



21-0470 - PE_PLAN REQUIREMENTS UNDER FLORIDA STATUTES

Plan Requirements under
Florida Statutes 163.524



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INTRODUCTION

TOTAL POPULATION AND NUMBER OF HOUSEHOLDS IN THE DISTRICT

- The district's total population is 2,000 and the district contains 1,200 approximately 827 households. The Alachua County Comprehensive Plan land use designation for the district property is medium density residential and the property is zoned R3 (Cedar Ridge) and R2A (Sugarfoot Oaks).

PURPOSE

To preserve and enhance the quality of life for the residents of the
**SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT
DISTRICT**

OBJECTIVES

1. PARTNERSHIP

To actively engage landlords, property managers, tenants and local businesses in a collaborative effort to improve the quality of life for residents and overall community.

2. APPEARANCE

To create an aesthetically pleasing appearance by establishing minimal standards in regards to the physical environment, buildings, lawn maintenance, and grounds.

3. CRIME

To reduce crime and to become a safer community where all citizens thrive.

1. STRATEGIES

PRESERVATION AND ENHANCEMENT DISTRICT FY 2021-2022

COMMUNITY IMPROVEMENT

- **Provide additional cameras at strategic location throughout district**
- Work with landlords and tenants to implement strategies
- Minimum standards for property maintenance, building codes, and community aesthetics shall comply with Ordinance 01-24.

Beautification

- Continue to provide and install new sidewalks
- Continue with lighting for Cedar Ridge (Holly Heights)– Gordon Manor
- Purchase landscaping materials & supervise planting
- Bi-weekly lawn services
- Work with landlords and tenants to educate regarding solid waste and refuse
- Provide and install new signs at entrances

COMMUNITY COUNCIL

- Provide leadership for the District
- Organize and hold quarterly meetings
- Develop and implement programs to eliminate blighting influences
- Continue collaboration with government and community agencies

ADMINISTRATION

- Assist in the development of the request for proposal and selection of vendor
- Implement and monitor contract services
- Reconcile all invoices

The plan will be evaluated each year with the new budget cycle.

Services

Business Plan

3. BUDGET

The following budget is calculated on assessed fees of \$5.00 per unit/per month for 827 units within the Preservation and Enhancement District, totaling \$49,620.00 annually. The budget also reflects the history of the prior year collected funds with a negative variance resulting from 4% (\$1,984.80) under collected fees and a 2% (\$992.40) Tax Collector's processing fee for a FY21/22 budget of \$46,642.80

Fund 057

Number of Units	827
Cash 2/18/21	\$284,044.20
Projected revenue	\$49,620.00
Total	\$333,664.20

Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District (SOCRPED)		
Estimated Yearly Projected Revenue: \$49,620.00		
Company	Planned	Details
Collection Fee	\$992.40	Tax collector
Negative Variance	\$1,984.80	
Utilities	\$1,500.00	Utilities for lights at the entry signs (6 signs)
Postage	\$1,000.00	Envelopes, stamps, paper
Post Office	\$106.00	PO Box
Cox Monitoring	\$5,316.00	Yearly amount (\$60.99/camera/month)
Indemnity Insurance	\$360.00	Indemnity Insurance - Roughly \$30/month
Lawn care	\$19,200.00	Per contract with AJ Lawncare
Sunbiz	\$62.00	Yearly renewal for Division of Corporations
Reserve	\$12,098.80	
Alachua County	\$7,000.00	Administration Fees from SOCRPED to Alachua County Housing Program
Total/category	\$49,620.00	
Total		
Budget		
Difference	\$0.00	

PLAN REQUIREMENTS UNDER FLORIDA STATUTES 163.524

Plan Requirements under Florida Statutes 163.524

The Neighborhood Council and the local government planning agency shall prepare a Neighborhood Enhancement Plan. The Neighborhood Enhancement Plan shall consist of at least the following elements:

- (a) Boundaries and size of the district
- (b) Total population and number of households in the district.
- (c) Land use zoning and housing in the district.
- (d) Statement of goals and objectives of the district.
- (e) Strategies and policies to enhance the district.
- (f) Minimum standards for property maintenance, building codes, and community aesthetics.
- (g) Strategies to implement and evaluate the plan.

(7) The Neighborhood Enhancement Plan shall be consistent with the intent of the adopted comprehensive plan for the county or municipality.

(8) The Neighborhood Enhancement Plan shall not regulate any activity that is subject to regulation under chapter 378, and it shall not contain any requirements that are inconsistent with, or more stringent than, requirements established by any state agency or water management district.

(9) The Neighborhood Enhancement Plan shall be adopted by ordinance by the local governing body. The standards and requirements of the Neighborhood Enhancement Plan shall be reasonable considering the existing character of the community and local economic conditions.

(10) Prior to the adoption of the Neighborhood Enhancement Plan, the local government planning agency and Neighborhood Council shall hold a joint public hearing on the plan after public notice by the local government by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, date, place, and purpose of the hearing; identify the boundaries of the district; and outline the general scope of the plan as required by law.

(11) If at any time after approval of the Neighborhood Enhancement Plan, it becomes desirable to amend or modify the plan, the local governing body may do so. Prior to any such amendment or modification, the local government planning agency and the Neighborhood Council shall hold a joint public hearing on the proposed amendment or modification after public notice by the local government by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, place, and purpose of the hearing and shall generally describe the proposed amendment or modification

LEGAL DESCRIPTION OF AREA TO BE ASSESSED DESCRIPTION OF THE SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT DISTRICT

The Boundary of the District includes all of the lots and Streets within the following recorded subdivisions:

Sugarfoot Oaks,
as per plat recorded in Plat Book “J” page 66; and

Cedar Ridge,
as per plat recorded in Plat Book “K” page 08; and

Sugarfoot Oaks Unit No.2,
as per plat recorded in Plat Book “K” page 32; and

Cedar Ridge Addition 1,
as per plat recorded in Plat Book “K” page 80; and

Cedar Ridge Addition 1 Replat
as per plat recorded in Plat Book “L” page 83; and

Sugarlane,
as per plat recorded in Plat Book “K” page 84; and

Sugarfoot Oaks Unit No.3,
as per plat recorded in Plat Book “K” page 91; and

Sugarlane Replat,
as per plat recorded in Plat Book “L” page 80; and

Sugarlane Replat No.2,
as per plat recorded in Plat Book “M” page 09; and

Cedar Ridge Villas,
as per plat recorded in Plat Book “M” page 19;

As of the Public Records of Alachua County, Florida. Containing approximately 72.711 acres.