SAFEGUARDS

All redevelopment work shall be carried out pursuant to this plan.

REDEVELOPMENT PLAN MODIFICATION

This redevelopment plan may be modified in a manner consistent with Florida Statutes 163.361.

PROVISIONS FOR RETENTION OF CONTROL

If any land is sold or leased for private use by the City, the sale or lease of such land shall include restrictions or covenants running with the land for such periods of time and under such conditions as the City Commission deems necessary to retain control of such land to effectuate the purpose of the Act and this plan.

APPENDICES/ILLUSTRATIONS/MAPS

APPENDIX A: LEGAL DESCRIPTION OF THE CITY OF ALACHUA COMMUNITY REDEVELOPMENT AREA

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY; THENCE PROCEED NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF US HWY NO. 441 TO THE NORTHWEST CORNER OF TAX PARCEL 03869-011-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3263, PAGE 1211 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-005-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2849 PAGE 366 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-012-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3022, PAGE 96, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTH RIGHT OF WAY LINE NW 151 BOULEVARD; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE I, PER PLAT BOOK 23, PAGE 55, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE II, PER PLAT BOOK 24, PAGE 91, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER OF LOT 29 OF SAID SANTA FE STATION SUBDIVISION, PHASE II, SAID CORNER LYING ON THE WEST LINE OF A DRAINAGE RIGHT OF WAY, AS PER PLAT OF AFOREMENTIONED SANTA FE STATION SUBDIVISION, PHASE I; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DRAINAGE RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE NORTHWEST 145 TERRACE TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 150 AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ITS PROJECTION THEREOF TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF C.A. WILLIAMS ADDITION, PER PLAT BOOK “C”, PAGE 79B, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 1 AND 4 OF SAID BLOCK 1, TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 148 PLACE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 4 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 4 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 147 AVENUE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 5 TO THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 146 AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NW CORNER OF THE EAST ½ OF LOT 5, BLOCK 8 OF SAID C.A.

WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST ½ OF LOT 5, TO THE NORTH LINE OF LOT 10, BLOCK 8 OF SAID C.A. WILLIAMS ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 10 AND 8 OF SAID C.A. WILLIAMS ADDITION TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION ON THE NORTH RIGHT OF WAY LINE OF NORTHWEST 143RD PLACE; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE SOUTHWEST CORNER OF LOT 25, LYNWOOD PARK, AS RECORDED IN PLAT BOOK "B", PAGE 73 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTHWEST 143RD PLACE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 145TH TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, TO THE SOUTHEASTERLY RIGHT OF WAY LINE COUNTY ROAD NO. 2054 (A.K.A. PEGGY ROAD); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF TAX PARCEL 03535-003-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2923, PAGE 259 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LANDS TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NW 142ND AVENUE; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NW 142 AVENUE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 138 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE NW 143 PLACE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF BLOCK 45 OF TOMPSETT'S SURVEY OF THE CITY OF ALACHUA, PER PLAT BOOK "C", PAGE 79-B & 79-C OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 1/2 OF BLOCK 45, AND ITS NORTHERLY PROJECTION, TO THE NORTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 140 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 3, BLOCK 30 OF CLARK'S ADDITION TO ALACHUA, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 145TH AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 30; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, BLOCK 30, TO THE SOUTHERLY LINE OF SAID BLOCK 30; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 30 TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 138 TERRACE; THENCE CONTINUE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF BLOCK 44 OF TOMPSETT'S SURVEY OF THE CITY OF ALACHUA, PER PLAT BOOK "C", PAGE 79-B OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 44 TO THE WEST LINE OF THE EAST 100 FEET OF SAID BLOCK 44; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF NW 145 AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST ONE-HALF OF BLOCK 43 OF

SAID TOMPSETT'S SURVEY; THENCE NORTHERLY ALONG SAID EAST LINE, AND ITS PROJECTION THEREOF TO THE SOUTH RIGHT OF WAY LINE OF NW 146 AVENUE; THENCE CONTINUE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 42 OF CLARK'S FIRST ADDITION, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 AND 4, OF SAID BLOCK 42, TO THE CENTERLINE OF A VACATED STREET (PER ORDER OF TAKING CASE #80-1028) LYING NORTH OF SAID LOT 4; THENCE EASTERLY ALONG SAID CENTERLINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 39 OF SAID CLARK'S FIRST ADDITION AND THE SOUTHWESTERLY LINE OF TAX PARCEL 03376-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1715, PAGE 41, OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTH CORNER OF SAID LANDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LANDS, TO THE WESTERN MOST CORNER OF SAID LANDS, LYING ON THE NORTHEASTERLY LINE OF LOT 2, BLOCK 39 OF AFOREMENTIONED CLARK'S FIRST ADDITION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF TAX PARCEL 03367-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 360 OF SAID PUBLIC RECORDS; THENCE WESTERLY TO THE EAST BOUNDARY OF SAID LANDS, AND THE WESTERLY RIGHT OF WAY LINE OF SAID NORTHWEST 137TH TERRACE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEAST CORNER OF TAX PARCEL 03376-002-000; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TAX PARCEL 03376-002-000 TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTHERLY LINE OF BLOCK 37 OF CLARKS FIRST ADDITION, PER PLAT BOOK "C", PAGE 79-C OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF BLOCK 37, TO THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 140TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID NORTHWEST 140TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 03226-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3555, PAGE 1474 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TAX PARCEL 03226-001-000 TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE WEST LINE OF LOT 8, BLOCK 3 OF DOWNING SUBDIVISION, PER PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 8 AND LOT 5 OF SAID BLOCK 3 TO

THE NORTH RIGHT OF WAY LINE OF NORTHWEST 152 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140 STREET); THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 AVENUE; THENCE WESTERLY ALONG NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 9 OF BLOCK 7 OF GUINN WILLIAMS AND REEVES SUBDIVISION, PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 9 AND LOT 4 OF SAID BLOCK 7 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 144 STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE U.S. HIGHWAY NO. 441; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY AND THE POINT OF BEGINNING.

LESS & EXCEPT

1) TAX PARCEL 03643-004-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2) TAX PARCEL 03825-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3288, PAGE 367 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

3) TAX PARCEL 03826-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3821, PAGE 1137 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

4) TAX PARCEL 03846-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2372, PAGE 2959 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

5) TAX PARCEL 03725-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4102, PAGE 1670 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

6) TAX PARCEL 03721-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 1138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

7) TAX PARCEL 03692-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4114, PAGE 205 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

8) TAX PARCEL 03695-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2127, PAGE 2860 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

9) TAX PARCEL 03643-004-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

10) TAX PARCEL 03742-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1973, PAGE 2887 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

11) TAX PARCEL 03428-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1653, PAGE 762 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

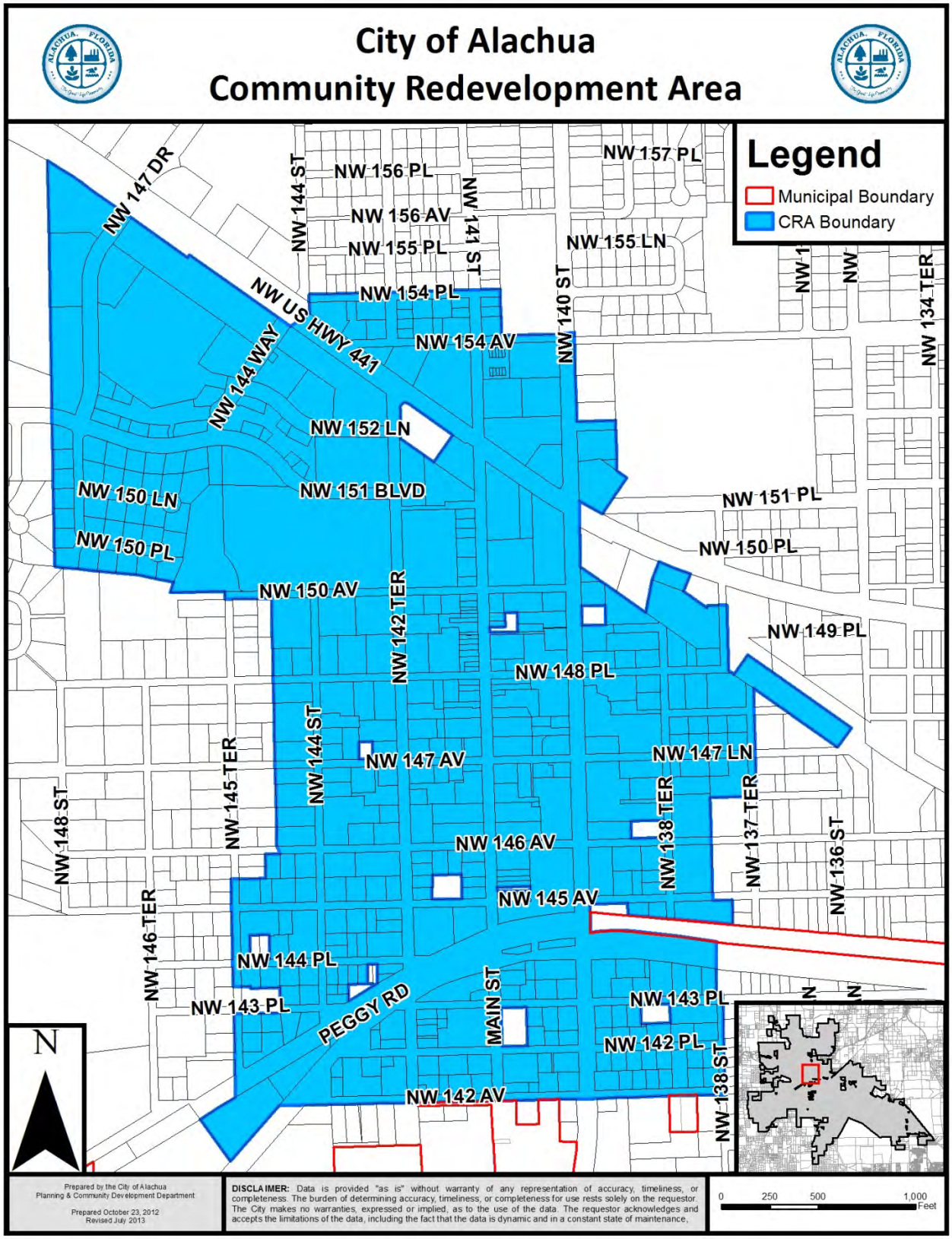
12) TAX PARCEL 03392-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3512, PAGE 537 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

13) TAX PARCEL 03367-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 360 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

14) TAX PARCEL 03434-003-000, DESCRIBED AS “PARCEL II” IN OFFICIAL RECORDS BOOK 2111, PAGE 342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

15) TAX PARCEL 03610-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1734, PAGES 1850 & 1851 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

16) TAX PARCEL 03595-200-001, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2252, PAGE 2357 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.


City of Alachua
Community Redevelopment Area
Legend
Municipal Boundary
CRA Boundary
NW 147 DR
NW 144 ST
NW 156 PL
NW 156 AV
NW 155 PL
NW 141 ST
NW 157 PL
NW 155 LN
NW 154 PL
NW 154 AV
NW US HWY 441
NW 140 ST
NW 134 TER
NW 144 WAY
NW 152 LN
NW 151 BLVD
NW 150 LN
NW 150 PL
NW 151 PL
NW 150 PL
NW 150 AV
NW 142 TER
NW 149 PL
NW 148 PL
NW 144 ST
NW 147 AV
NW 147 LN
NW 145 TER
NW 148 ST
NW 138 TER
NW 137 TER
NW 136 ST
NW 146 AV
NW 145 AV
NW 146 TER
NW 144 PL
NW 143 PL
PEGGY RD
MAIN ST
NW 143 PL
NW 142 PL
NW 138 ST
NW 142 AV
N
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance,
0 250 500 1,000
Feet

APPENDIX B: LIMITATIONS ON THE TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

Table 4.1-1, Table of Allowed Uses
City of Alachua Land Development Regulations

NOTE: The zoning districts highlighted in blue below are located within the Community Redevelopment Area.

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit
A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential									Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family				Mobile Home		Multiple Family															
			1	3	4	6	5	P	8	15		OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P		P	P	P	P		P	P		A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P		P		P	P	P	P			A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P		P			P	P	P			A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P		P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P		P				P	P			A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P		P			P	P	P			A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P		P	P	P	P	P	P			A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P		P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P		P												4.3.1(B)(2)(c)
Dormitory		P							S	P				P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S		S										A		
Roominghouse				S	S	S			P	P														

Table 4.1-1. Table of Allowed Uses																									
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			Single-Family				Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15															
PUBLIC AND INSTITUTIONAL USES																									
Community services																									
Community center		S				S	S	S	S	S		P		P					A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P						A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P						A	A		4.3.2(A)
Day care																									
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S					A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P			A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P						A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P								A	4.3.2(B)(1)
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P		A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																									
Government maintenance, storage, and distribution facility													S	S	P		P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		A	A	A	A	4.3.2(D)
Health care facilities																									
Blood collection facility															P	P	P	P	A			A	
Hospital		S							S	S			P	P			P		A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P			A		A	A	
Medical and dental lab													P		P	P	P	P	A			A	
Outpatient facility									S	S		S	P	P	P				A		A	A	4.3.2(E)(2)

Table 4.1-1. Table of Allowed Uses

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Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family				Mobile Home		Multiple Family		OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Institutions																							
Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S							S	S	P		P	P					A		A		
Psychiatric treatment facility													P						A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		A	A	A	A	4.3.2(F)(2)
Parks and open areas																							
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P								
Community garden		P	P	P	P	P	P	P	P	P						P				A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			A	A	A	A	
Public safety																							
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)

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			Single-Family				Mobile Home		Multiple Family		OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																							
Airport		S											S		S			S				A	
Airplane landing strip		S											S		S			S	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	A				
Utilities																							
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																							
Agriculture																							
General use category		P																					
Animal husbandry																							
General use category		P																					
Horticulture																							
General use category		P																					
Agriculture support and services (directly related)																							
Agricultural processing		P																					4.3.3(A)(1), (2)
Agri-education		P																					4.3.3(A)(1)
Agri-entertainment		P																					4.3.3(A)(1)
Custom operator		P																					4.3.3(A)(1)

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																								
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family			Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Direct market business for sale of products produced on site, including but not limited to produce stands or pick-your-own (PYO) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P													S		S						4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P																	A				4.3.3(A)(1)
Farm produce stand		P																	A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																					4.3.3(A)(1)
Nursery, commercial		S													P				A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S																4.3.3(A)(1), (4)
Pet farm		P																					4.3.3(A)(1)
Sawmill		S																					4.3.3(A)(1), (5)
Stable		P																					4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																							
Agricultural research facility		P														P	P	P					4.3.3(B)(1)
Animal care business		P															P						
Auction arena for livestock		S															S	S					
Central farm distribution hub for agricultural products		P															P	P					4.3.3(B)(1)
Equestrian facility		P																					4.3.3(B)(2)
Fair grounds		S																	A				
Farm machinery repair		P													P		P						
Farm machinery sales, rental, and service		P													P		P		A				
Stable		P																					4.3.3(B)(3)
Animal sales, service and care																							
Animal hospital		P											P		S				A				4.3.3(C)(1)

Table 4.1-1. Table of Allowed Uses																									
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Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family			Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Animal shelter		S											S						A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P	A				
Kennel, indoor		P							S	S		S	P		S	P	P		A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P	A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P			A		A		4.3.3(C)(5)
BUSINESS																							
Eating establishments																							
Ice cream shop									S	S	S	P	P	P	P	P			A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P		A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S		A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S		A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P			A	A	A	A	
Conference and training centers																							
Conference center		S							S	S			P	P	P	P	P		A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors																P	P	P	A				
Electric motor repair																		P					4.3.4(C)(1)
Fuel oil distributor																		P					
General Industrial service													P	P	P	P	P	P				A	
Heavy equipment sales, rental, or repair															P			P					4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P							A	4.3.4(C)(3)
Machine shop															S			P					4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P	A			A	
Tool repair															S	P	P	P					4.3.4(C)(1)

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit
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Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family				Mobile Home		Multiple Family		OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Manufacturing and production																							
Manufacturing, heavy[1]																		P					4.3.4(D)(1)
Manufacturing, light																P	P	P	A			A	
Medical radioisotope laboratory																P							
Asphalt/concrete batch plant																		S					4.3.4(D)(1)
Offices																							
Business services											P	P	P	P	P	P			A		A	A	
Financial services											P	P	P	P	P	P			A		A	A	
Professional services										S	P	P	P	P	P	P			A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P	A			A	
Sales													P	P	P	P			A		A	A	
Parking, commercial																							
Parking lot													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Commercial recreation, indoor									S	S			P	P	P	P		P	A	A	A	A	
Neighborhood recreation center				S	S	S			P	P		P				P			A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P		A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P		A	A	A	A	
Theater												S	P	P	P	P	P		A		A	A	
Recreation/entertainment, outdoor																							
Archery range		P													P								
Arena, amphitheater, auditorium, or stadium													S	S	S		S	S	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				A		A	A	

Table 4.1-1. Table of Allowed Uses																									
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Use Category/Use Type	CSV	A	Residential									Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family				Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15															
Golf course, private		P	P	P	P	P	P	P	P	P							P	P			A	A	A	
Retail sales and services																									
Auction house		P														P				A				4.3.4(G)
Bar, nightclub, or cocktail lounge													S	P	P	P				A		A		4.3.4(G)(1)
Convenience store									S	S			P	P	S	P	P	S		A	A	A		4.3.4(G)(2)
Department or discount store														P	P	P				A		A		4.3.4(G)
Drug store or pharmacy (stand alone)														P	P	P	P			A				4.3.4(G)(3)
Crematory		S														S		P	P				A	4.3.4(G)
Entertainment establishment														P	P	P	P			A				4.3.4(G)
Financial institution										S	S		P	P	P	P	P	P		A	A	A	A	4.3.4(G)(4)
Funeral home											S			P	P	P				A				4.3.4(G)
General media store														P	P	P	P			A	A	A		4.3.4(G)
Liquor store														S	P	P	P			A		A		4.3.4(G)
Laundromat																P	P			A				4.3.4(G)(5)
Personal services establishment									S	S			P	P	P	P	P			A		A		4.3.4(G)(6)
Repair establishment													S	P	P	P				A				4.3.4(G)
Sales establishment									S	S			S	P	P	P	P			A	A	A		4.3.4(G)
Large-scale retail establishments = 20,000 sf, but ;lt; 80,000 sf														P		P				A		A		4.3.4(G)(7)
Large-scale retail establishments = 80,000 sf														S		S				A				4.3.4(G)(7)
Self-service storage																									
All uses														P		P	S		P	A				4.3.4(H)
Sexually oriented business																									
Sexually oriented cabaret																P								4.3.4(I)
Sexually oriented media store																P								4.3.4(I)
Sexually oriented motion picture theater																P								4.3.4(I)
Sex shop																P								

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit
A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family			Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Vehicles, sales and services																							
Automobile body shop															P		P	P					4.3.4(J)(1)
Automobile parts sales													S		P		P	P	A				
Automobile rental and sales													S		P				A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P	A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P	A				
Automobile service station with wash and detail															P				A				
Boat and marine rental and sales													P		P				A				4.3.4(J)(4)
Carwash or auto detailing															P				A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S	A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P	A				4.3.4(J)(2)
Taxicab service													P	P	P				A				
Tire sales and mounting													P		P				A				4.3.4(J)(7)
Towing service															P				A				4.3.4(J)(8)
Transmission or muffler shop															P				A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P					4.3.4(J)(2)
Visitor accommodations																							
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P			A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P			A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P			A		A	A	4.3.4(K)(3)
Warehouse and freight movement																							
Cold storage plant																		P					
Parcel services															P	P	P	P	A				4.3.4(L)(1)
Truck or freight terminal																	S	P					4.3.4(L)(1)
Warehouse (distribution)																P	P	P					4.3.4(L)(1)
Warehouse (storage)																P	P	P	A				4.3.4(L)(1)

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																								
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3
			Single-Family			Mobile Home		Multiple Family			OR	CN	CC	CBD	CI	CP	ILW	IG	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15													
Outdoor storage (as a principal use)																	S	S					4.3.4(L)(2)
Waste-related services																							
Energy recovery plant		S																					
Hazardous waste collection sites																		P					
Incinerator		S																S					
Landfill		S																S					
Landspreading of wastes		S																S					
Recycling dropoff center															S		S	S	A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P					4.3.4(M)(2)
Salvage and junkyard																		P					4.3.4(M)(3)
Tire disposal or recycling																		S					4.3.4(M)(3)
Waste composting		S																P					
Wholesale sales																							
All uses															S	P	P	P					

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

Table 5.1-2, Table of Dimensional Standards in Residential Zoning Districts
City of Alachua Land Development Regulations

NOTE: This table has been modified to only include residential zoning districts which are located within the Community Redevelopment Area.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (incl. accessory struc-tures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-6 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	50%	6
Dwelling, single-family attached, townhouse, and two- to four-family	6,000 per unit for first 2 units; 2,000 per unit for each additional	40	15	5 for each building side	10			60%	
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMF-8									
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	8
Dwelling, single-family attached, townhouse, and two- to four-family	10,000	40	15	5 for each building side	10				
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between buildings	20 at site perim.				
All other uses	None	None	35	25 for each	35			35%	
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									
[3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.									

Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts
City of Alachua Land Development Regulations

NOTE: This table has been modified to only include business zoning districts which are located within the Community Redevelopment Area.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Wetland and Watercourse (ft.)				
OR										
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	N/A	5
Dwelling, single-family attached, townhouse, two- to four-family, and multiple-family	10,000	40	15	5 for each building side	10					
Public and institutional uses	None	None	35	25 for each	35			35%	None	N/A
All other uses			30	20 for each	20					
All uses			25							
CC										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65	None	See note [2]	None
CBD										
All uses	None	None	None	None	None	Sec. 5.2.2(B)	65	None	See note [2]	None
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65	None	See note [2]	None
IG										
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		Sec. 5.2.2(B)	65	None	See note [2]	N/A

Notes:

[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low income residents.

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI districts to accommodate deed-restricted affordable housing units.

[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).

APPENDIX C: CAPITAL PROJECTS AND PROJECTED COSTS

DOWNTOWN REDEVELOPMENT DISTRICT

PROJECT	12/13	13/14	FUNDING SOURCE	14/15	15/16	16/17	TOTAL
STREET & ROAD IMPROVEMENT PROJECTS							
Traffic Calming Devices-Downtown Area	10,000	10,000	Tax Increment Revenue (TIR)	10,000	10,000	10,000	50,000
STREET & ROAD R & R PROJECTS							
Resurfacing City Streets-CRA area	50,000	50,000	Tax Increment Revenue (TIR)	50,000	50,000	50,000	250,000
NW 150 Ave/NW 142 Terr Reconstruction Project	235,575	0	Tax Increment Revenue (TIR)	0	0	0	235,575
NW 142 Terr Reconstruction-C&G, S/Ws-US 441 to NW 14800 block (625 lf)	929,364	0	Tax Increment Revenue (TIR)	0	0	0	929,364
NW 142 Terr Reconstruction,C&G,S/Ws-NW 14800 block to CR 2054 (1,200 lf)	0	400,000	Tax Increment Revenue (TIR)	0	0	0	400,000
Main St Reconstruction,C&G,S/Ws-CR 2054 to NW 142 Terr (850 lf)	0	0	Tax Increment Revenue (TIR)	0	0	0	0
NW 154 Ave Reconstruction,C&G,S/Ws-US 441 to NW 141 St (650 lf)	0	0	Tax Increment Revenue (TIR)	0	0	0	0
NW 154 Ave Resurfacing & S/Ws-NW 141 St to SR 235 (475 lf)	0	20,000	Tax Increment Revenue (TIR)	125,000	0	0	145,000
SIDEWALK/BICYCLE PATH IMPROVEMENT PROJECTS							
Sidewalk construction-Side streets off of Main St	20,000	20,000	Tax Increment Revenue	20,000	20,000	20,000	100,000
DOWNTOWN PARKING FACILITY IMPROVEMENTS							
Building Dept/Skinner Field Parking Lot Improvements	0	0	Tax Increment Revenue (TIR)	0	0	0	0
Parking Lot Acquisition	0	150,000	Tax Increment Revenue (TIR)	150,000	0	0	300,000
Parking Lot Construction	0	150,000	Tax Increment Revenue (TIR)	150,000	150,000	150,000	600,000
DRAINAGE SYSTEM IMPROVEMENT PROJECTS							
Skinner Field UG Drainage Project	350,000	0	Tax Increment Revenue (TIR)	0	0	0	350,000
DRAINAGE SYSTEM RENEWAL & REPLACEMENT PROJECTS							
NW 142 Terr Drainage basin Improvements	0	100,000	Tax Increment Revenue (TIR)	0	0	0	100,000
RECREATION PROJECTS							
Resurfacing Downtown basketball and tennis courts, upgrade lighting	7,000	7,000	Tax Increment Revenue (TIR)	7,000	7,000	7,000	35,000
MISCELLANEOUS PROJECTS							
Streetlights in CRA-Sidestreets off of Main St	10,000	10,000	Tax Increment Revenue (TIR)	10,000	10,000	10,000	50,000
UG electric in CRA-Sidestreets off of Main St	50,000	50,000	Tax Increment Revenue (TIR)	50,000	50,000	50,000	250,000
SUBTOTAL	**1,661,939**	**967,000**		**572,000**	**297,000**	**297,000**	**3,794,939**

TOTAL:	**5,797,962**	**5,022,009**		**5,418,957**	**8,795,416**	**39,612,759**	**64,647,103**

The City has procured a Tax Increment Revenue Note in the amount of $885,500 for the financing of projects located within the CRA. The note is in the amount of $885,500 for a term of 10 years which will end in 2023. It is secured by the income stream of the CRA. The Annual Debt Service Payment for the note is approximately $100,000 per year.

APPENDIX D: COMMUNITY REDEVELOPMENT AREA TAX INCREMENT PROJECTIONS

City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	2013	Average Annual Growth at a rate of -2.0% 2014	2015	2016	2017	2018
Projected Growth in Taxable Value								
		6,295,700	39,167,130	38,383,787	37,616,112	36,863,789	36,126,514	35,403,983
Projected Tax Increment Taxable Value								
			32,871,430	32,088,087	31,320,412	30,568,089	29,830,814	29,108,283
Projected tax Increment @ 95%								
City of Alachua (5.5000 mills)	5.5000		171,753	167,660	163,649	159,718	155,866	152,091
Alachua County BOCC (8.5956 mill:	8.5956		268,422	262,026	255,757	249,614	243,593	237,693
Total Tax Increment			**440,175**	**429,686**	**419,406**	**409,332**	**399,459**	**389,784**
Commulative Projected Tax Increment			**440,175**	**869,861**	**1,289,267**	**1,698,599**	**2,098,058**	**2,487,842**

Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	Average Annual Growth @ 0.5% 2019	2020	2021	2022	2023
Projected Growth in Taxable Value							
		6,295,700	35,581,003	35,758,908	35,937,703	36,117,391	36,297,978
Projected Tax Increment Taxable Value							
			29,285,303	29,463,208	29,642,003	29,821,691	30,002,278
Projected tax Increment @ 95%							
City of Alachua (5.5000 mills)	5.5000		153,016	153,945	154,879	155,818	156,762
Alachua County BOCC (8.5956 mill:	8.5956		239,139	240,591	242,051	243,519	244,993
Total Tax Increment			**392,154**	**394,537**	**396,931**	**399,337**	**401,755**
Commulative Projected Tax Increment			**2,879,996**	**3,274,533**	**3,671,463**	**4,070,800**	**4,472,555**

Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	Average Annual Growth @ 0.5% 2024	2025	2026	2027	2028
Projected Growth in Taxable Value							
		6,295,700	36,479,468	36,661,866	36,845,175	37,029,401	37,214,548
Projected Tax Increment Taxable Value							
			30,183,768	30,366,166	30,549,475	30,733,701	30,918,848
Projected tax Increment @ 95%							
City of Alachua (5.5000 mills)	5.5000		157,710	158,663	159,621	160,584	161,551
Alachua County BOCC (8.5956 mill:	8.5956		246,475	247,965	249,462	250,966	252,478
Total Tax Increment			**404,185**	**406,628**	**409,083**	**411,549**	**414,029**
Commulative Projected Tax Increment			**4,876,741**	**5,283,369**	**5,692,451**	**6,104,001**	**6,518,029**

Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	Average Annual Growth @ 0.5% 2029	2030	2031	2032	2033
Projected Growth in Taxable Value							
		6,295,700	37,400,620	37,587,624	37,775,562	37,964,440	38,154,262
Projected Tax Increment Taxable Value							
			31,104,920	31,291,924	31,479,862	31,668,740	31,858,562
Projected tax Increment @ 95%							
City of Alachua (5.5000 mills)	5.5000		162,523	163,500	164,482	165,469	166,461
Alachua County BOCC (8.5956 mill:	8.5956		253,997	255,524	257,059	258,601	260,151
Total Tax Increment			**416,520**	**419,025**	**421,541**	**424,070**	**426,612**
Commulative Projected Tax Increment			**6,934,550**	**7,353,574**	**7,775,115**	**8,199,186**	**8,625,798**

Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	Average Annual Growth @ 0.5% 2034	2035	2036	2037	2038
Projected Growth in Taxable Value							
		6,295,700	38,345,033	38,536,758	38,729,442	38,923,089	39,117,705
Projected Tax Increment Taxable Value							
			32,049,333	32,241,058	32,433,742	32,627,389	32,822,005
Projected tax Increment @ 95%							
City of Alachua (5.5000 mills)	5.5000		167,458	168,460	169,466	170,478	171,495
Alachua County BOCC (8.5956 mill:	8.5956		261,709	263,275	264,848	266,429	268,019
Total Tax Increment			**429,167**	**431,734**	**434,314**	**436,907**	**439,514**
Commulative Projected Tax Increment			**9,054,965**	**9,486,699**	**9,921,013**	**10,357,921**	**10,797,434**

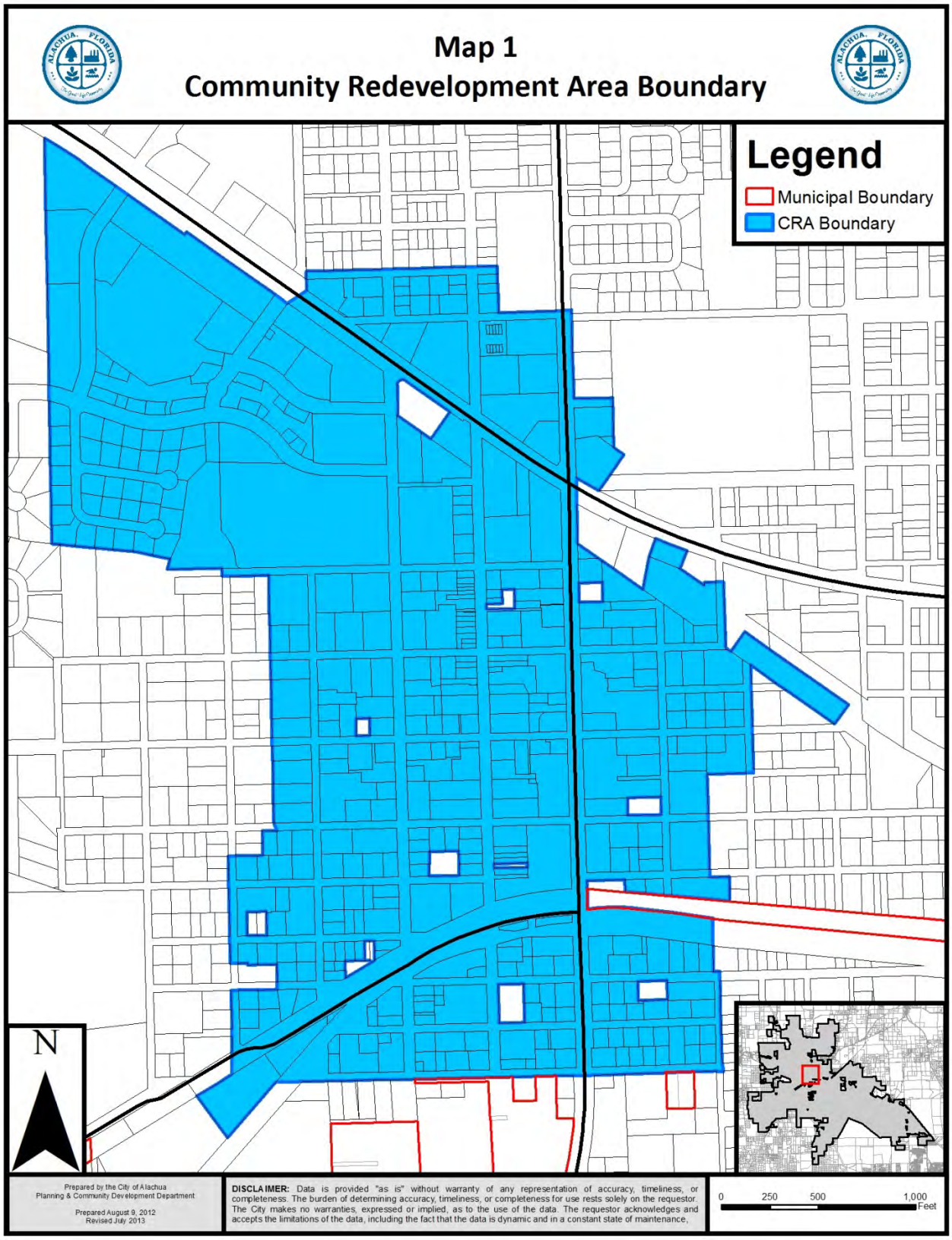
Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

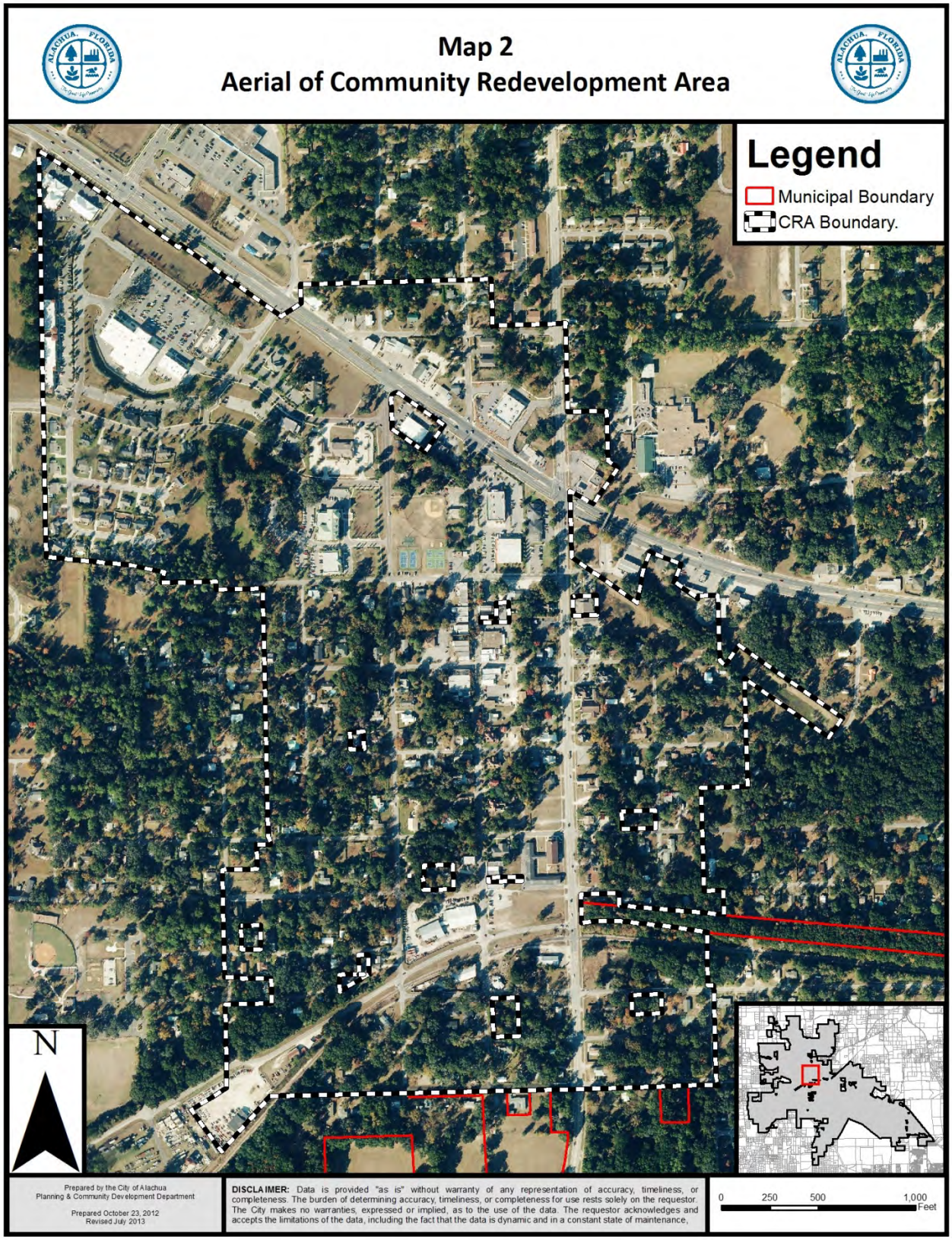
City of Alachua
Tax Increment Projections: 2014-2043

		Base Year ('87) Taxable Value	Average Annual Growth @ 0.5% 2039	2040	2041	2042	2043
Projected Growth in Taxable Value							
		6,295,700	39,313,293	39,509,860	39,707,409	39,905,946	40,105,476
Projected Tax Increment Taxable Value							
			33,017,593	33,214,160	33,411,709	33,610,246	33,809,776
Projected tax Increment @ 95%							
City of Alachua (5.5000 mills)	5.5000		172,517	173,544	174,576	175,614	176,656
Alachua County BOCC (8.5956 mill:	8.5956		269,616	271,221	272,834	274,455	276,085
Total Tax Increment			**442,133**	**444,765**	**447,410**	**450,069**	**452,741**
Commulative Projected Tax Increment			**11,239,567**	**11,684,332**	**12,131,742**	**12,581,811**	**13,034,552**

Note:
1) Projections assume millage rates remain constant from FY 13 adopted rates.

APPENDIX E: ILLUSTRATIONS/MAPS




Map 2
Aerial of Community Redevelopment Area
Legend
Municipal Boundary
CRA Boundary.
N
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013
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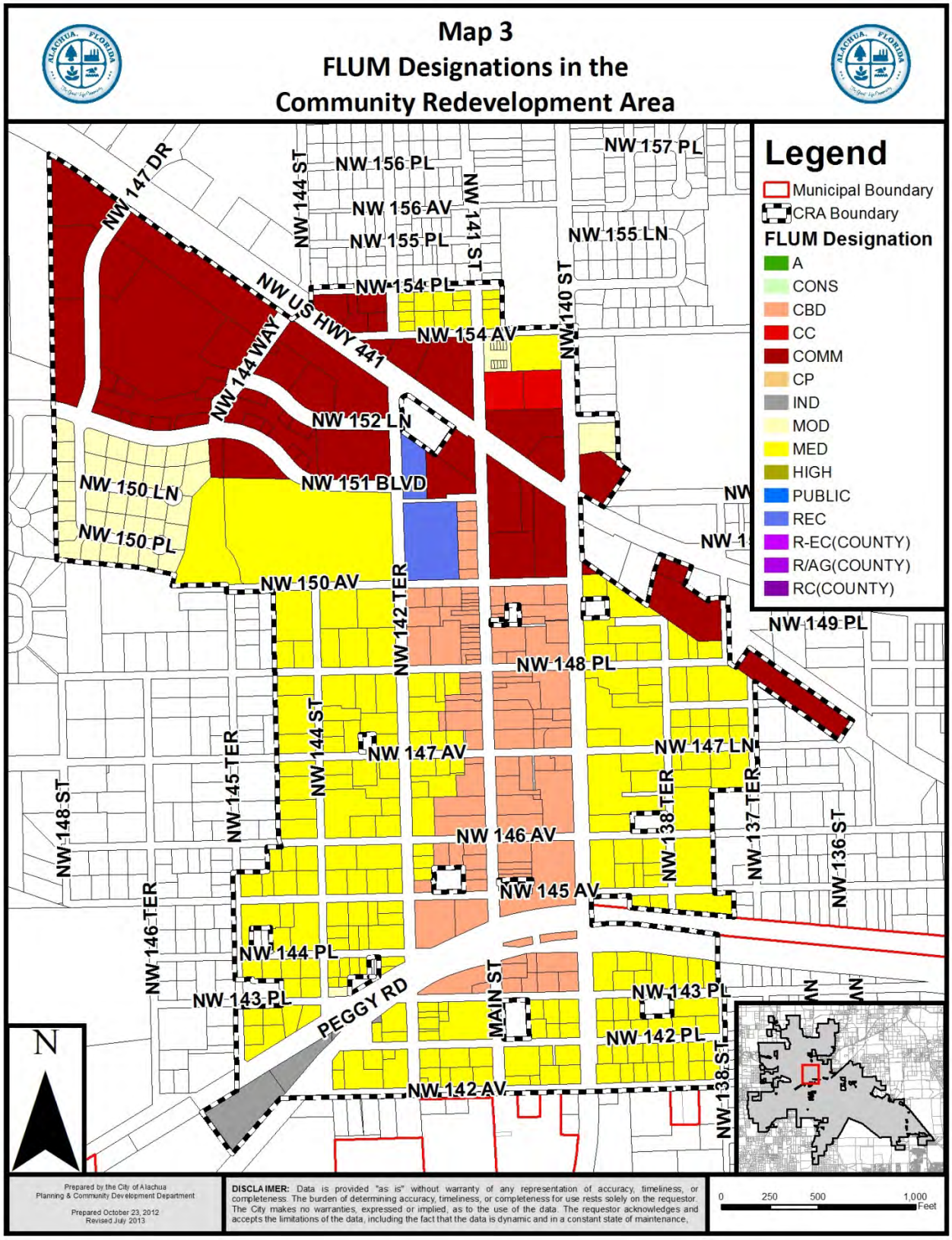
Map 3
FLUM Designations in the
Community Redevelopment Area
Legend
Municipal Boundary
CRA Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
NW 147 DR
NW 144 ST
NW 156 PL
NW 157 PL
NW 156 AV
NW 155 PL
NW 155 LN
NW 141 ST
NW 154 PL
NW 140 ST
NW US HWY 441
NW 154 AV
NW 144 WAY
NW 152 LN
NW 151 BLVD
NW 150 LN
NW 150 PL
NW 150 AV
NW 142 TER
NW 149 PL
NW 148 PL
NW 144 ST
NW 147 AV
NW 147 LN
NW 145 TER
NW 148 ST
NW 138 TER
NW 137 TER
NW 146 AV
NW 136 ST
NW 145 AV
NW 146 TER
NW 144 PL
NW 143 PL
PEGGY RD
MAIN ST
NW 143 PL
NW 142 PL
NW 138 ST
NW 142 AV
N
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Prepared October 23, 2012
Revised July 2013
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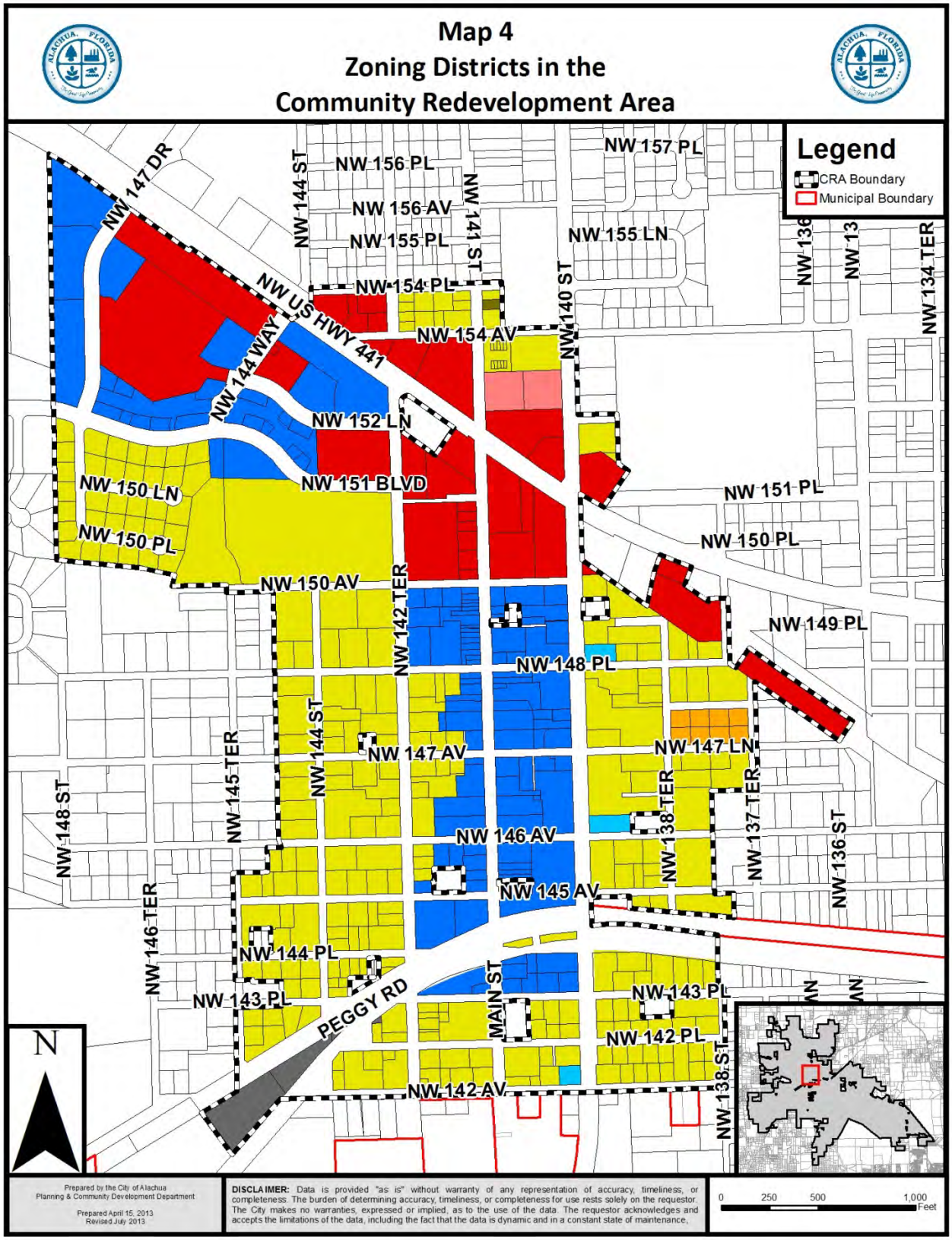
Map 4
Zoning Districts in the
Community Redevelopment Area
Legend
CRA Boundary
Municipal Boundary
NW 147 DR
NW 144 ST
NW 156 PL
NW 157 PL
NW 156 AV
NW 155 PL
NW 141 ST
NW 155 LN
NW 154 PL
NW US HWY 441
NW 140 ST
NW 154 AV
NW 144 WAY
NW 152 LN
NW 150 LN
NW 151 BLVD
NW 151 PL
NW 150 PL
NW 150 PL
NW 150 AV
NW 142 TER
NW 149 PL
NW 148 PL
NW 144 ST
NW 147 AV
NW 147 LN
NW 145 TER
NW 148 ST
NW 138 TER
NW 137 TER
NW 146 AV
NW 136 ST
NW 145 AV
NW 146 TER
NW 144 PL
NW 143 PL
PEGGY RD
MAIN ST
NW 143 PL
NW 142 PL
NW 138 ST
NW 142 AV
N
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Planning & Community Development Department
Prepared April 15, 2013
Revised July 2013
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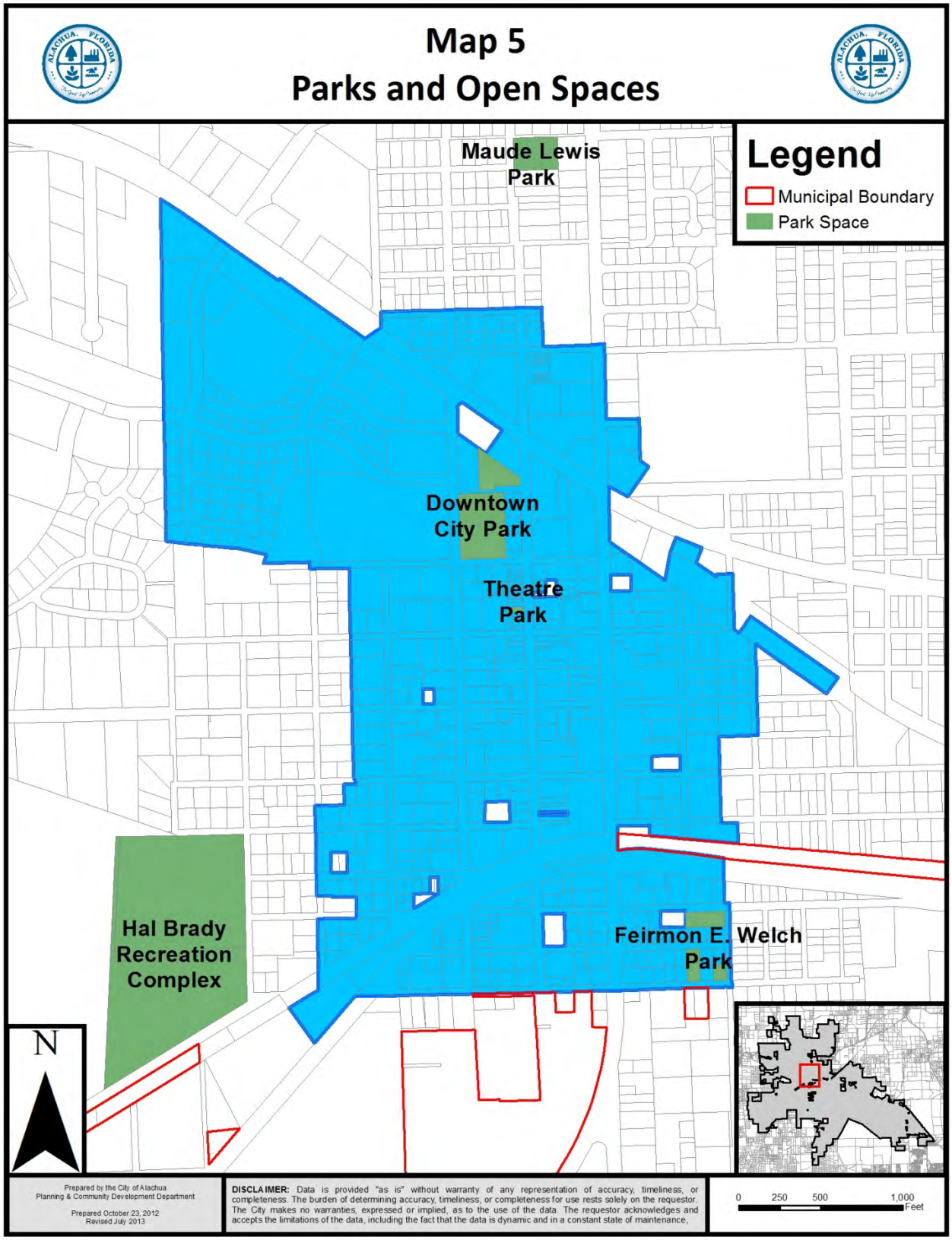
Map 5
Parks and Open Spaces
Legend
Municipal Boundary
Park Space
Maude Lewis Park
Downtown City Park
Theatre Park
Hal Brady Recreation Complex
Feirmon E. Welch Park
N
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Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013
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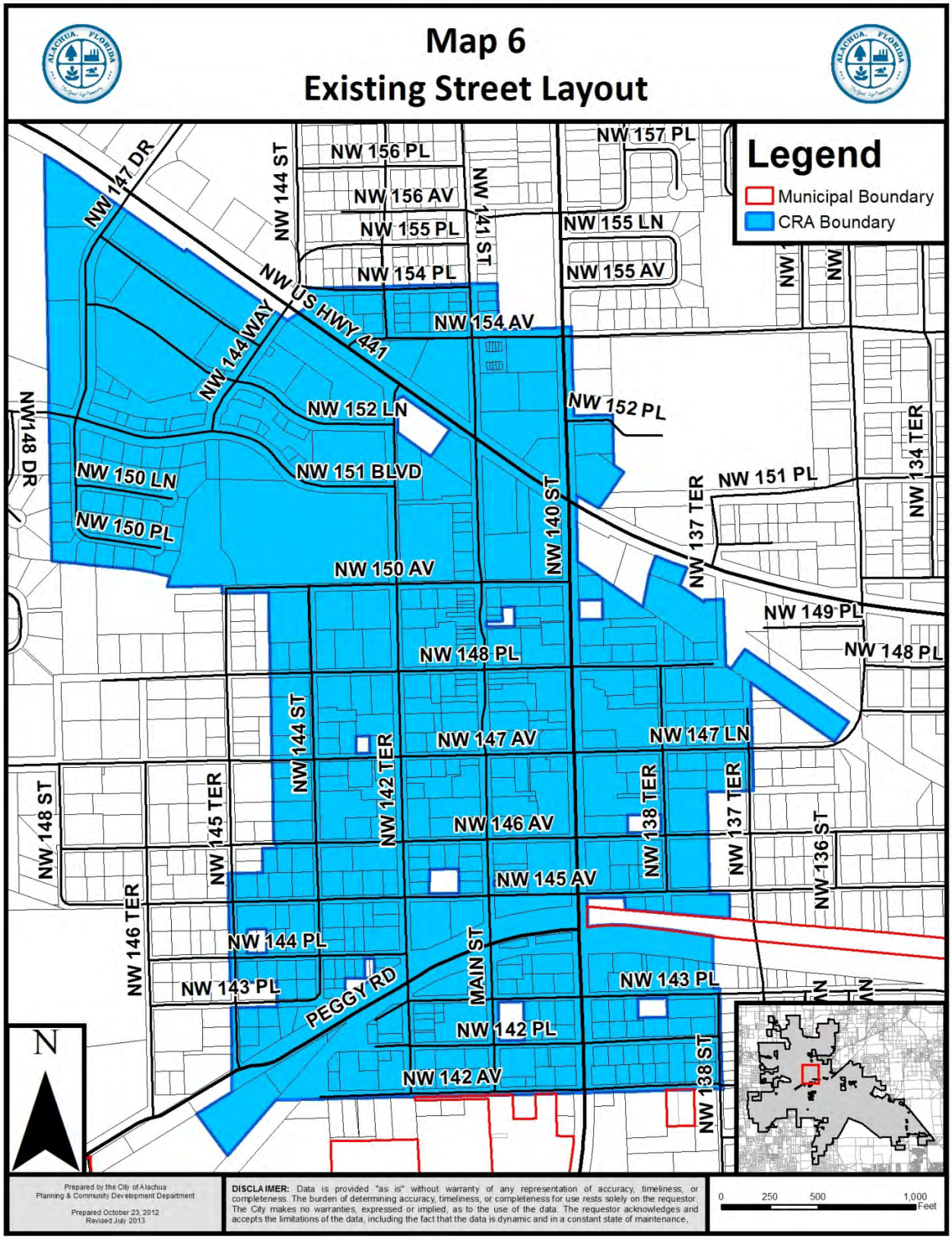
Map 6
Existing Street Layout
Legend
Municipal Boundary
CRA Boundary
NW 147 DR
NW 144 ST
NW 156 PL
NW 156 AV
NW 155 PL
NW 154 PL
NW 141 ST
NW 157 PL
NW 155 LN
NW 155 AV
NW US HWY 441
NW 144 WAY
NW 154 AV
NW 152 LN
NW 152 PL
NW 148 DR
NW 150 LN
NW 150 PL
NW 151 BLVD
NW 140 ST
NW 137 TER
NW 151 PL
NW 134 TER
NW 150 AV
NW 149 PL
NW 148 PL
NW 148 PL
NW 144 ST
NW 142 TER
NW 147 AV
NW 147 LN
NW 148 ST
NW 145 TER
NW 146 AV
NW 138 TER
NW 137 TER
NW 136 ST
NW 145 AV
NW 146 TER
NW 144 PL
MAIN ST
NW 143 PL
PEGGY RD
NW 143 PL
NW 142 PL
NW 142 AV
NW 138 ST
N
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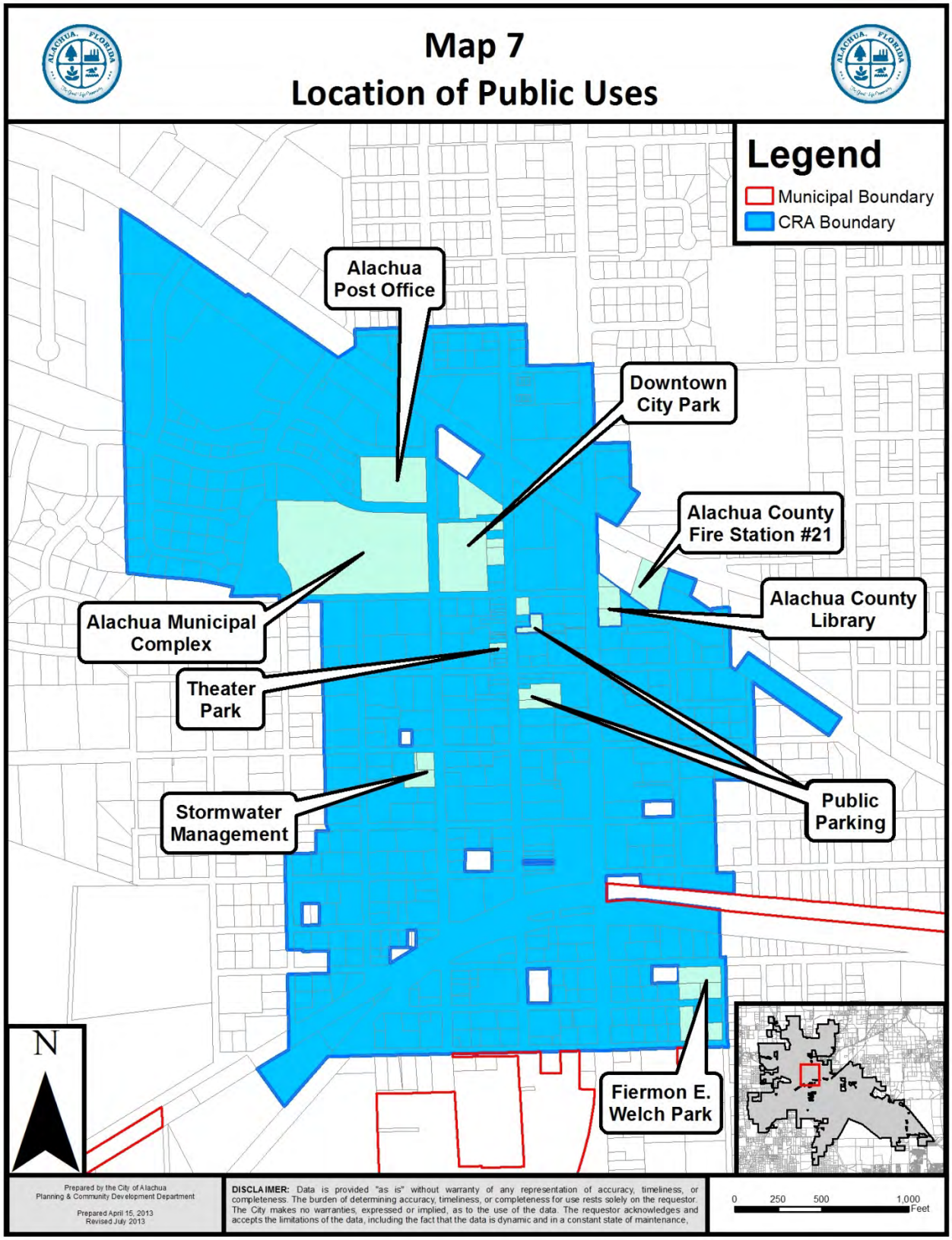
Map 7
Location of Public Uses
Legend
Municipal Boundary
CRA Boundary
Alachua Post Office
Downtown City Park
Alachua County Fire Station #21
Alachua County Library
Alachua Municipal Complex
Theater Park
Stormwater Management
Public Parking
Fiermon E. Welch Park
N
Prepared by the City of Alachua Planning & Community Development Department
Prepared April 15, 2013
Revised July 2013
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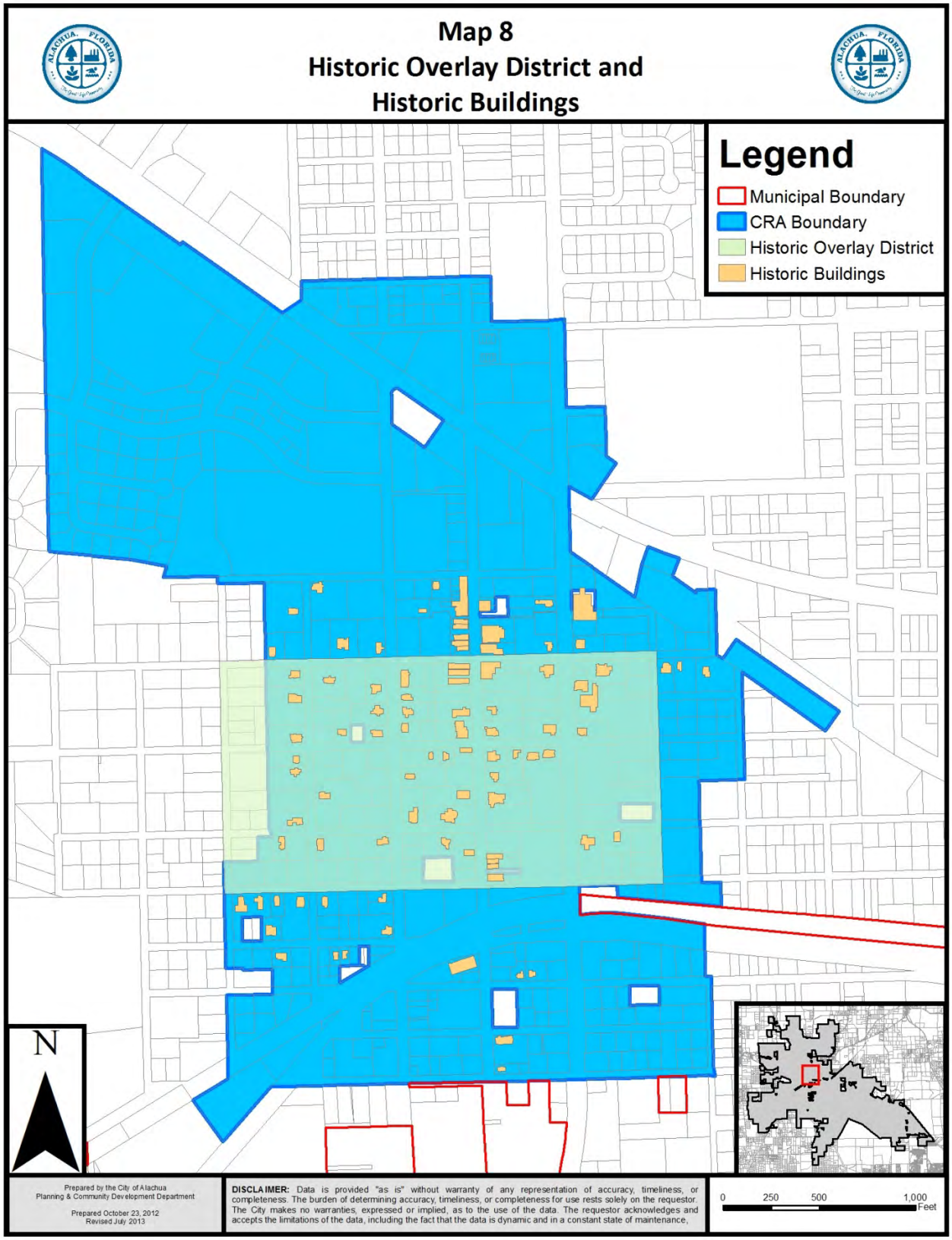
Map 8
Historic Overlay District and
Historic Buildings
Legend
Municipal Boundary
CRA Boundary
Historic Overlay District
Historic Buildings
N
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013
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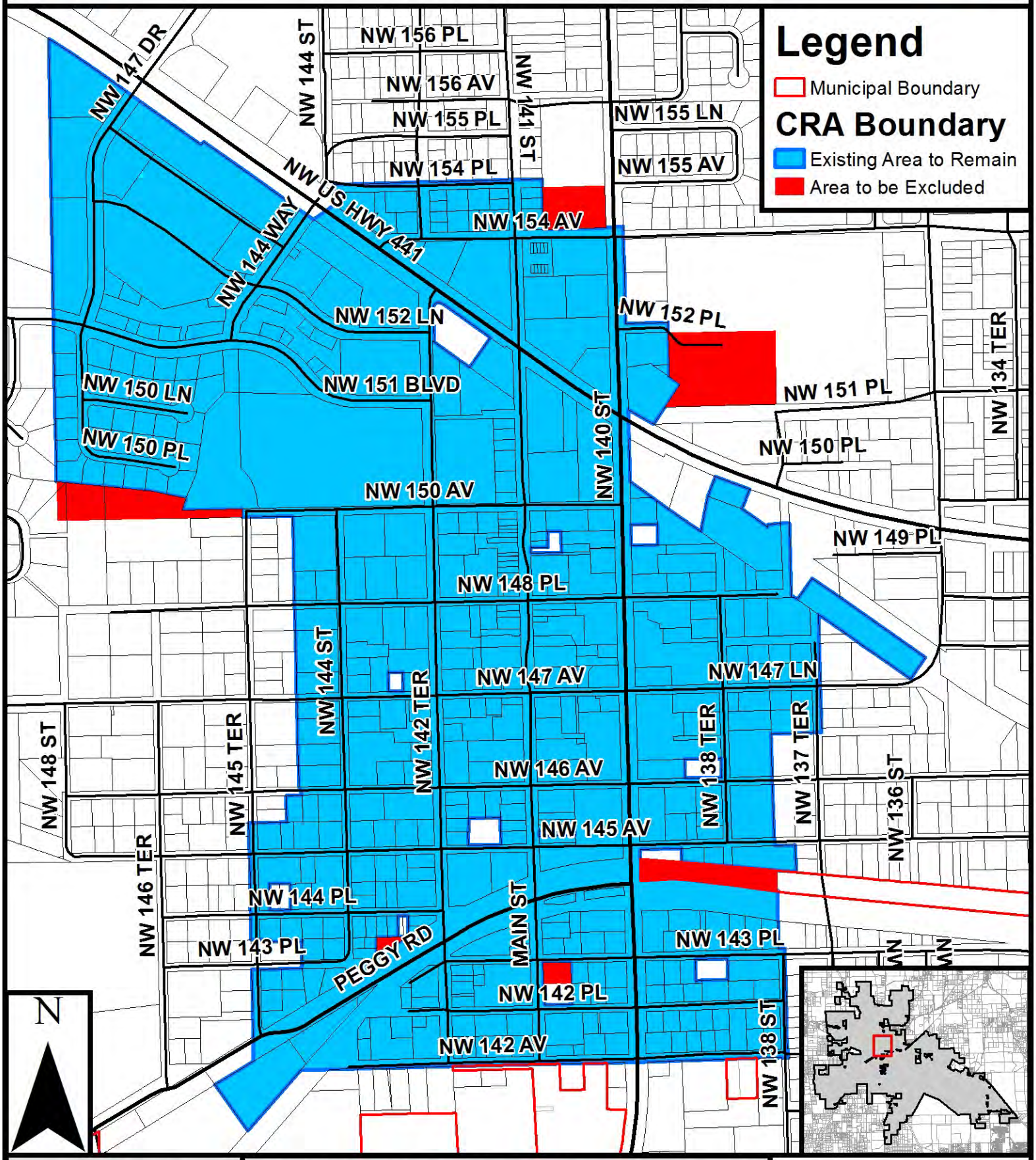
Community Redevelopment Area
Proposed Revisions to Boundary



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 9, 2012
Revised July 2013

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City of Alachua

DARRYL TOMPKINS, CHAIR
Bryan Boukari, Vice Chair
Thomas Michael Del Rosal
Kathi Schibuola
David Flinchum
Valerie Taylor

DOWNTOWN REDEVELOPMENT TRUST BOARD

July 10, 2013

Alachua County Board of County Commissioners
12 S.E. 1st Street
Gainesville, Florida 32601

BY REGISTERED MAIL
RETURN RECEIPT

RE: City of Alachua Amended Community Redevelopment Plan

Dear Commissioners:

Pursuant to Sections 163.346 and 163.361(3)(a) of the Florida Statutes, the City of Alachua Community Redevelopment Agency is reporting to Alachua County that it is amending its Community Redevelopment Plan. This modification will extend the time certain set forth in the redevelopment plan as allowed in Section 163.362(10), Fla. Stat. A courtesy copy of the proposed Amended Community Redevelopment Plan (Plan) is also enclosed. The Plan has been recommended for approval by the Community Redevelopment Agency and found to be consistent with the City's Comprehensive Plan by the Local Planning Agency (City of Alachua Planning and Zoning Board).

The Plan does not in any way expand the boundaries of the redevelopment area. Therefore, the additional procedures provided for under Sections 163.361(3)(b)(1) and 163.361(3)(b)(2) do not apply to this proposed amendment. In several instances only a portion of a parcel was located inside the redevelopment area. In order to alleviate difficulties in assessing taxes to these parcels, the portion which was located inside the redevelopment area has been removed from it. This has resulted in a net reduction of 9.41 acres in the redevelopment area. Again, absolutely no property has been added to the redevelopment area.

Thank you for your continued assistance and cooperation regarding this community redevelopment area.

Sincerely,

Darryl Tompkins
Chair, Community Redevelopment Agency

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

cc: Traci Cain, City Manager
Marian Rush, City Attorney
Kathy Winburn, AICP, Planning Director
City Commissioners
Community Redevelopment Agency members

THE COMMENTATORS

Charter schools steering toward segregated course

Predominantly white charters are being established in surburbia.

BILL MAXWELL

Charter schools are seen by many parents, policymakers and educators as the panacea in public education. Each year, these campuses are increasing in number nationwide.

In a recent survey of research on school choice and charter schools, the Hechinger Report, an independent education news affiliate of Teachers College at Columbia University, finds mounting evidence that charters are not a panacea. In fact, they are enabling our return to racial segregation in public education.

Some advocates used to believe that school choice through charters would help diversify public education despite racially segregated housing patterns. But that has not been happening.

"Charter schools and their proponents argue that charters must take any student who wants to attend and randomly select students through a lottery if too many apply and, as such, can't control who enrolls," according to the Hechinger Report. "Yet some experts are concerned that this trend is an example of the next phase of white flight."

At the beginning of the movement, many charters were established in cities, and they served predominantly African-American and other minority populations. But this is no longer the major trend.

In most parts of the nation, especially where whites find mandatory busing objectionable, predominantly white charters are being established in suburbia and other communities with high white populations.

No matter how we frame the debate, we are talking about contemporary segregation academies those private schools that proliferated during the 1950s, 1960s and 1970s as a way for whites to circumvent the desegregation order of the *Brown vs. Board of Education* decision. After these academies took hold, many public schools, especially in the South, were left with mostly black students.

Operating with public money, charters are more subtle in determining who attends them. In addition to location and word-of-mouth marketing, many self-select by establishing curricula that appeal to specific groups. Research shows that many minorities are interested in a curriculum that trains for jobs.

Policymakers and educators disagree on the significance of charters' role in the racial isolation of schools.

"We have a long history of families and communities segregating themselves," Andre Perry, the associate director for educational initiatives at Loyola University's Institute for Quality and Equity in Education in New Orleans, told the Hechinger Report. "It's somewhat wrongheaded to say that charter schools are an impetus for segregation. The people are the impetus for segregation."

Myron Orfield, director of the Institute on Metropolitan Opportunity at the University of Minnesota and a charter school critic, says Perry is wrong: "Charters are either very white places or very nonwhite places. (Charters) are an accelerant to the normal segregation of public schools."

Few critics of charters are willing to state that self-selection is an indication of racism. Perry told the Hechinger Report: "Middle- and upper-middle-class families have always tended to in my opinion mistakenly connect quality with sameness. It could be an explicit effort to segregate, but it's more likely a result of this notion that diversity is a sign of poor quality."

Evidence shows that most recent immigrants prefer schools in which their languages are spoken and that black families are more likely to place their children in racially segregated charter schools than are white families.

As long as parents seek the best for their children and as long as income, racial and ethic homogeneity are seen as a sign of quality, diversity will be viewed as an indication of inferiority. Charter schools, therefore, will flourish.

Bill Maxwell is a columnist for the Tampa Bay Times.

Pope Francis' response should be lesson to all

We live in a culture of judging without being in the shoes of those judged.

RUTH MARCUS

Washington

With five simple words, Pope Francis stopped us in our self-regarding, self-important tracks.

"Who am I to judge?" Francis asked, when queried about gay priests. "If someone is gay and he searches for the Lord and has good will, who am I to judge?"

Um, the pope? The infallible one?

To be clear, on the issue of homosexuality, the new pope's stance is more recasting than revelation. The difference between Francis and his predecessor, Pope Benedict XVI, involves their language about supposed sinners, not their shared conviction that the behavior is a sin.

Benedict issued a document describing homosexuality as "a strong tendency ordered toward an intrinsic moral evil" and an "objective disorder," adding, for good measure, that men with "deep-seated homosexual tendencies" should not enter the priesthood. He didn't have a problem with judging.

Francis announced, disappointingly, that the no-girls-allowed sign would remain on the priestly clubhouse — Pope John Paul II, he said, had definitively stated "that door is closed" — but softened that stance with more inclusive language.

"It is not enough to have altar girls, women readers, or women as the president of Caritas," he said, referring to the Catholic charity. "The role of women doesn't end just with being a mother and with housework ... we don't yet have a truly deep theology of women in the church."

This was the papal version of the "Straight Talk Express" — and about as effective, even seductive, for the reporters on board as was John McCain's openness on his campaign bus. Benedict required questions in writing, in advance, and his advisers selected which ones he would deign to answer.

But the lasting phrase from his news conference, one with resonance to Catholics and non-Catholics alike, will no doubt be, "Who am I to judge?" This is not a common question in the modern age. We live in an "American Idol" culture in which judging is celebrated and judges are celebrities. The harsher, even crueler, the judging, the higher the judge's profile. "*So You Think You Can Dance?*" "*You're Fired!*" "*Chopped.*"

The audience is riveted by the buildup to the moment of judgment, by the prospect that those being judged will lash out or, better yet, dissolve in tears. We sit at home, simultaneously playing judge ourselves.

Yes, we as a society are less inclined to moral judgments, and that is, for the most part, a happy development. What once was a source of shame — unwed motherhood, for example — is now, if not a point of pride, at least a marker of normalcy. Check out that celebrity with her baby bump.

This may seem a strange argument, coming from someone who gets paid to pronounce judgments. In my line of work, hubris is a job requirement; we judge presidents and politicians, justices and juries, never having worn their shoes. The more stiletto-sharp the judgment, the higher the number of online page views, the greater the deluge of television invitations.

Francis' admonition about humility called to mind Justice Robert Jackson's famous quote about the Supreme Court, in the 1953 case of *Brown v. Allen*. "We are not final because we are infallible, but we are infallible only because we are final."

Most of us are neither justices nor popes, with infallibility conferred by the Constitution or by an even higher authority. But the humility of the supposedly infallible is a valuable lesson to the merer mortals among us. "Who am I to judge" is always a good place to begin.

Ruth Marcus writes for The Washington Post.

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 12, 2013 at 6:30 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 13-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN WHICH CONTAINS NEW, UPDATED OR RECONFIGURED TEXT, ORGANIZATION, SECTIONS, SUBSECTIONS, MAPS, PROGRAMS, POLICIES, INFORMATION, AND ACTIVITIES, EXTENDS THE TIME CERTAIN OF THE PLAN, REMOVES CERTAIN PARCELS THAT ARE LOCATED PARTIALLY WITHIN THE EXISTING COMMUNITY REDEVELOPMENT AREA AND CORRECTS SCRIVENER'S ERRORS; PROVIDING SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on August 12, 2013 at 6:30 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 13-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN WHICH CONTAINS NEW, UPDATED OR RECONFIGURED TEXT, ORGANIZATION, SECTIONS, SUBSECTIONS, MAPS, PROGRAMS, POLICIES, INFORMATION, AND ACTIVITIES, EXTENDS THE TIME CERTAIN OF THE PLAN, REMOVES CERTAIN PARCELS THAT ARE LOCATED PARTIALLY WITHIN THE EXISTING COMMUNITY REDEVELOPMENT AREA AND CORRECTS SCRIVENER'S ERRORS; PROVIDING SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 1, 2013)

NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

Notice is hereby given that the following items, whose titles hereafter appear, will be heard on the 12th day of August, 2013 at the Regular City Commission meeting starting at 7:00 p.m., or as soon after as may be heard, in the City Commission Chambers at City Hall 16870 SW 134th Avenue Archer, Florida. A copy of said items may be inspected by any member of the public at the Office of the City Manager, at the above Address. All interested parties may appear and be heard with respect to the proposed ordinances.

Ordinance 05-2013

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF ARCHER, SETTING THE TAX MILLAGE AT $5.25 PER $1,000 FOR THE CITY OF ARCHER FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013; PROVIDING AN EFFECTIVE DATE.

Resolution 2013-06

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF ARCHER, ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF ARCHER FOR THE FISCAL YEAR 2013-2014.

All interested persons are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration. 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 purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - Aug. 01, 2013)

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Keystone Heights woman killed in crash

Staff report

An 83-year-old Keystone Heights woman died late Wednesday morning in a two-vehicle crash at the intersection of State Roads 26 and 222, according to the Florida Highway Patrol.

Ruth M. Johnson had stopped her 2009 Toyota Corolla on the north shoulder of SR 222 around 11:55 a.m. Wednesday at the point east of the Gainesville Regional Airport where 222 intersects with SR 26, FHP said, adding that Johnson had left her vehicle and apparently was attempting to flag down motorists because she was lost.

Meantime, a 2000 Mack semi tractor-trailer heading west and driven by 38-year-old Victor J. Lucianno, of Brooksville, was on SR 26 approaching SR 222,

A witness to the crash said Lucianno had stopped his semi and had given Johnson directions to Keystone Heights. Johnson then maneuvered her Corolla for a U-turn, but turned directly into the path of Lucianno's semi, which slammed into the driver's door of Johnson's Corolla, FHP said. Johnson was not wearing a seat belt, troopers added.

Johnson was declared dead at the scene, FHP said.

"God Squad" by Rabbi Marc Gellman answers questions of faith every Saturday in The Gainesville Sun

Obituary Information

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:
337-0304 or 374-5017
obits@gvillesun.com
fax: (352) 338-3131

NATURAL GAS: Braddy and Bottcher were at event

Continued from 1B

The agreement between Gainesville and WCA also calls for the company to annex its facility on the 5000 block of Southwest 41st Boulevard.

The contingent of local government officials at Wednesday's event included Gainesville Mayor Ed Braddy and Commissioner Susan Bottcher. State Rep. Keith Perry, R- Gainesville, also attended.

In brief comments to the small crowd gathered, Perry praised the move to a cheaper, cleaner fuel produced in the United States.

Braddy said the move would provide a welcome "shot in the arm" to the revenues of Gainesville Regional Utilities, which will provide natural gas to the fueling stations.

Bottcher said the collaboration between the company and local government showed a "fresh approach to alternative fuel sources."

Bob Shires, the regional vice president for WCA, said the Houston-based company has plans to convert 80 percent of its fleet to compressed natural gas in five years.

ERICA BROUGH/STAFF PHOTOGRAPHER

State Rep. Keith Perry, left, with, from left, Starke Mayor Travis Woods, Gainesville Mayor Ed Braddy, Gainesville City Commissioner Susan Bottcher, WCA regional marketing director Brad Avery and WCA regional vice president Bob Shires at a groundbreaking celebration for the compressed natural gas refueling station on Wednesday. **SEE MORE PHOTOS AT WWW.GAINESVILLE.COM**

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PETS: Gainesville Rabbit Rescue is out of room

Continued from 1B

complained about guinea pigs — which were removed last year — birds and rabbits, said JoCynda Hudson, assistant director of housing for conduct and community standards. She first brought up the issue with the Inter-Residence Hall Association, the undergraduate housing student body, in October.

Roommates and staff had complained that cages were not being kept clean, they were causing an odor and waste wasn't being disposed of properly. Also, some of the so-called "dwarf" rabbits were actually full-sized and being kept in very tight spaces, she said.

Finally, she said, some students had been abandoning their pets during semester breaks, which stressed out both the animals and the housing facilities.

Hudson asked for input from staff and student leaders in November, and in the spring they consulted with the director of housing for residence life and education and the associate vice president for student affairs. Final approval for the change was received in late July, Hudson said, and she sent the notices out Aug. 5 by email and regular mail.

"The goal of the letter was to provide notification to undergrad residents to NOT bring these pets to campus this fall and to allow continuing residents in graduate and family housing adequate time to find another home for these pets," Hudson said.

Anyone keeping pets in the dorms beyond today will be in violation, she said.

"We are not able to extend or 'grandfather in' any animals that are not included in the current community standards," Hudson said.

Kathy Pinelli, president of Gainesville Rabbit Rescue, said she has no problem with UF deciding to change its policy, and her organization had used students in the past to foster rabbits in the dorms until they could be adopted out.

But the short notice is not fair to the students who have had those pets for a year or more, Pinelli said. "They gave these kids approximately seven or eight days' notice. That is not a lot of time to find an animal a new home."

Shen said she understands that UF has the right to change policy.

"I can understand from the property owner's perspective they can make whatever changes they want, but personally, I think it's good for students to have small pets. They are not much impact, and are easy to take care of."

Shen, the grad student, said Baby has helped her during her three years here, far from her home 8,000 miles away in eastern China, where she said it is common for middle school and university students to keep rabbits as pets.

"She helps me a lot when I study, especially when I have tension and am feeling lonely away from my home," Shen said.

Now Shen has the added stress of trying to find a home for her rabbit so it isn't killed. She called Gainesville Rabbit Rescue, which can't accept any more rabbits at this time because it already has its maximum number. Shen said she's afraid an animal shelter would destroy her pet, and setting it free in the wild would certainly condemn the critter to a crueler fate.

"I will just try my best to get a place for my rabbit, but I just hope UF can give us more time to find a place for the animal," Shen said. "I believe they will. I don't believe they are so heartless."

FACULTY: Gainesville a 'quintessential college town'

Continued from 1B

information booths set up by GatorWell Health Promotional Services, the University of Florida Police Department, the Harn Museum and the UF Foundation, among others.

"We see new faculty as our most important hires," said Jodi Gentry, assistant vice president for Human Resource Services. Orientation is designed to help them get their bearings and establish a framework for them to help them on their way, she said.

UF President Bernie Machen kicked things off with a brief welcome speech lauding the students and Gainesville's quality of life. He told them the worse weather was almost behind them and that they could expect eight months of good weather, calling Gainesville a "quintessential college town."

He also warned them about the pitfalls of living in a college town during the regular academic year after UF's 50,000 students move back this weekend.

"Your ability to get around ceases tomorrow," Machen said. "We are about to be consumed by young people, who are the wonderful lifeblood of this university."

Machen said hiring faculty is a priority at UF, now that the state's economy has turned around and shows signs of continued growth.

The Legislature has given the university $15 million a year for the next five years, and Machen has pledged to match that with private funds to recruit and hire top research faculty over the coming years as UF continues on the road to trying to become a top 10 national public university.

The UF Foundation also has launched an $800 million funding drive to create endowed professorships and chairs to further that effort.

"There is a sense of rejuvenation and moving ahead," Machen said.

Machen also spoke about the digital revolution in higher education across the nation, and particularly at UF. "We're engaged in that," he said.

The Legislature gave UF the task of developing an online four-year baccalaureate program. The State Research University Institute for Online Learning advisory board met for the first time by conference call Aug. 7.

Students are eager to get into UF, Machen said. The university received 29,000 applications for admission, but UF has capped freshman enrollment at around 6,500 a year. UF administrators said 6,507 freshmen were confirmed for this fall.

The university cannot reduce the enrollment number because of demand, but UF can't increase enrollment because of space. "Online learning is a way to handle access," Machen said.

Dr. Nicholas Gage, a special education professor who finished his post-doctorate work at the University of Connecticut, said he was drawn to UF because of its emphasis on research.

"It's a very well-ranked research institution," Gage said. "The opportunities here are greater than at other universities."

He said his potential to bring in new grants at UF is one of the reasons they hired him.

And it was an opportunity for his family: His wife also was hired by the College of Education.

"I think that shows a high level of support for families and bringing on faculty," Gage said.

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The ordinance title is as follows:

ORDINANCE 13-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN WHICH CONTAINS NEW, UPDATED OR RECONFIGURED TEXT, ORGANIZATION, SECTIONS, SUBSECTIONS, MAPS, PROGRAMS, POLICIES, INFORMATION, AND ACTIVITIES, EXTENDS THE TIME CERTAIN OF THE PLAN, REMOVES CERTAIN PARCELS THAT ARE LOCATED PARTIALLY WITHIN THE EXISTING COMMUNITY REDEVELOPMENT AREA AND CORRECTS SCRIVENER'S ERRORS; PROVIDING SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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PUBLIC MEETING CITY OF HAWTHORNE, FLORIDA

The City of Hawthorne will hold a public meeting on Tuesday, August 20, 2013 at 6:00 p.m. or shortly thereafter. The sole purpose of this meeting will be to discuss the City applying for a grant under the Florida Recreation Development Assistance Program (FRDAP) during the 2014-2015 funding cycle. The applications are due September 30, 2013. The grant application includes improvements to the "Little Orange Creek Nature Park Phase I".

The City of Hawthorne will hold the meeting at the City Hall Commission Chambers. The public is invited to attend. Handicapped persons wishing to attend, who will need special accommodations, should contact Ms. LaKesha McGruder, City Clerk, City of Hawthorne, at (352) 481-2432.

(Published: Alachua County Today - Aug. 15, 2013)

PUBLIC MEETING CITY OF HAWTHORNE, FLORIDA

The City of Hawthorne will hold a public meeting on Tuesday, August 20, 2013 at 5:45 p.m. or shortly thereafter. The sole purpose of this meeting will be to discuss the City applying for a grant under the Florida Recreation Development Assistance Program (FRDAP) during the 2014-2015 funding cycle. The applications are due September 30, 2013. The grant application includes improvements to the "Hawthorne Athletic Park Phase II".

The City of Hawthorne will hold the meeting at the City Hall Commission Chambers. The public is invited to attend. Handicapped persons wishing to attend, who will need special accommodations, should contact Ms. LaKesha McGruder, City Clerk, City of Hawthorne, at (352) 481-2432.

(Published: Alachua County Today - Aug. 15, 2013)

City of ALACHUA

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(Published:Alachua County Today - Aug. 15, 2013)

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Ordinance 13 07

Amended Community Redevelopment Plan

August 26, 2013

Background

- On June 19, 2013, the Community Redevelopment Agency, approved and recommended that an Amended Community Redevelopment Plan be forwarded to the City Commission with the CRA's recommendation to adopt the Amended Plan.
- The Redevelopment Plan is the guiding document for redevelopment activities within a designated Community Redevelopment Area and provides support for redevelopment initiatives.

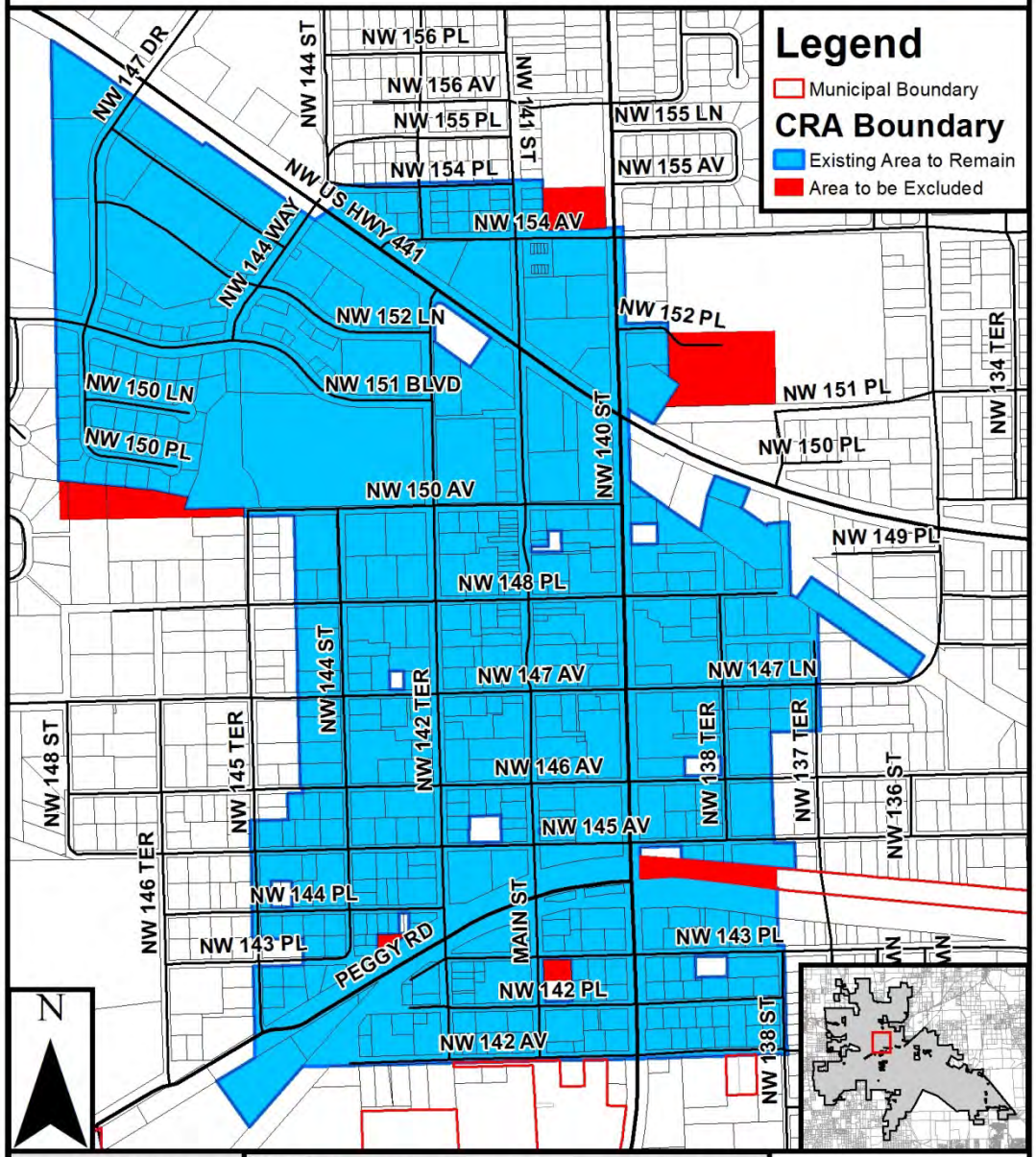
Amended Plan

- The Amended Plan:
  - provides a comprehensive framework for the support of current and future projects within the Community Redevelopment Area.
  - includes updates which reflect goals for the future.
  - Changes the boundaries of the Community Redevelopment Area to exclude certain parcels located only partially with the Area.
  - extends the time certain of the Plan.

Boundary Changes

- Certain parcels are to be excluded which were located partially within and partially outside of the Redevelopment Area at the request of the Alachua County Property Appraiser, in order to provide for proper tax assessment.
- This results in an approximate 9 acre reduction of land and no significant loss of tax increment revenues.
- The Amended Plan does not include the addition of any new areas.

Community Redevelopment Area
Proposed Revisions to Boundary



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 9, 2012
Revised July 2013

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

Time Certain

- Florida Statute requires a time certain for completing all redevelopment financed by increment revenues.
- Florida Statute indicates that “such time certain shall occur no later than 30 years after the fiscal year in which the plan is **approved, adopted or amended**…”
- The Amended Plan extends the time certain to the year 2043.

Goals & Recommendations

- Nine goals areas are proposed:
  - Economic development
  - Parks & Open Space
  - Historic Preservation
  - Infrastructure
  - Parking
  - Streetscapes
  - Wayfinding & Signage
  - Housing
  - Marketing & Public Participation

Process

- On June 11, 2013, the Planning & Zoning Board made a finding that the Amended Community Redevelopment Plan is consistent with the City of Alachua Comprehensive Plan.
- In accordance with Florida Statute, a courtesy copy of the proposed Amended Plan was provided to the taxing authority, Alachua County, via a letter dated July 10, 2013.
- The City Commission held a public hearing on August 12, 2013 and voted 5-0 to approve Ordinance 13 07 on first reading.

Staff Recommendation

- That the City Commission adopt Ordinance 13 07 upon second and final reading.

Goals and Recommendations

- Economic Opportunities:
  - Maintain the balance of places to shop, walk, meet and make acquaintances in downtown.
  - Encourage mixed land uses and a variety of activities to strengthen downtown business.
  - Support the development of additional cultural facilities and performance spaces.
  - Identify the unique functions that downtown can appropriately play in the regions.

Goals Cont.

- Parks and Open Space:
  - Assess vacant parcels for use as public open space.
  - Support the development of additional spaces for passive recreation.
  - Encourage connectivity to CRA and Main Street from surrounding neighborhoods, parks and recreational facilities through the use of green networks.
  - Encourage the incorporation of flexible gathering space with possible use as a stage or outdoor performance area, farmers market and festivals in the Main Street public open space.

Goals Cont.

- Historic Preservation:
  - Provide recognition for quality restoration, maintenance and preservation of historic properties.
  - Incorporate historical elements into way-finding and signage.
  - Ensure that future development in the redevelopment area is consistent with the existing architectural character of Alachua and the historic district.
  - Encourage and support proper maintenance and upkeep of historical properties.

Goals Cont.

- Infrastructure:
  - Support paving, resurfacing and reconstruction of roadways and coordinate with the Public Services Dept. to facilitate such projects within the redevelopment area.
  - Create viable physical linkages and improve accessibility between the downtown core, Skinner Park, post office, government complex and adjacent residential areas.
  - Provide visual linkages that will encourage visitors to spend more time within the area.
  - Provide or assist with streetscape projects.

Goals Cont.

- Parking:
  - Continue to implement the results of the 2009 Parking Study.
  - Continue to encourage the appropriate shared use of available parking spaces.
  - Increase parking signage and way-finding.
  - Explore a parking shuttle for special events to encourage more visitors to downtown.
  - Enhance connectivity and landscaping to improve walkability to and from distant parking lots.
  - Utilize street trees and other vegetation to buffer parking areas to reduce visual and character impacts from parking lots.

Goals Cont.

- Streetscapes:
  - Promote pedestrian friendly networks throughout the CRA.
  - Continue to establish a unique visual character through consistent streetscape elements and plantings.
  - Install sidewalks where none currently exist.
  - Encourage the installment of street trees and pedestrian lighting where non exist.
  - Incorporate way-finding and signage elements into streetscape design.

Goals Cont.

- Wayfinding and Signage:
  - Develop clear, consistent and attractive signage design to properly implement way finding strategies.
  - Strategically locate signage and way finding elements in order to direct visitors and local residents to public buildings, Main Street, historic features, points of interest, public events and parking.
  - Create attractive gateway features at the intersections of Main Street and U.S. 441 and Peggy Road and Main Street and any other prominent entranceways, to direct residents and visitors to the commercial areas of the CBD.

Goals Cont.

- Housing:
  - Encourage additional housing stock located within the CRA to attract people to live downtown.
  - Enhance and preserve the existing historical neighborhoods within the CRA.
  - Support infill and increased density of housing where appropriate, such as vacant, rundown and non-conforming lots.
  - Encourage the development of housing areas for employees, senior citizens, and low income single tenants that can benefit from the garden atmosphere and the services provided in the downtown area, in order to reduce trip generation.

Goals Cont.

- Marketing:
  - Partner with local organizations in developing promotional campaigns to attract businesses.
  - Continue partnering with other local organizations such as the Alachua Business League for the continues success of festivals and events.
  - Partner to create brochures to be distributed throughout the city and surrounding area.

Goals Cont.

- Public Participation
  - Encourage increased citizen participation through meetings and with volunteering efforts for improvements.
  - Continue active involvement of participating agencies, task forces and committees within the community.
  - Develop and offer workshops to educate and update citizens on redevelopment.

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