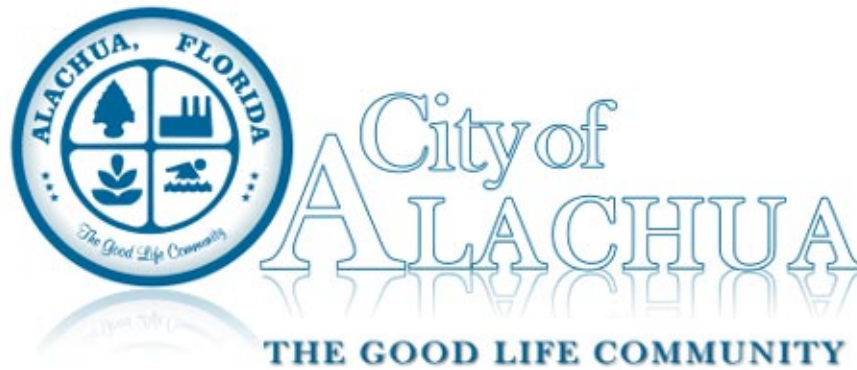




Planning and Zoning Board Agenda December 11, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Rob Hyatt

Planning and Zoning Board At 6:00 PM

Meeting Date: December 11, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the November 13, 2018 PZB Meeting

B. Small Scale Comprehensive Plan Amendment: A request by James and Wetona Johnson, property

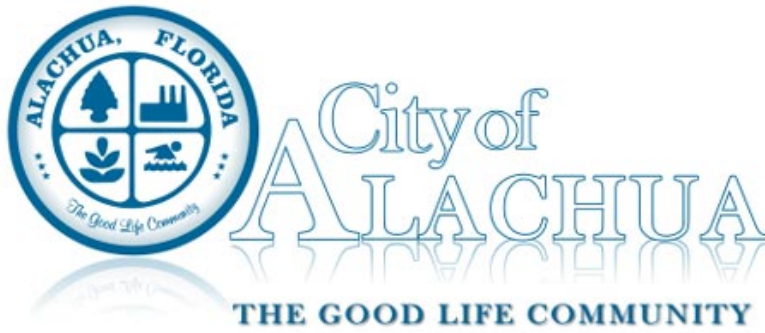
owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ±0.36 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by James and Wetona Johnson, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Residential Single Family -3 (RSF-3) on a ±0.36 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing).
- D. Small Scale Comprehensive Plan Amendment: A request by Hipp Rental Properties, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property. Consisting of Tax Parcel Number 03213-000-000. (Legislative Hearing)
- E. Site-Specific Amendment to the Official Zoning Atlas: A request by Hipp Rental Properties, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Industrial General (IG) on a ±5.91 acre subject property. Consisting of Parcel Number 03213-000-000 (Quasi-Judicial Hearing).
- F. Small Scale Comprehensive Plan Amendment: A request by North Florida Water Systems, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)
- G. Site-Specific Amendment to the Official Zoning Atlas: A request by North Florida Water Systems, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural-Rural Business (A-RB)(Alachua County) to Agricultural (A) on a ±1.30 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing)
- H. Small Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owners, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center to Industrial on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000. (Legislative Hearing)
- I. Site-Specific Amendment to the Official Zoning Atlas (Small Scale): A request by Phoenix Commercial Park, LLP, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Light and Warehouse Industrial ("ILW") on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Approval of the Minutes of the November 13, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the November 13, 2018 PZB Meeting.

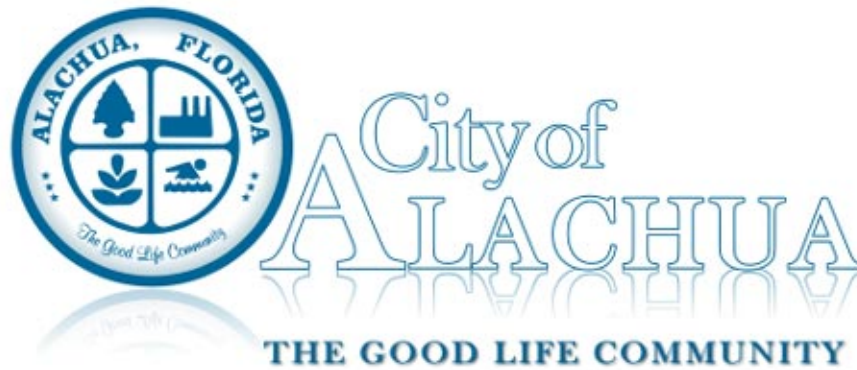
Summary

Approval of the minutes of the November 13, 2018 PZB Meeting.

ATTACHMENTS:

Description

- ▢ PZB Minutes for November 13, 2018 Meeting



Planning and Zoning Board Minutes November 13, 2018

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Rob Hyatt

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: November 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Gary Thomas called the meeting to order. All members were present.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the October 9, 2018 PZB Meeting

Member Sandy Burgess noted a correction to the last name of a meeting attendee.

Vice Chair Wright moved to approve the minutes with Member Burgess's amendment to the last name of a meeting attendee; seconded by Member Burgess.

Passed by unanimous consent.

B. Certificate of Appropriateness: A request by John Havlik, applicant and property owner, for the following alterations to a property located within the Historic Overlay District:(1) installation of a new metal roof; and (2) removal of existing roof turbine vents, located at 13825 NW 147th Ave, Tax Parcel No. 03395-001-000 (Quasi-Judicial Hearing)

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Vice Chair Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the application for a Certificate of Appropriateness; seconded by Member Jim Sajczuk.

Member Burgess inquired about metal roofs within the Historic Overlay District.

Planner Hall responded.

City Attorney Marian Rush responded.

Motion Passed 5-0 in a roll call vote.

C. LDR Text Amendments - amending Section 3.7.2 (C), relating to landscape requirements for the U.S Highway 441/ Interstate 75 Gateway Overlay District; amending Section 6.2, relating to Tree Protection & Landscaping standards; amending Section 6.2.1, relating to Tree protection standards; amending Section 6.2.2, relating to Landscaping standards; amending Section 6.2.3, relating to Screening standards; amending Appendix 6.2.2.A, relating to the list of recommended trees/plants and nuisance trees; amending Article 10, providing definitions for Florida Friendly Landscaping and Quality tree protection area. (Legislative)

Department Director Kathy Winburn introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Chair Thomas asked Planner Hall, AICP, to review the tree protection regulations.

Planner Hall, AICP, responded.

Member Burgess and Member Wright asked for clarification about how a tree is designated as a champion tree.

Planner Hall, AICP, responded.

Member Johns expressed her support for the proposed amendments to landscaping regulations.

Member Burgess agreed with Member Johns.

Chair Thomas asked a question about tree protection and mitigation requirements.

Planner Hall, AICP, responded.

Member Johns moved to find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve; seconded Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

School Board Member Rob Hyatt commended the Board and Planning Department for their professionalism. He advised the Board that another School Board member may be appointed to serve as the School Board representative and expressed his best wishes to the Board.

Department Director Winburn stated the next meeting is scheduled for Tuesday, December 11, 2018, at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn; seconded by Member Johns.

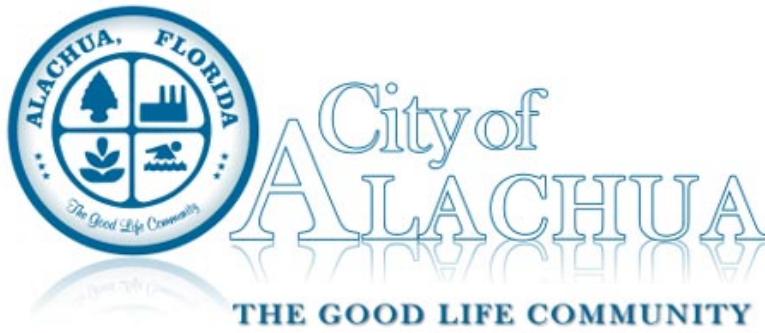
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by James and Wetona Johnson, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ± 0.36 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by James and Wetona Johnson, property owners, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Moderate Density Residential on a ± 0.36 acre subject property (Tax Parcel No. 03068-000-000). The subject property is located at 14212 NW 167th Place.

The subject property was annexed through Ordinance 18-12 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution to comparable City designations.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential. This designation is comparable to the Future Land Use Designations for other similarly sized parcels in the immediate vicinity. The Moderate Density FLUM Designation permits a density of 0-4 dwelling units per acre (a maximum of 1 dwelling unit for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 1 dwelling unit for the subject property).

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "A" Staff Supporting Materials
- ☐ Public Notice Materials for the 12/11/18 PZB Hearing
- ☐ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ± 0.36 acre subject property

PROPERTY OWNERS: James and Wetona Johnson

LOCATION: 14212 NW 167th Place

**PARCEL ID
NUMBER(S):** 03068-000-000

ACREAGE: ± 0.36

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by James and Wetona Johnson, property owners, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Moderate Density Residential on a ± 0.36 acre subject property (Tax Parcel No. 03068-000-000). The subject property is located at 14212 NW 167th Place.

The subject property was annexed through Ordinance 18-12 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

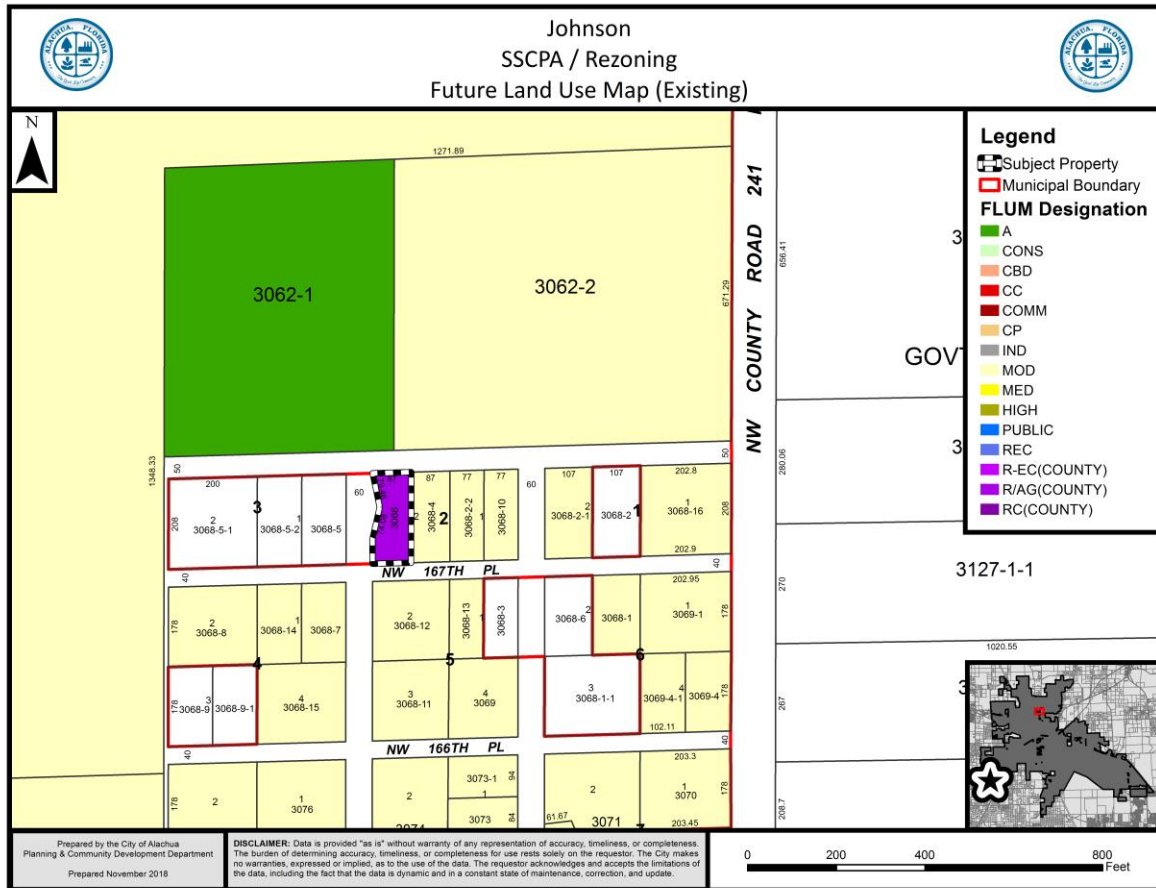
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential. This designation is comparable to the Future Land Use Designations for other similarly sized parcels in the immediate vicinity. The Moderate Density FLUM Designation permits a density of 0-4 dwelling units per acre (a maximum of 1 dwelling unit for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 1 dwelling unit for the subject property).

FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±0.36)	Proposed FLUM Designation (±0.36 acres)
FLUM District:	Rural/ Agriculture (County)	Moderate Density Residential
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	0-4 dwellings/acre 1 dwelling unit
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses
*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Map 1a. Future Land Use Map with Subject Property



Objective 1.2: Residential

criteria

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has one single-family residence that appears to be vacant.

SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

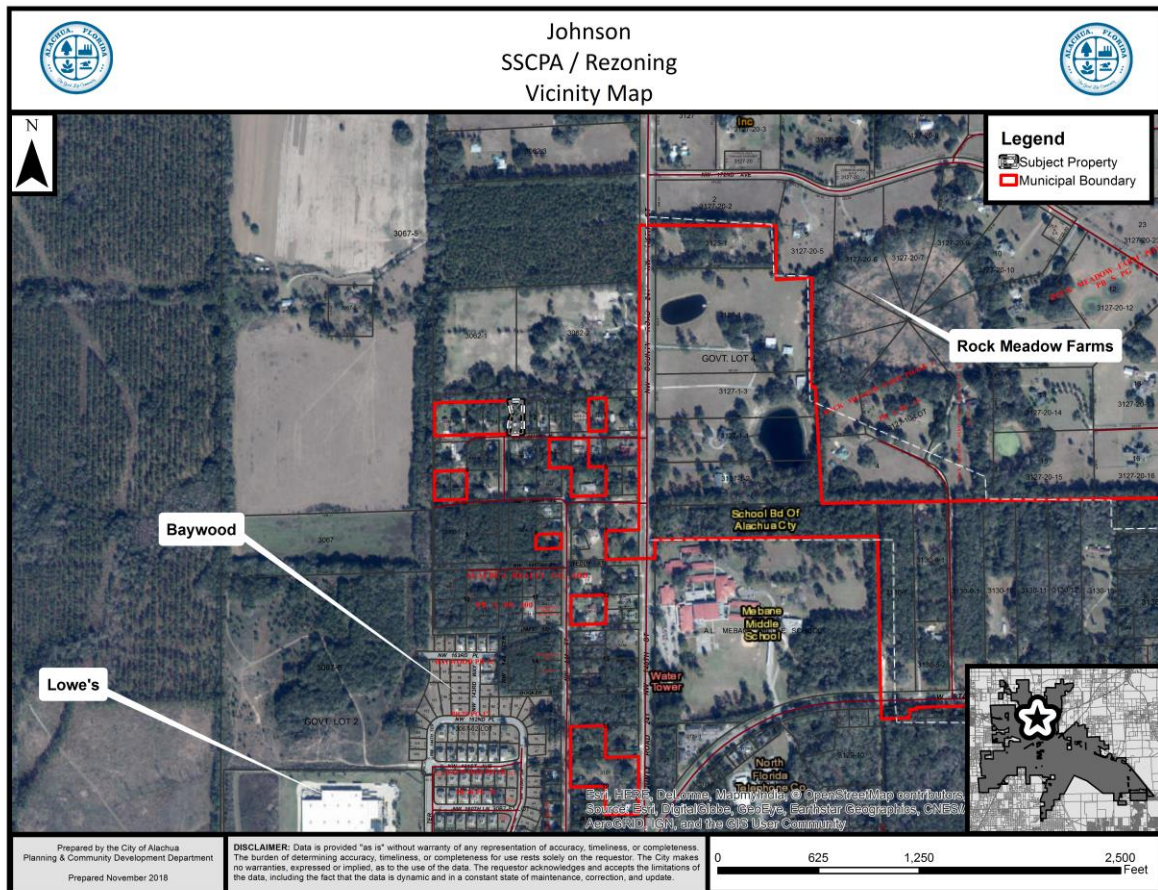


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential/Agriculture	Moderate Density Residential/ Agriculture	RSF-3/ A
East	Single Family Residential	Moderate Density Residential	RSF-3
West	Vacant Residential	Rural/Agriculture(County)	A (County)
South	Single Family Residential	Moderate Density Residential	RSF-3

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03068-000-000	Single Family Residential	Rural/ Agriculture (County)	Agriculture	±0.36

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable

to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The

proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The property appears to already be connected to the City central sewer and potable water systems.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Proposed land use amendment would help encourage infill and redevelopment of an existing neighborhood.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment’s consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

Based upon the Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Residential FLUM Designations, and states the following:

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Objective 1.2: The proposed amendment would result in an increase the maximum permitted density of the subject property, but not in the actual permitted density for the subject property as the maximum number of units is the same (1 dwelling unit).

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new

development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or

force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is currently served by the City's wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is currently served by the City's potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

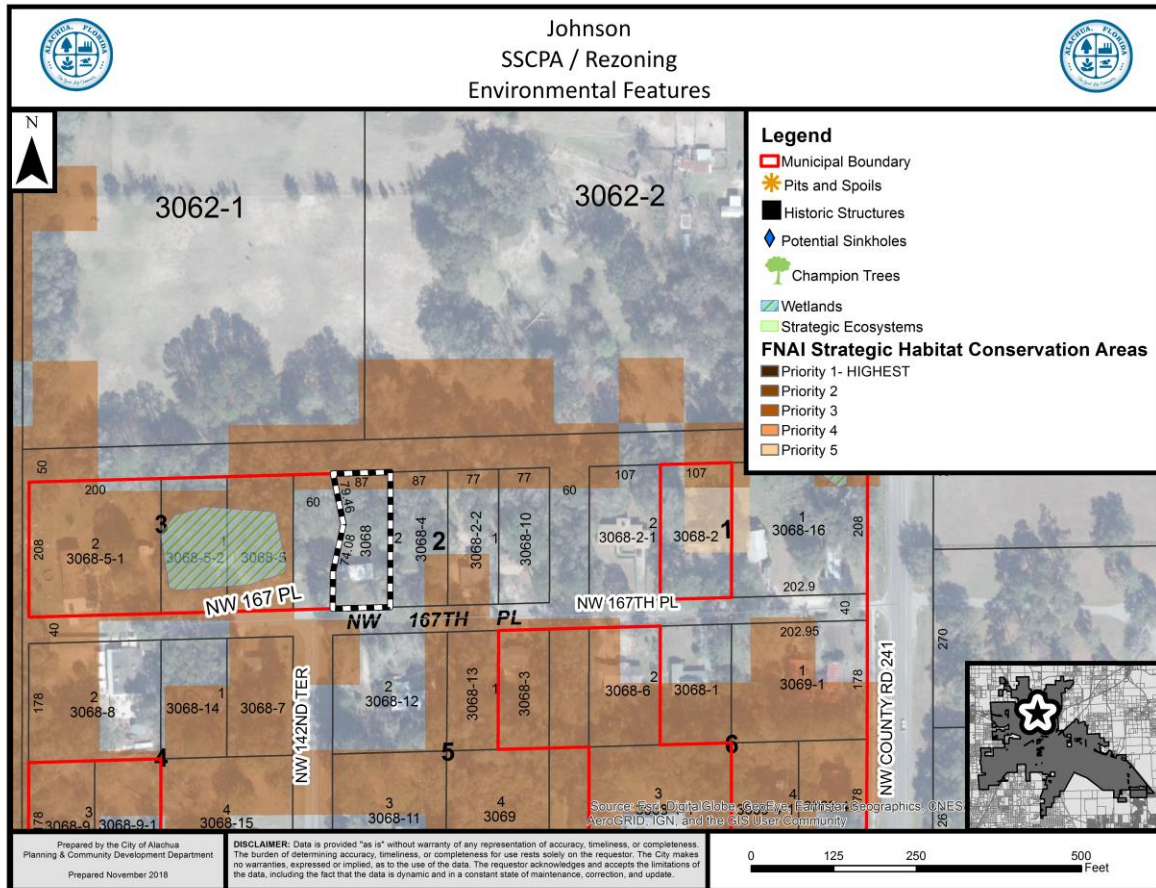
- Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.
- Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.
- Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.
- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

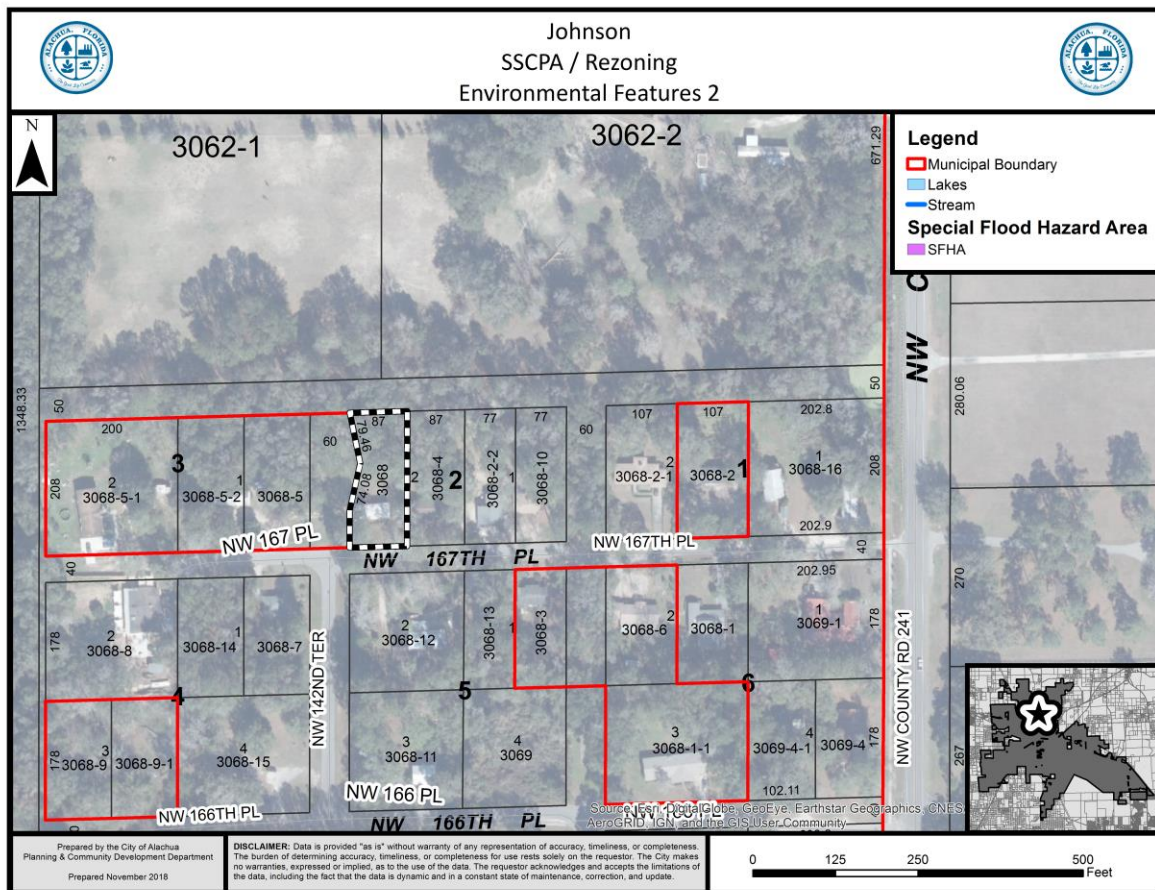
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Millhopper- Urban Land Complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	88.60%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.40%

Evaluation: The subject property is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary

Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Moderate Density Residential
Max. Gross Density:	.2 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	1 dwelling unit	1 dwelling unit

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 from US 441 to NCL	2U	Major Collector	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element. ² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity					

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	10 (5/5)	1 (0/1)	1 (1/0)
¹ Source: ITE Trip Generation, 10 th edition ² Formulas: AADT – 9.52 trips per dwelling unit x 1 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 1 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 1 dwelling units (67% entering/33% exiting).				

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

Traffic System Category	SR 235 (from US 441 to NCL) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,400
Existing Traffic ³	7,537
Reserved Trips ⁴	29
Available Capacity ⁴	6,834
Increase/Decrease in Daily Trips Generated by Development	10
Residual Capacity After Development's Impacts⁵	6,824
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.	

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	SR 235 (from US 441 to NCL) ¹
Maximum Service Volume ²	1,290
Existing Traffic ³	716
Reserved Trips ⁴	2
Available Capacity ⁴	572
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁵	571
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	275
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	250
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
Sources: * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	67.34
Sources: 1 City of Alachua August 2018 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.90 %
1 Source: City of Alachua August 2018 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (.83 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	9.48	1.730
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 1 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”

TO

**JAMES AND WETONA JOHNSON SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

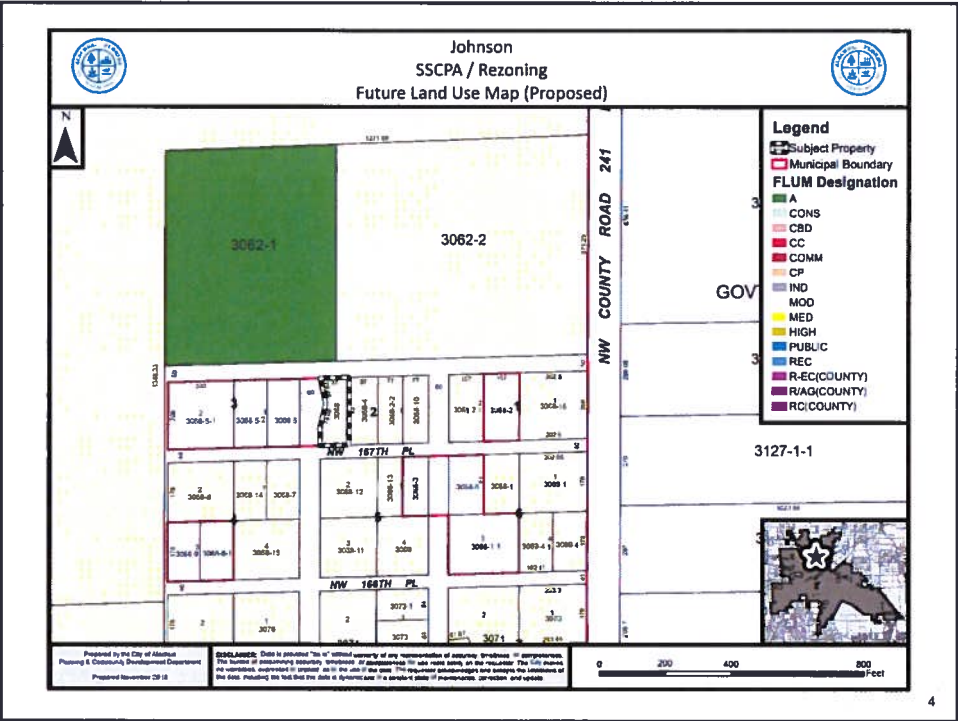
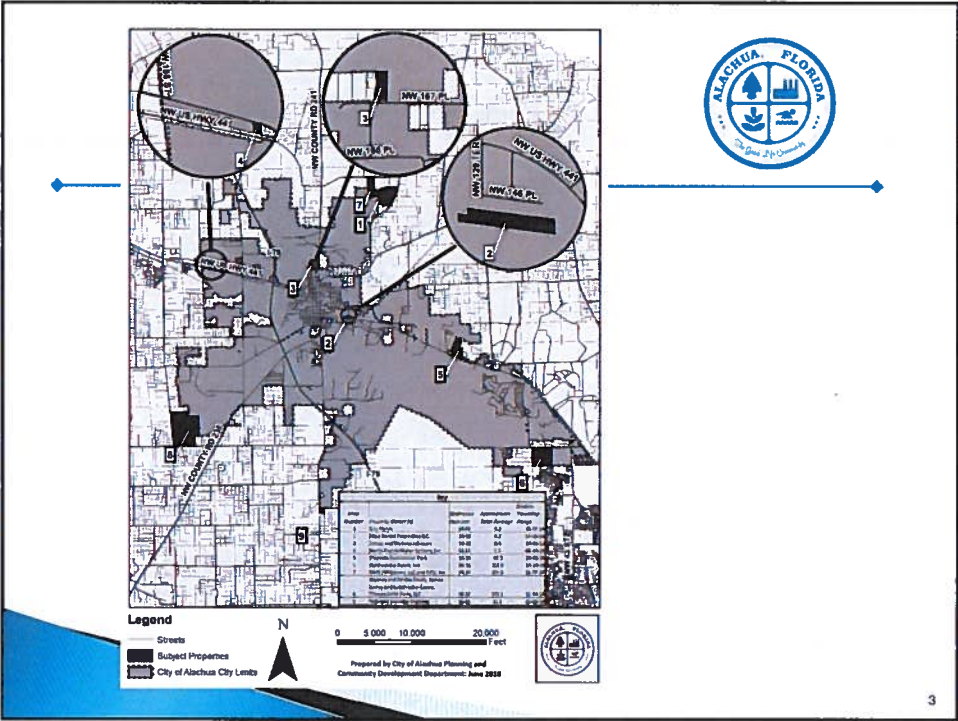
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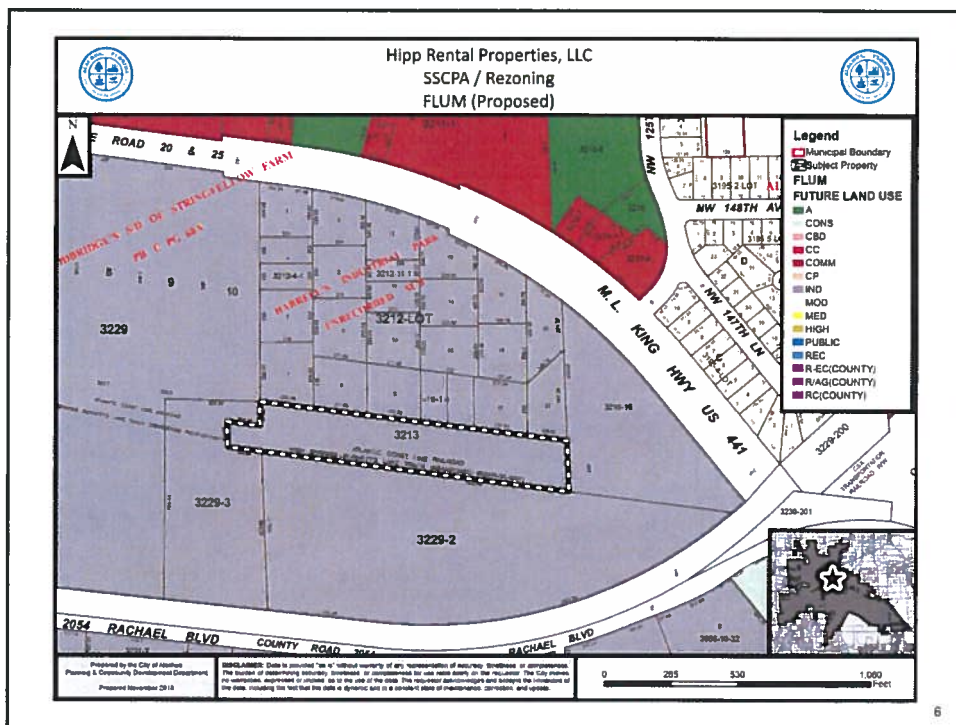
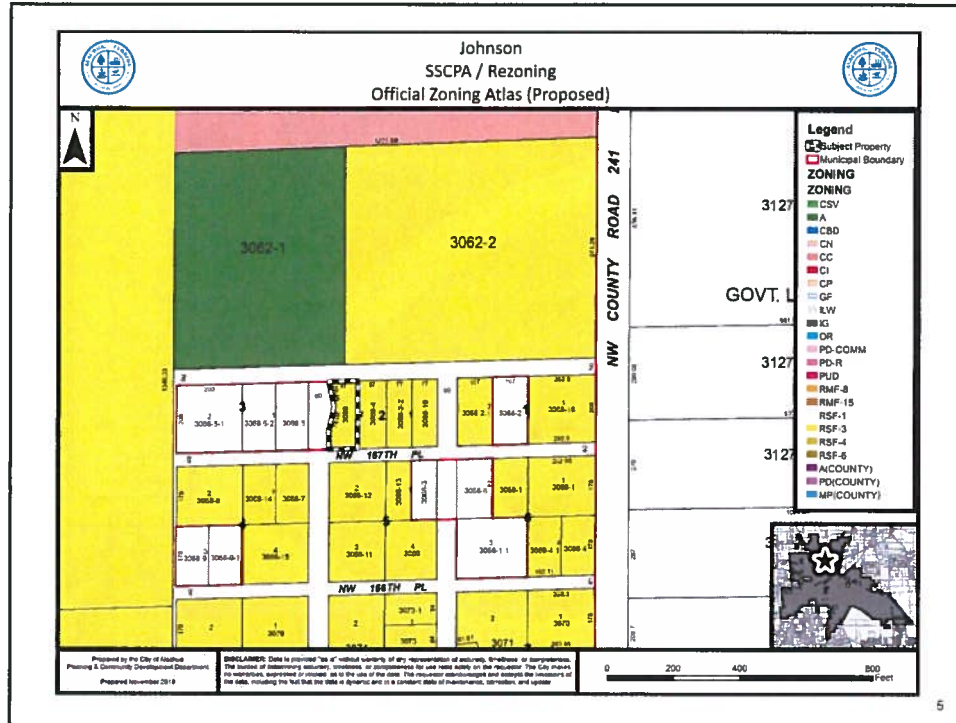


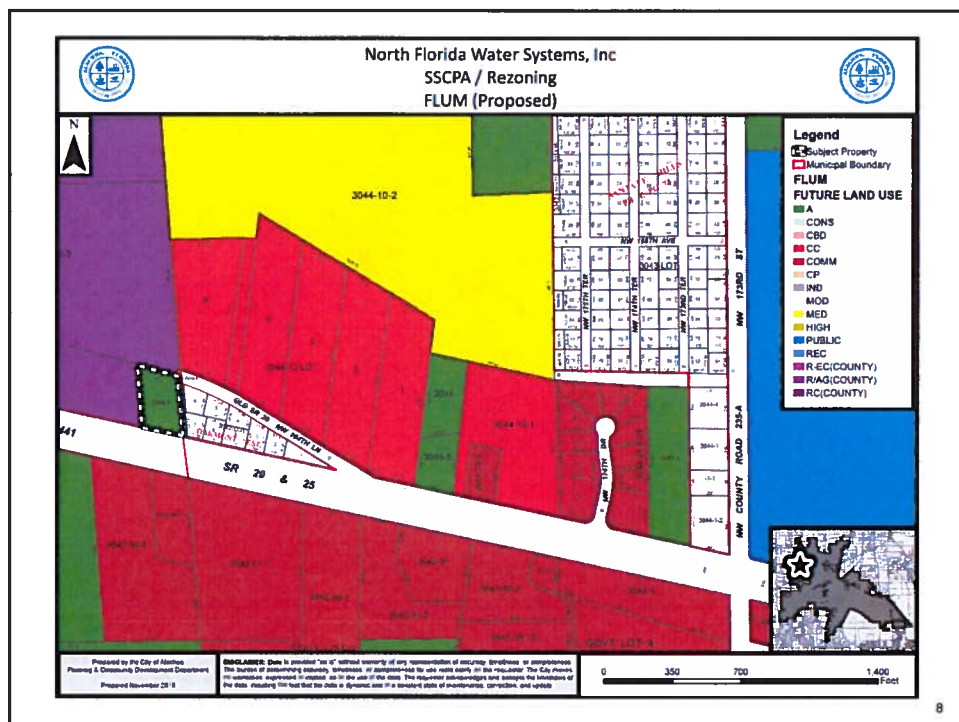
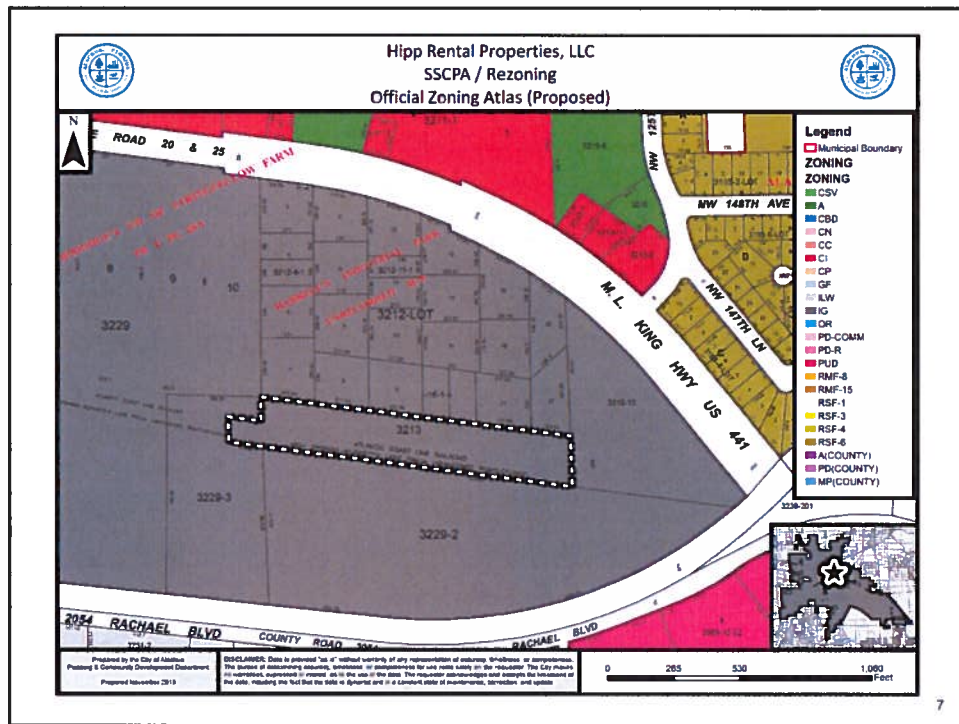
Overview

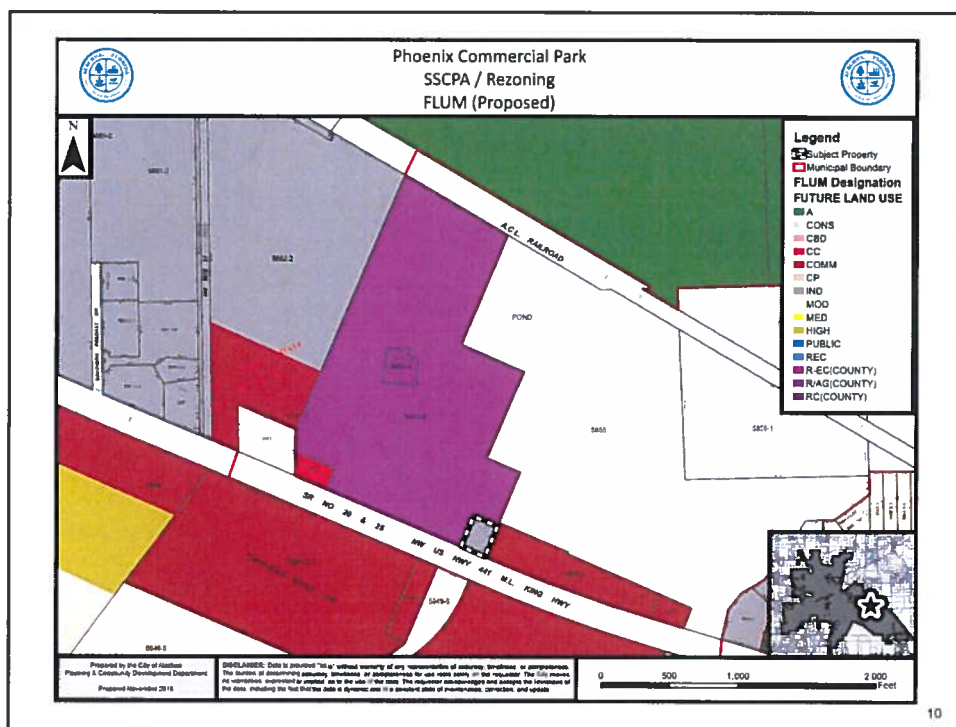
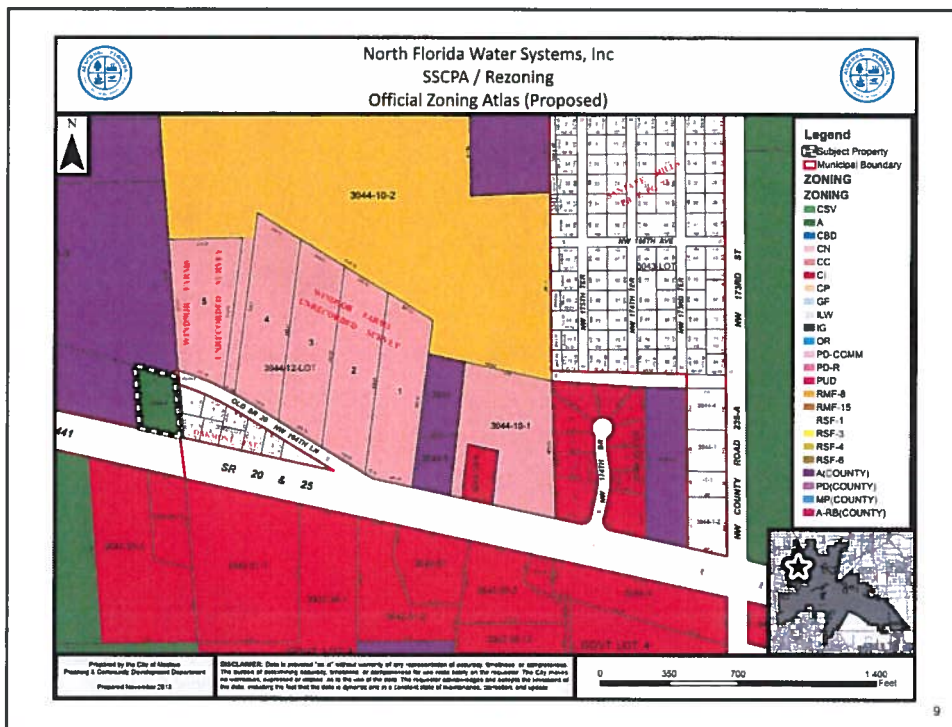
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

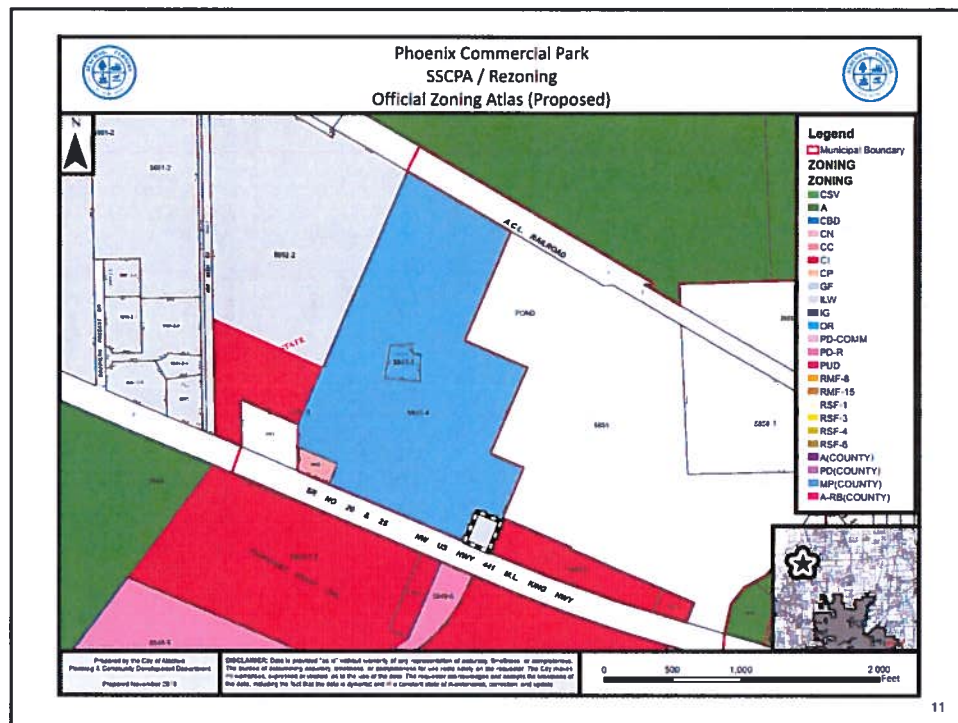
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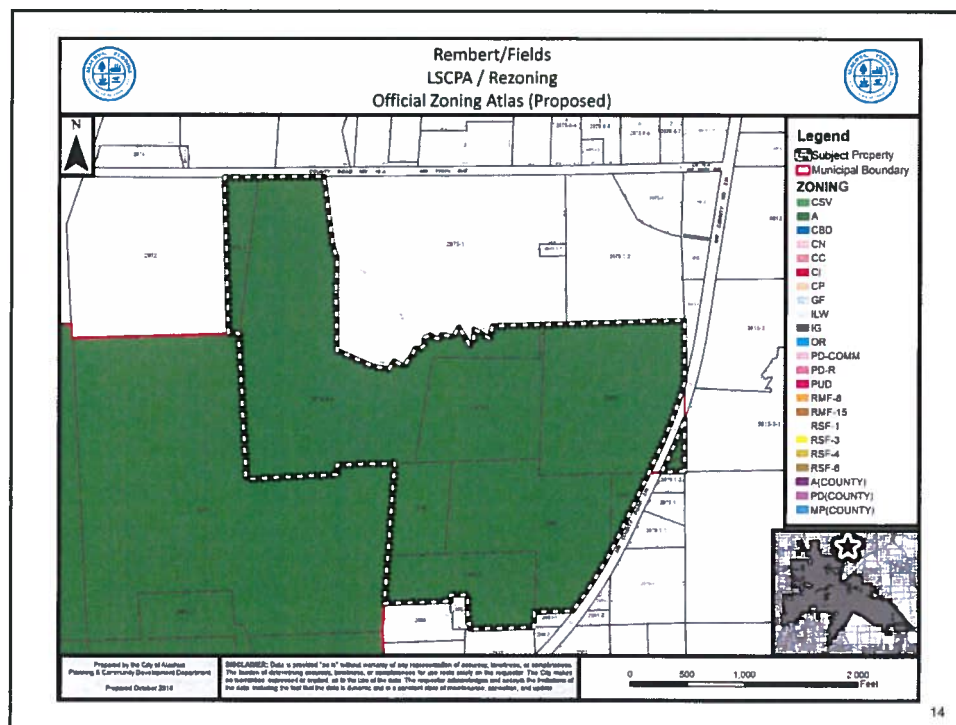
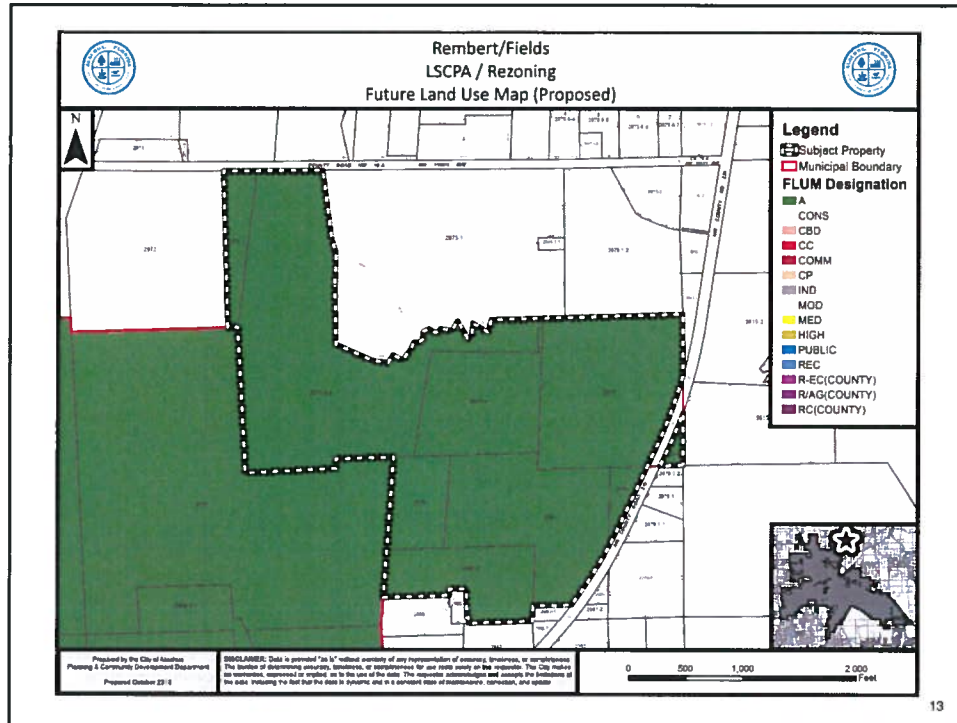


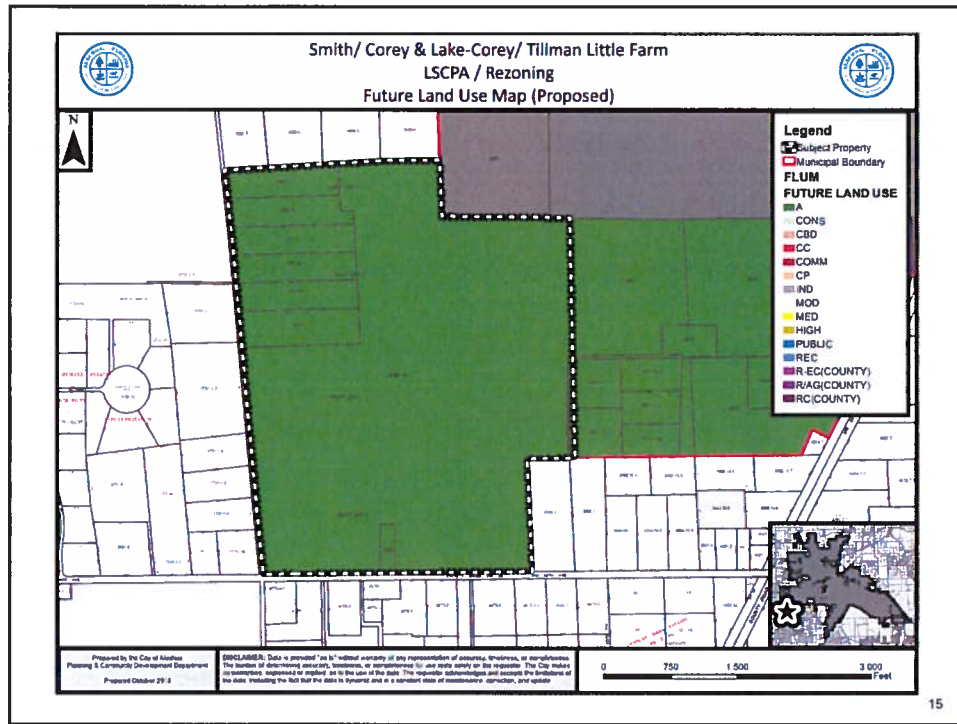
Large Scale CPAs/RZs



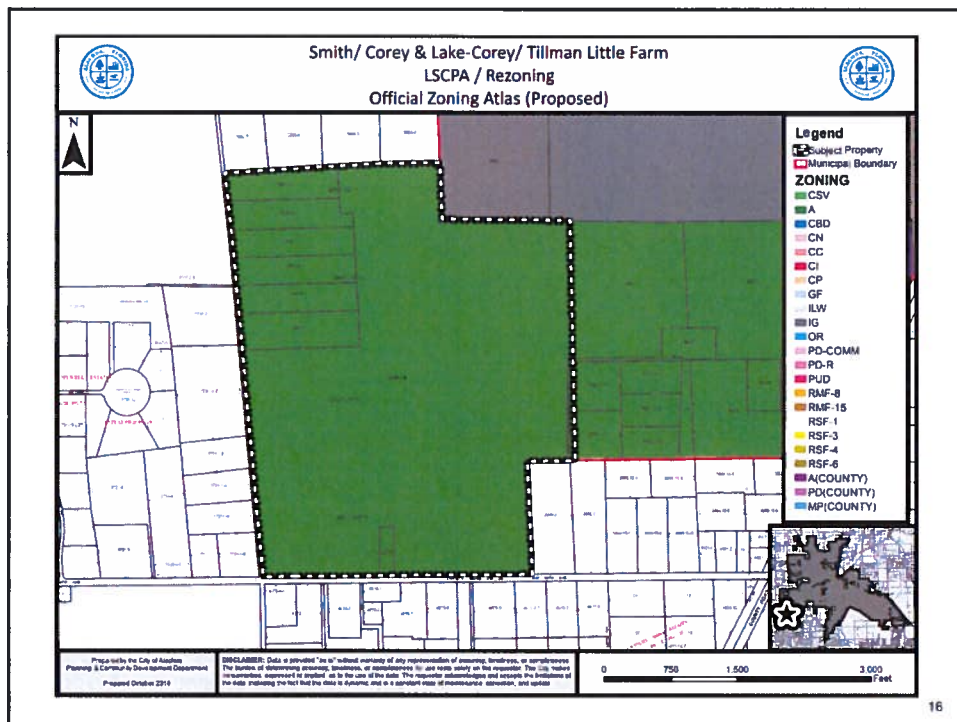
- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

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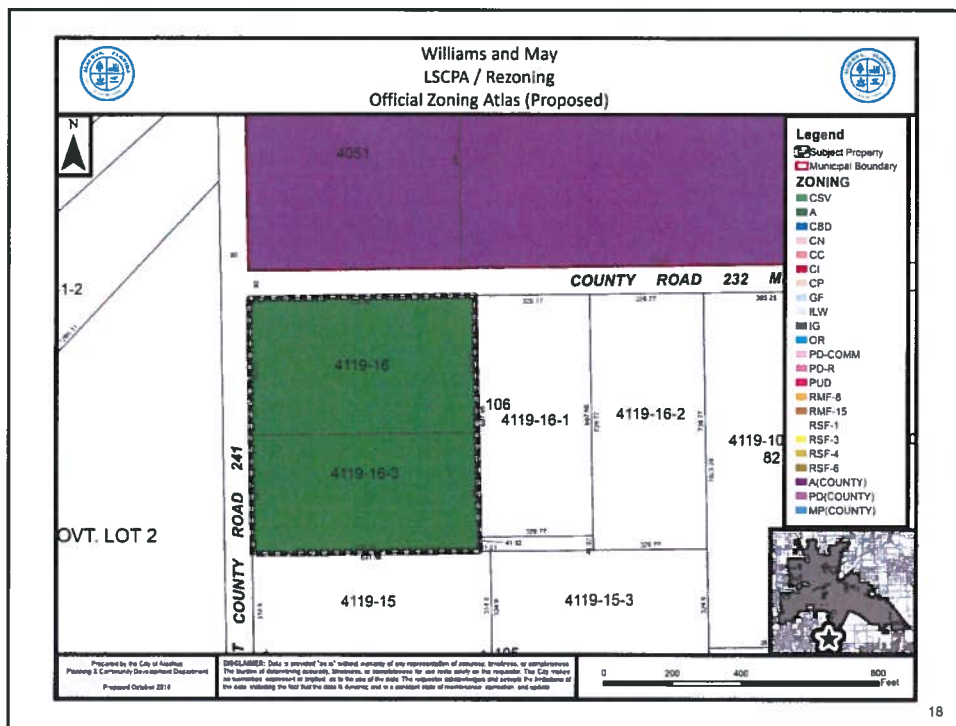
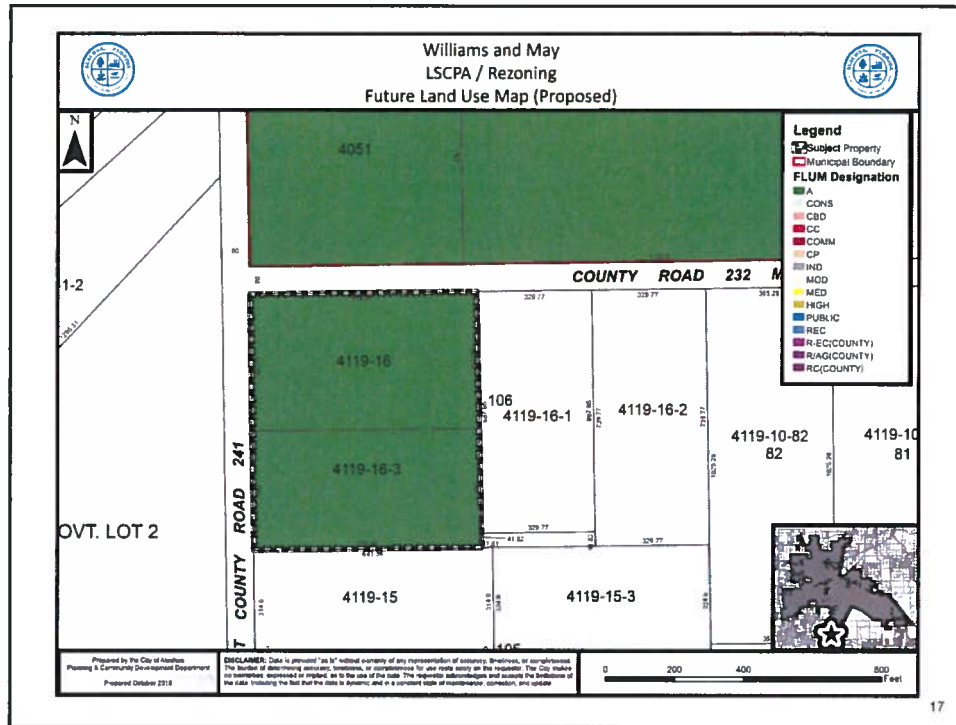


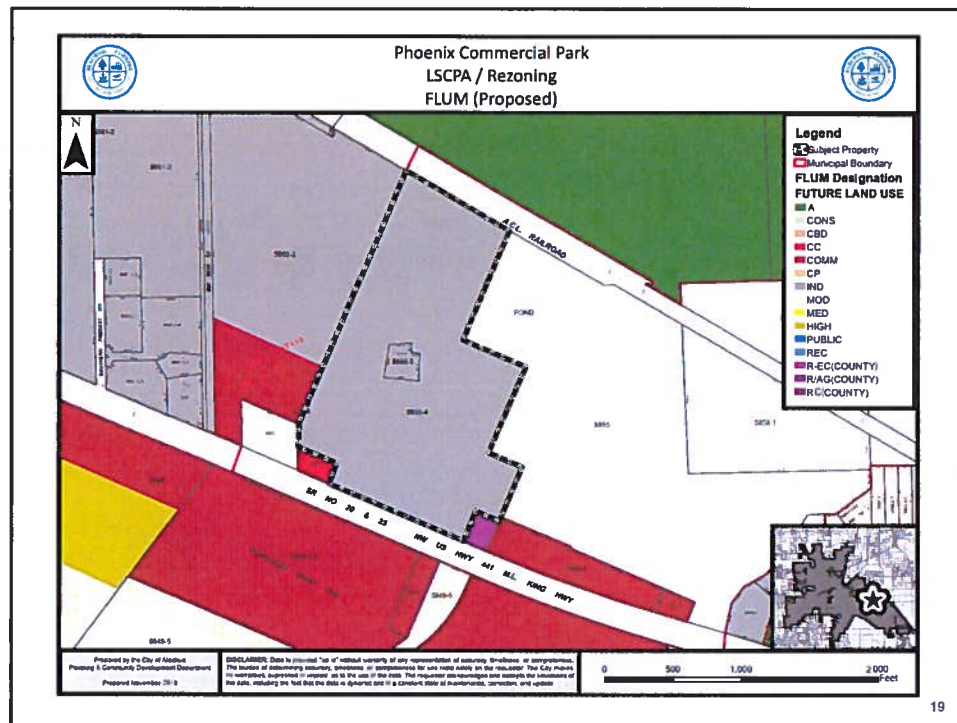


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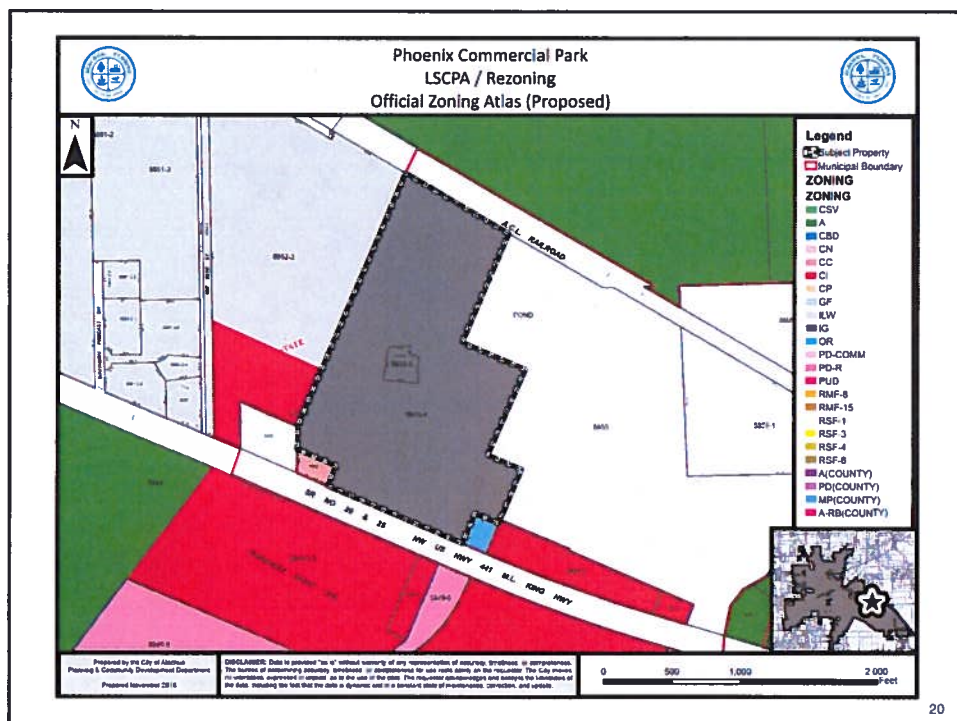


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Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

November 27, 2018

PLEASE PRINT CLEARLY

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City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

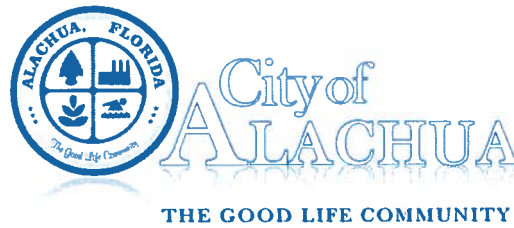
(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

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Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
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05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

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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.

WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case # _____

Application Fee \$ _____

Filing Date _____

Acceptance Date _____

Review Type P&Z, CC _____

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

- Project Name Johnson SSCPA
- Address of Subject Property: 14212 NW 167th Place
- Parcel ID Number(s): 03068-000-000
- Existing Use of Property: SFR
- Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
- Proposed Future Land Use Map Designation: Moderate Density Residential
- Acreage .38

B. APPLICANT

- Applicant's Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s) or Contact Person(s): TIMOTHY L. JOHNSON Title: OWNER
Company (if applicable) _____
Mailing address: 2757 BOLTON BEND
City: ORLANDO State: FLORIDA ZIP: 32817
Telephone: (407) 285-6366 FAX: () N/A e-mail: TJARCH@BELL SOUTH.NET
- If the applicant is agent for the property owner*:
Name of Owner (title holder) _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

- Statement of proposed change and maps which illustrate the proposed change.
- Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.
 - Promotes the efficient and cost effective provision or extension of public infrastructure and services.
 - Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system.
 - Promotes conservation of water and energy.
 - Preserves agricultural areas and activities.

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

Revised 9/1/2011

Page 1 of 2

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs,
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area, and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2 4 14 of the Land Development Regulations
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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


Signature of Applicant

TIMOTHY L. JOHNSON, OWNER
Typed or printed name and title of applicant

Signature of Co-applicant

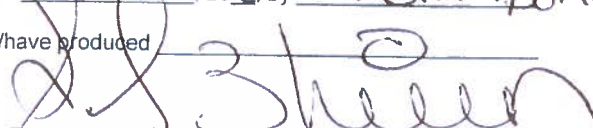
Typed or printed name of co-applicant

State of FLORIDA County of CRANE

The foregoing application is acknowledged before me this 8 day of NOV, 2018 by TIMOTHY L. JOHNSON
_____, who is/are personally known to me, or who has/have produced
as identification.

NOTARY SEAL




Signature of Notary Public, State of FL

City of Alachua • Planning and Community Development Department
PO Box 9 • Alachua, FL 32616 • (386) 418-6121

Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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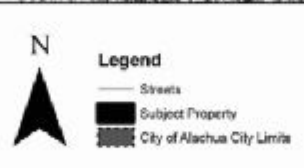
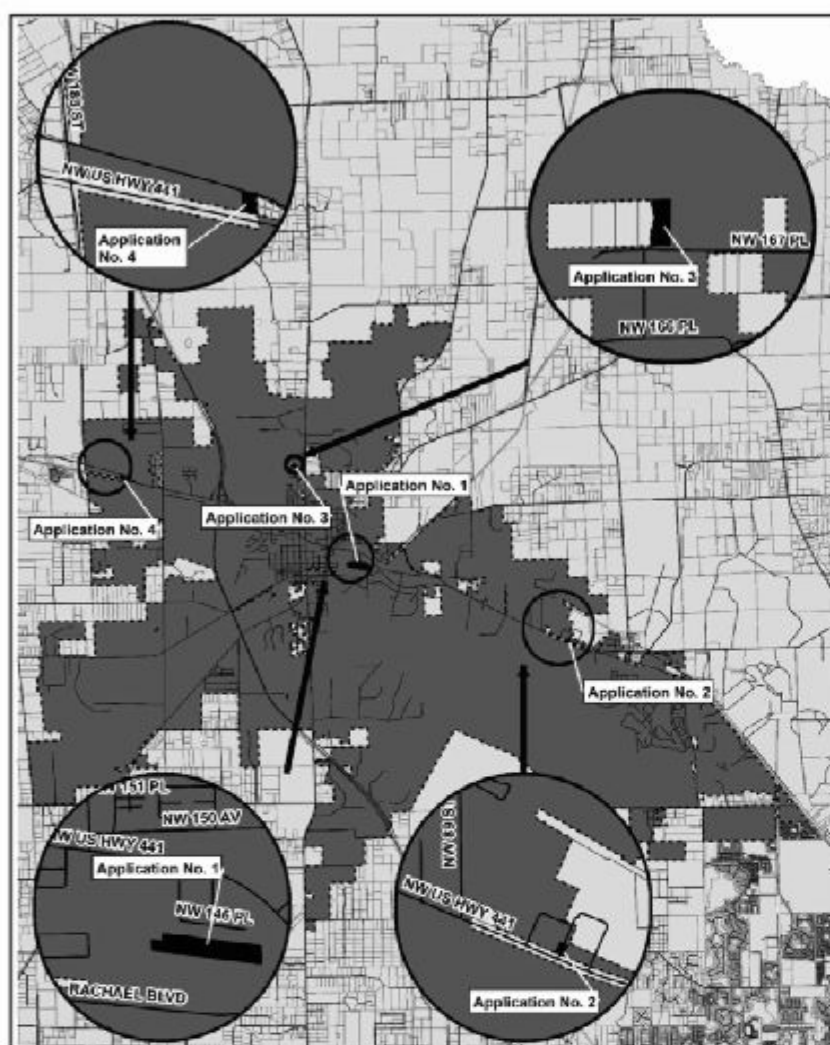
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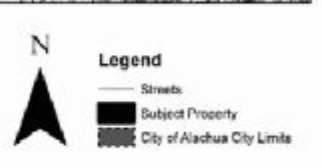
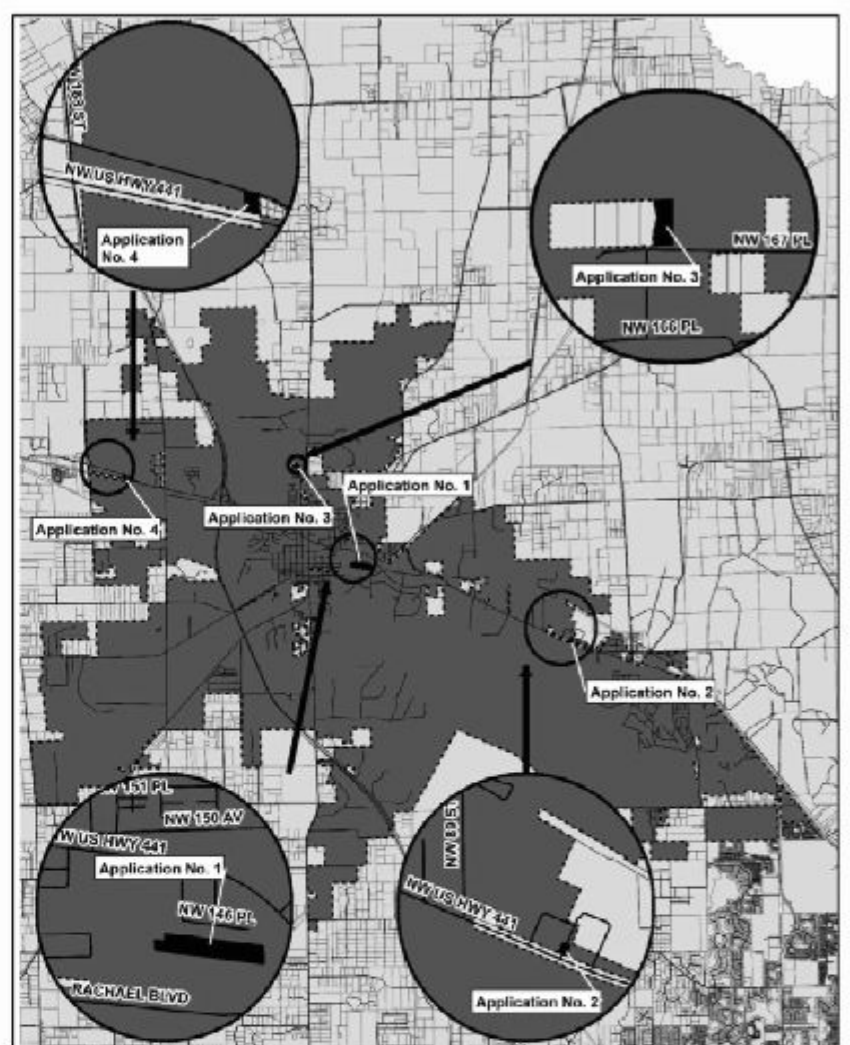
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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City of ALACHUA

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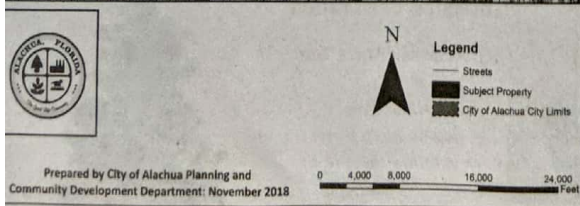
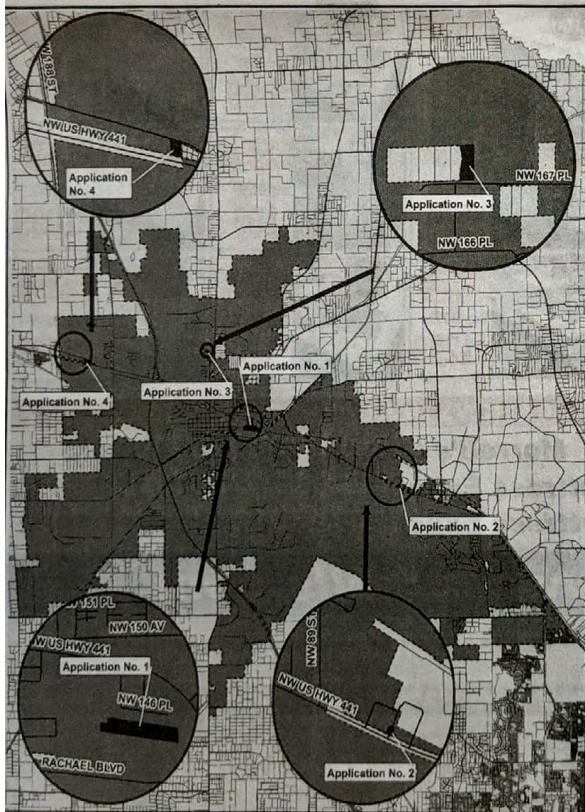
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(Published: Alachua County Today - November 29, 2018)



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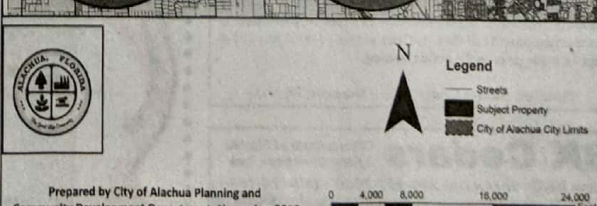
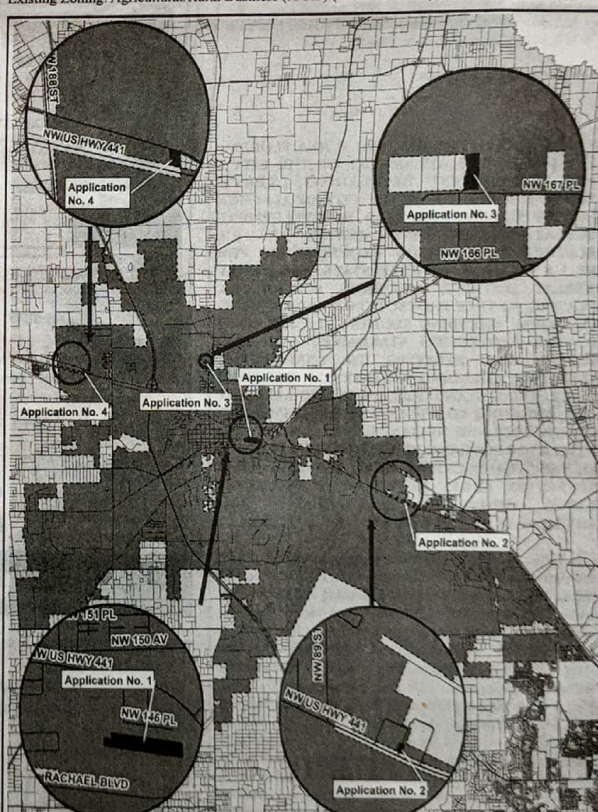
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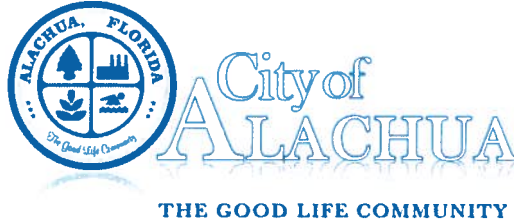
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Mailed
11/21/2018
(KC)

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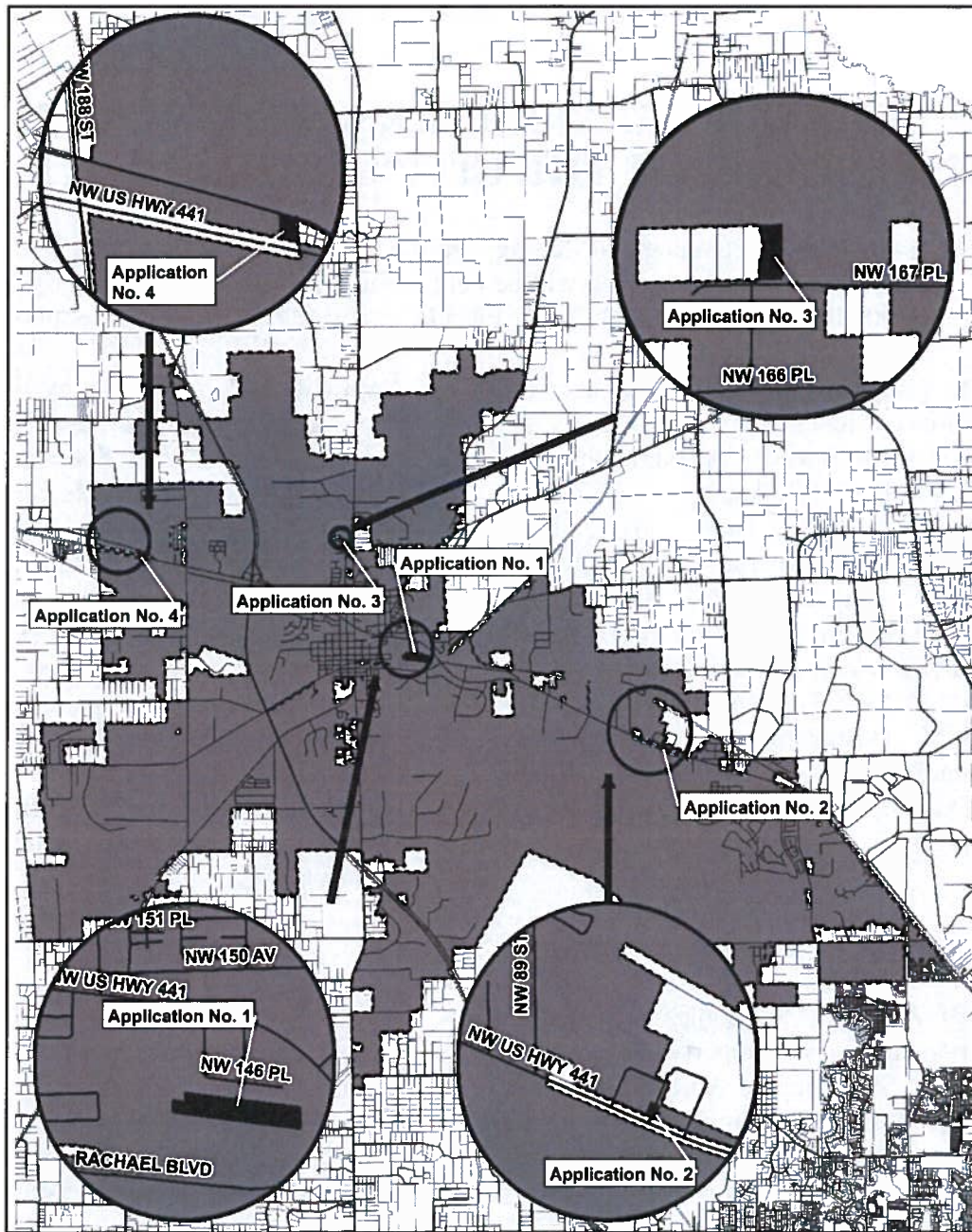
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



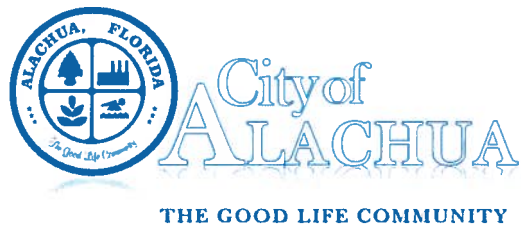
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

NEWTON, IA 50208

RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

16503 NW US HWY 441

ALACHUA, FL 32615

GERARD, GREGORY S

440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

16806 NW 175TH TER

ALACHUA, FL 32615

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

14610 NW 129TH TER

ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC

PO BOX 2290

ALACHUA, FL 32616

WILKERSON REUBEN

PO BOX 687

ALACHUA, FL 32616-0687

JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

CHERRY, PINKIE

5627 EARTHA DR

JACKSONVILLE, FL 32209

JONES HENRY

PO BOX 956

ALACHUA, FL 32616-0956

GOLDEN POND FARMS INC

PO BOX 357133

GAINESVILLE, FL 32635

CARTER, KEVIN L & SHIMA

7853 GUNN HIGHWAY

TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

PO BOX 956

ALACHUA, FL 32616-0956

JOHNSON & JOHNSON & JOHNSON

PO BOX 751

ALACHUA, FL 32616-0751

DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC

11 SE 2ND AVE

GAINESVILLE, FL 32601

JOHNSON & JOHNSON REVOCABLE

PO BOX 751

ALACHUA, FL 32616-0751

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

RICHARDSON, MATTIE HEIRS

815 SE 19TH ST

GAINESVILLE, FL 32641



JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

MCCRAY LILA M

PO BOX 602

ALACHUA, FL 32616-0602

HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO MODERATE DENSITY RESIDENTIAL ON APPROXIMATELY 0.36 ACRES, LOCATED AT 14212 NW 167TH PLACE; TAX PARCEL NUMBER 03068-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 11, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at duly advertised public hearings on January 14, 2019 and January 28, 2019, and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this

amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Rural/Agriculture (Alachua County) to Moderate Density Residential for Tax Parcel Number 03068-000-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel No. 03068-000-000

LEGAL DESCRIPTION:

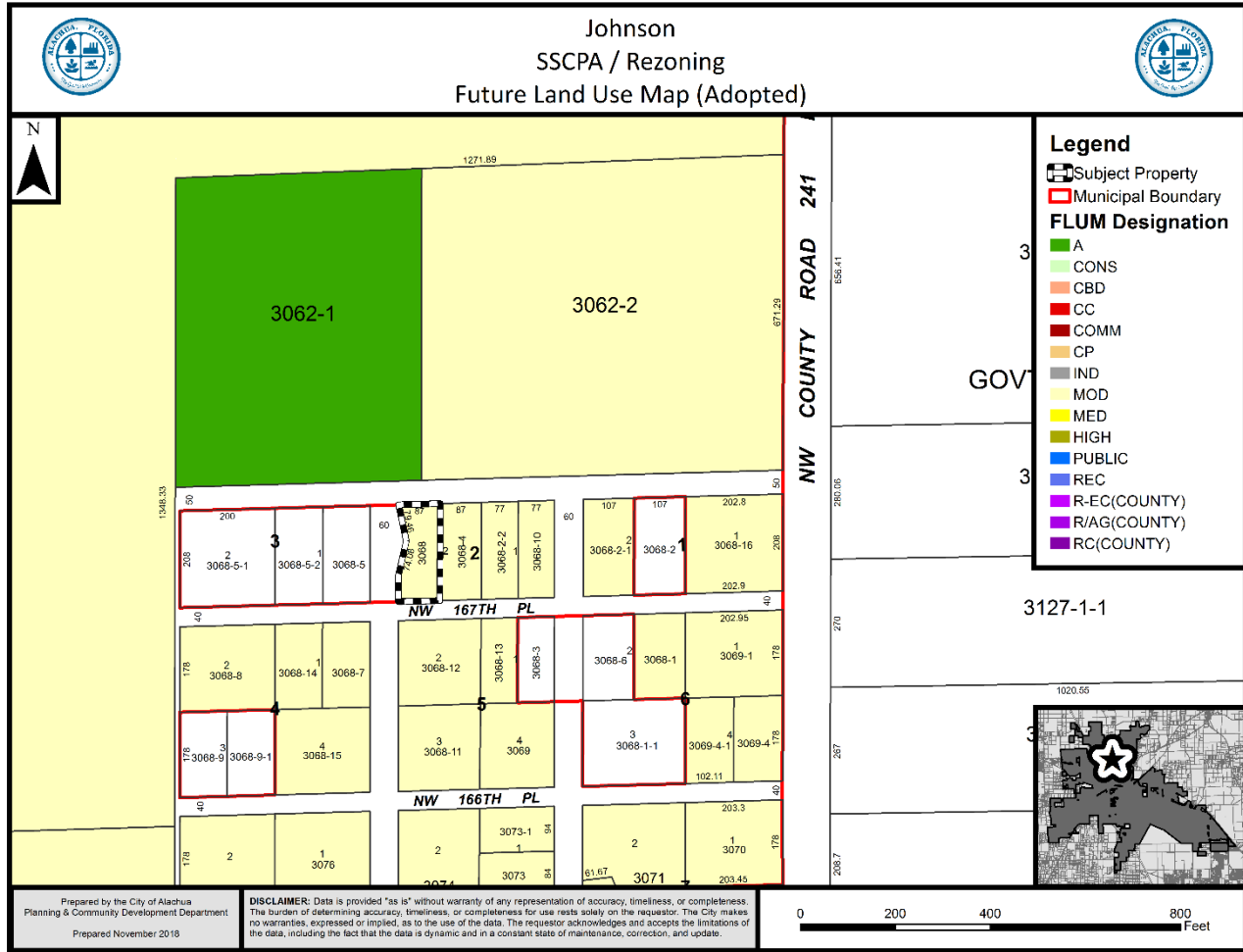
**SUBJECT PROPERTY
(PREPARED BY GEOLINE SURVEYING, INC.)**

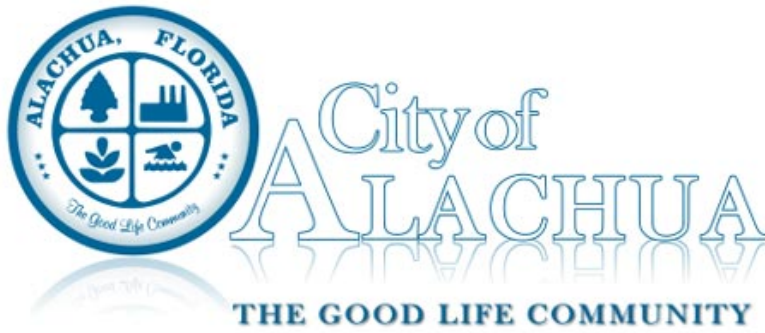
THAT PART OF THE WEST 1/2 OF LOT 2, BLOCK 2, ALACHUA REALTY COMPANY ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, ALACHUA REALTY COMPANY ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°23'39" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 81.98 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE SOUTH 00°06'41" WEST ALONG THE EAST LINE OF SAID WEST 1/2 FOR 207.84 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 167TH PLACE (40 FEET WIDE RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 88°24'36" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID WEST 1/2 FOR 81.98 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 142ND TERRACE (60 FEET WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF SAID WEST 1/2; THENCE NORTH 00°07'48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID WEST 1/2 FOR 57.67 FEET TO THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1797, PAGE 1044 OF SAID PUBLIC RECORDS; THENCE NORTH 12°32'06" EAST ALONG THE EASTERLY LINE OF SAID PARCEL FOR 73.95 FEET; THENCE NORTH 11°25'41" WEST ALONG SAID EASTERLY LINE FOR 79.48 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE, AND THE NORTHWEST CORNER OF SAID WEST 1/2; THENCE NORTH 89°23'39" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 FOR 81.92 FEET TO SAID POINT OF BEGINNING.

CONTAINING 15,829 SQUARE FEET (0.363 ACRES), MORE OR LESS.

EXHIBIT "B"





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by James and Wetona Johnson, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Residential Single Family -3 (RSF-3) on a ±0.36 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Residential Single Family – 3 ("RSF-3") on the subject property.

The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution, to comparable City designations.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Moderate Density Residential Future Land Use designation.

The RSF-3 Zone District is described as follows in Section 3.4.2 of the Land Development Regulations (LDRs):

The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be

detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▣ Public Notice Materials for the 12/11/18 PZB Hearing
- ▣ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Residential Single Family-3 ("RSF-3") on a ± 0.36 acre subject property

PROPERTY OWNER: James and Wetona Johnson

LOCATION: 14212 NW 167th Place

**PARCEL ID
NUMBER(S):** 03068-000-000

ACREAGE: ± 0.36 total

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Residential Single Family – 3 ("RSF-3") on the subject property.

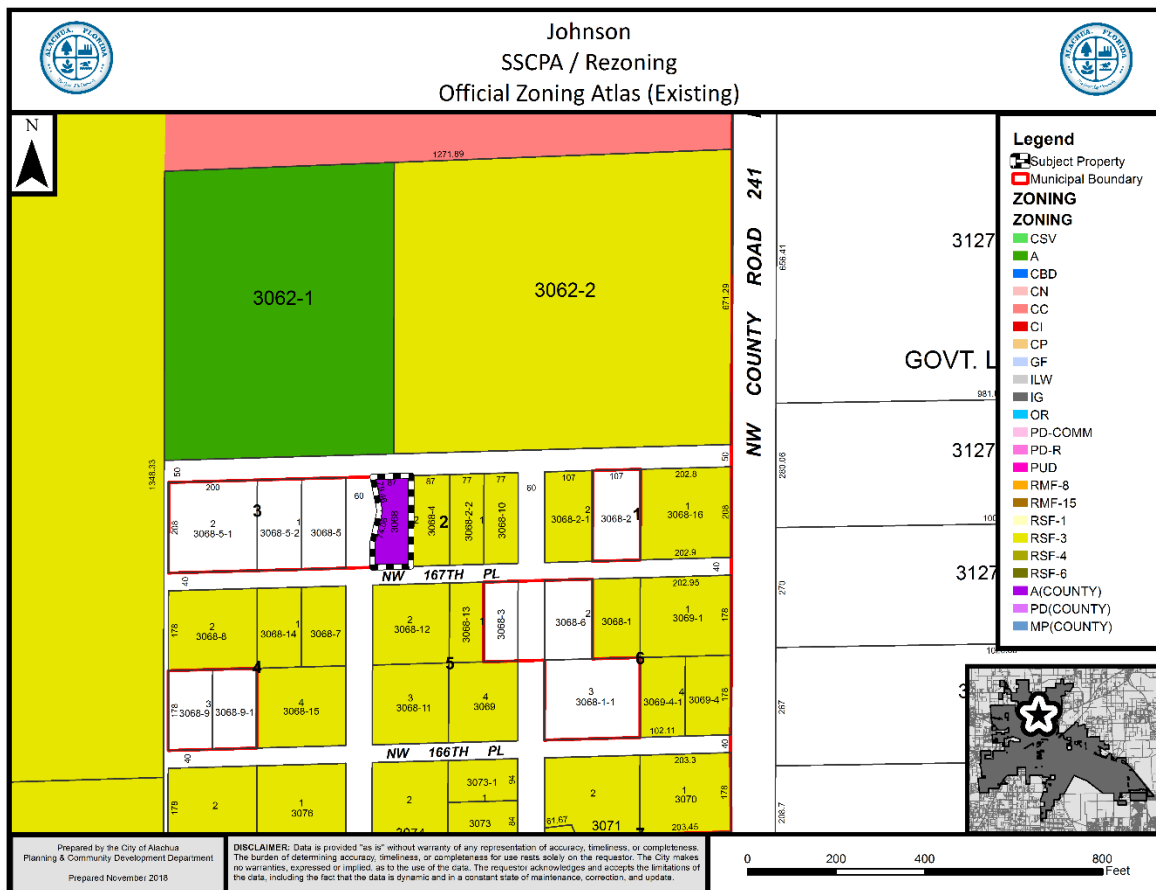
The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Moderate Density Residential Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.4.2 of the Land Development Regulations (LDRs):

The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Residential Single Family – 3 ("RSF-3")
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	4 dwellings/acre 1 dwelling unit
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Single family residential uses
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>		

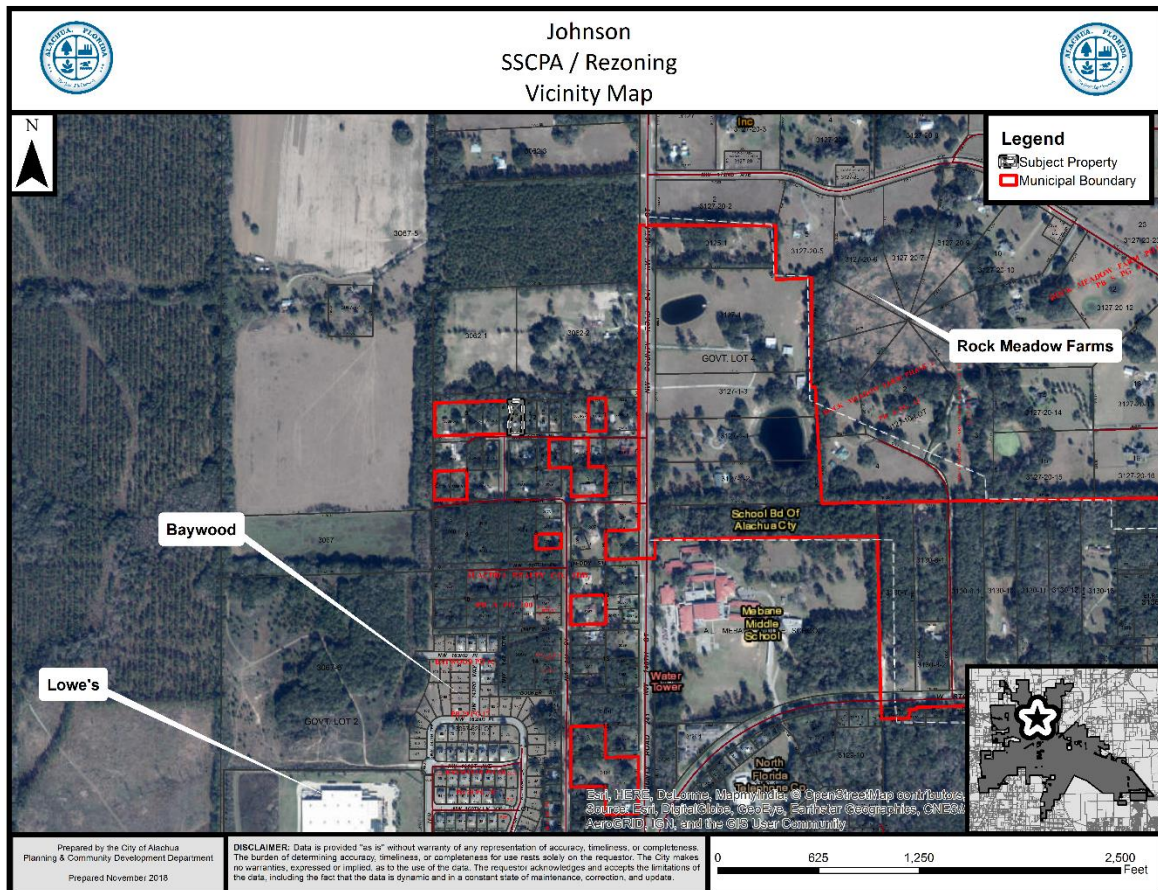
SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential/Agriculture	Moderate Density Residential/ Agriculture	RSF-3/ A
East	Single Family Residential	Moderate Density Residential	RSF-3
West	Vacant Residential	Rural/Agriculture(County)	A (County)
South	Single Family Residential	Moderate Density Residential	RSF-3



Map 3. Proposed Amendment to the Official Zoning Atlas

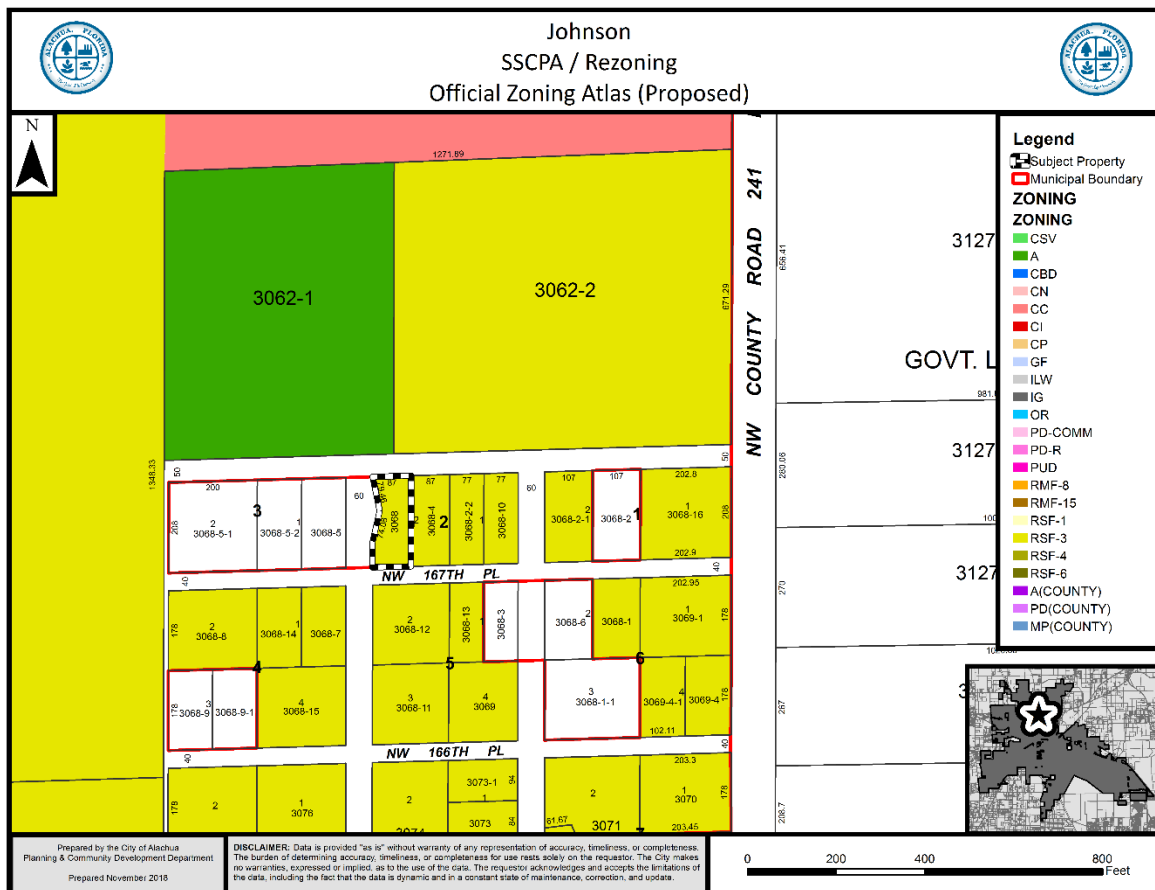


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
03068-000-000	Single Family Residential	Agricultural ("A") (County)	Residential Single Family ("RSF-3")	±0.36

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that attended the meeting. A summary of questions asked at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A")(Alachua County) to Residential Single Family- 3 ("RSF-3"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03068-000-000	Rural/ Agriculture (County)	Moderate Density Residential	Residential Single Family- 3 ("RSF-3")	☒

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

Based upon the Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Residential FLUM Designations, and states the following:

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Objective 1.2: The proposed amendment would result in an increase the maximum permitted density of the subject property, but not in the actual permitted density for the subject property as the maximum number of units is the same (1 dwelling unit).

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

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

retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer

Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system,

wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is currently served by the City's wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is currently served by the City's potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

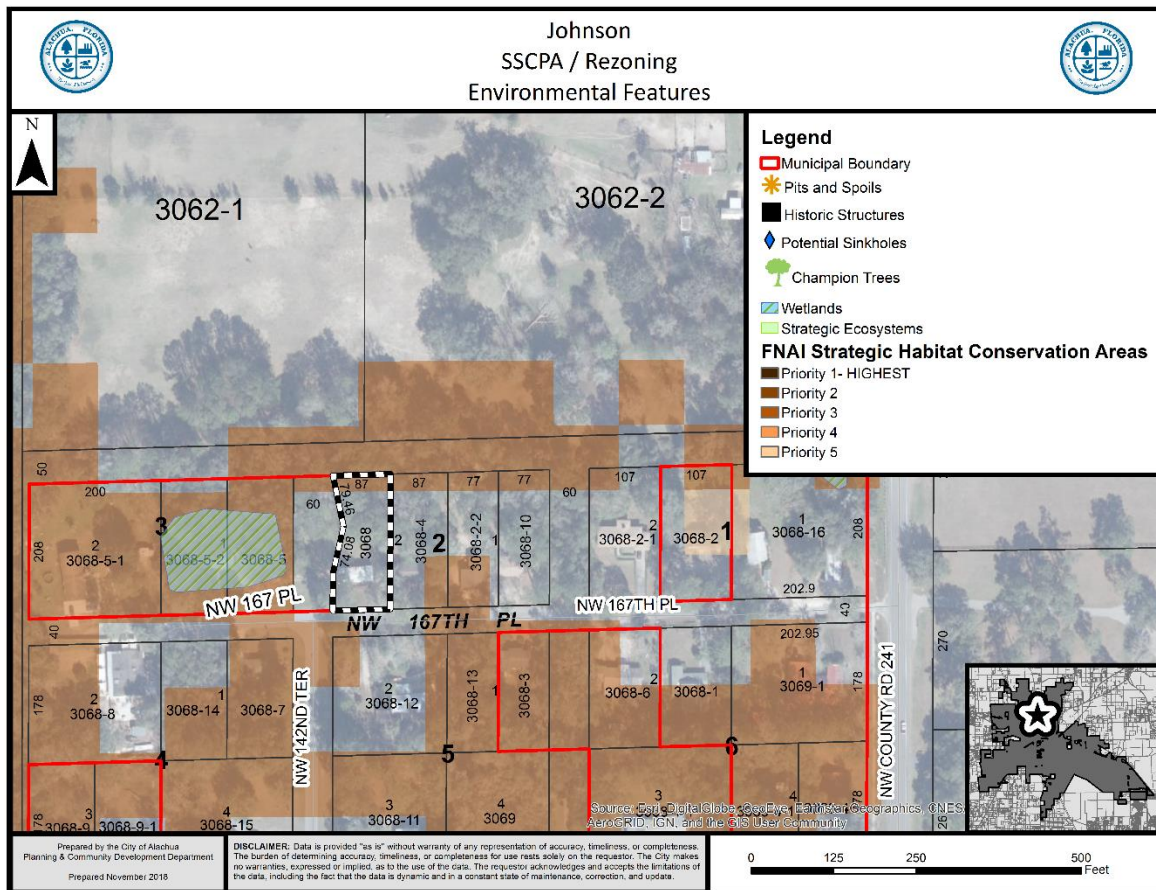
- Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.
- Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.
- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

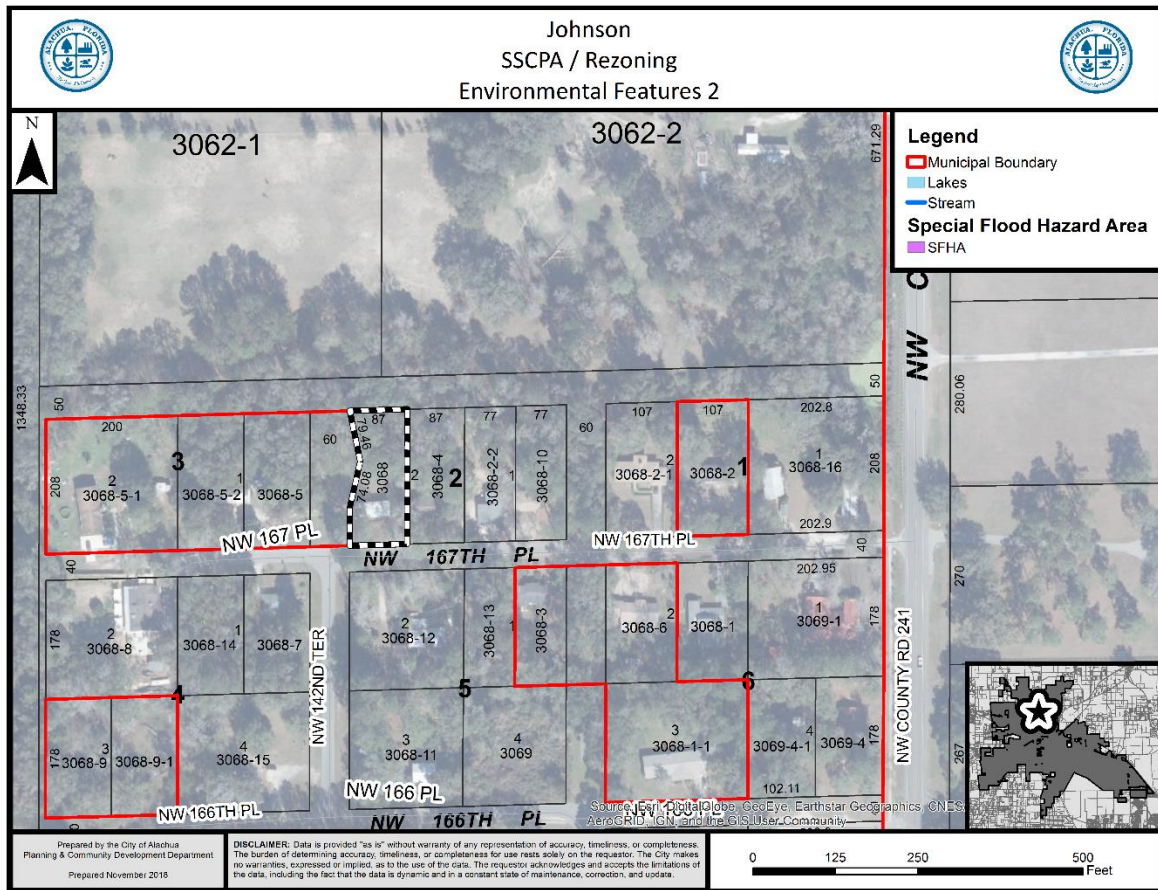
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Millhopper- Urban Land Complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	88.60%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.40%

Evaluation: The subject property is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

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

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to

provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure. The subject property may already be connected to the City's potable water and wastewater service.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning Designation	Proposed Zoning Designation
FLUM Designation:	Agricultural (A)(County)	Residential Single Family 3 (RSF-3)
Max. Gross Density:	.2 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	1 dwelling unit	1 dwelling unit

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 from US 441 to NCL	2U	Major Collector	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element. ² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity					

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	10 (5/5)	1 (0/1)	1 (1/0)
¹ Source: ITE Trip Generation, 10 th edition ² Formulas: AADT – 9.52 trips per dwelling unit x 1 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 1 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 1 dwelling units (67% entering/33% exiting).				

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

Traffic System Category	SR 235 (from US 441 to NCL) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,400
Existing Traffic ³	7,537
Reserved Trips ⁴	29
Available Capacity ⁴	6,834
Increase/Decrease in Daily Trips Generated by Development	10
Residual Capacity After Development's Impacts⁵	6,824
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.	

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	SR 235 (from US 441 to NCL) ¹
Maximum Service Volume ²	1,290
Existing Traffic ³	716
Reserved Trips ⁴	2
Available Capacity ⁴	572
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁵	571
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	275
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	250
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
Sources: * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	67.34
Sources: 1 City of Alachua August 2018 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.90 %
1 Source: City of Alachua August 2018 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (.83 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	9.48	1.730
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 1 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use						S = Special exception permit						A = Allowed in the PD districts						Blank cell = Prohibited							
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)		
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC	
			1	3	4	6	5	P	8	15															
RESIDENTIAL USES																									
	Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	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													
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P		A	A	A	4.3.2(A)

Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		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	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)

Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P	P		A			A	
Birth center											P	S	P	P	P	P			A		A	A	
Hospital		S						S	S				P	P			P	P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P		P	P		P	P	A			A	
Medical marijuana dispensing																							
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
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		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		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P						P		P			A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses,	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	

Animal hospital		P										P		S					A				4.3.3(C)(1)
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		S	A		A	A	4.3.4(B)(1)

Manufacturing, light															P	P	P		A			A	
Medical marijuana processing																							
Medical radioisotope laboratory															P								
Non-medical marijuana processing																							
Offices																							
Business services										P	P	P	P	P	P				A		A	A	
Financial services										P	P	P	P	P	P				A		A	A	
Professional services									S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio												P	P	P	P	P	P		A			A	
Sales												P	P	P	P				A		A	A	
Parking, commercial																							
Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A

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	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)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment							S	S		P	P	P	P	P						A		A		4.3.4(G)(6)
Repair establishment										S	P	P	P							A				4.3.4(G)
Sales establishment							S	S		S	P	P	P	P						A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf																P		P									A		A		4.3.4(G)(7)	
Large-scale retail establishments ≥ 80,000 sf																S		S									A				4.3.4(G)(7)	
Self-service storage																																
All uses																P		P	S								P		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													4.3.4(I)	
Vehicles, sales and services																																
Automobile body shop																		P		P	P										4.3.4(J)(1)	
Automobile parts sales																S		P		P	P						A					
Automobile rental and sales																S		P									A				4.3.4(J)(2)	
Automobile repair and servicing			S															S		P	P						A				4.3.4(J)(3)	
Automobile service station																S	S	P	P		P	P					A					

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

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
JAMES AND WETONA JOHNSON**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

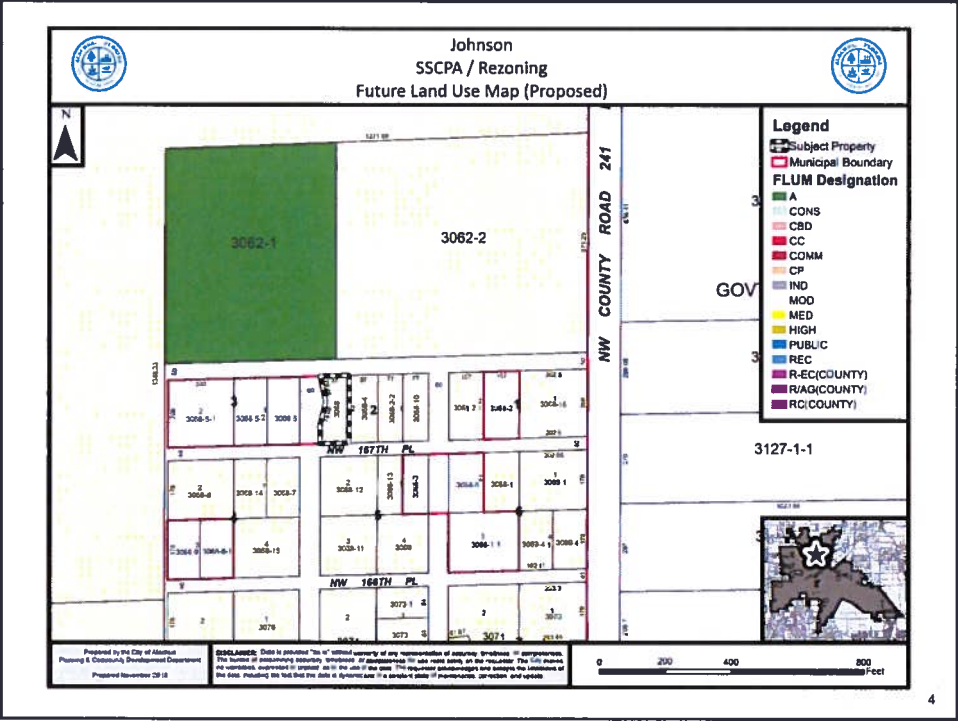
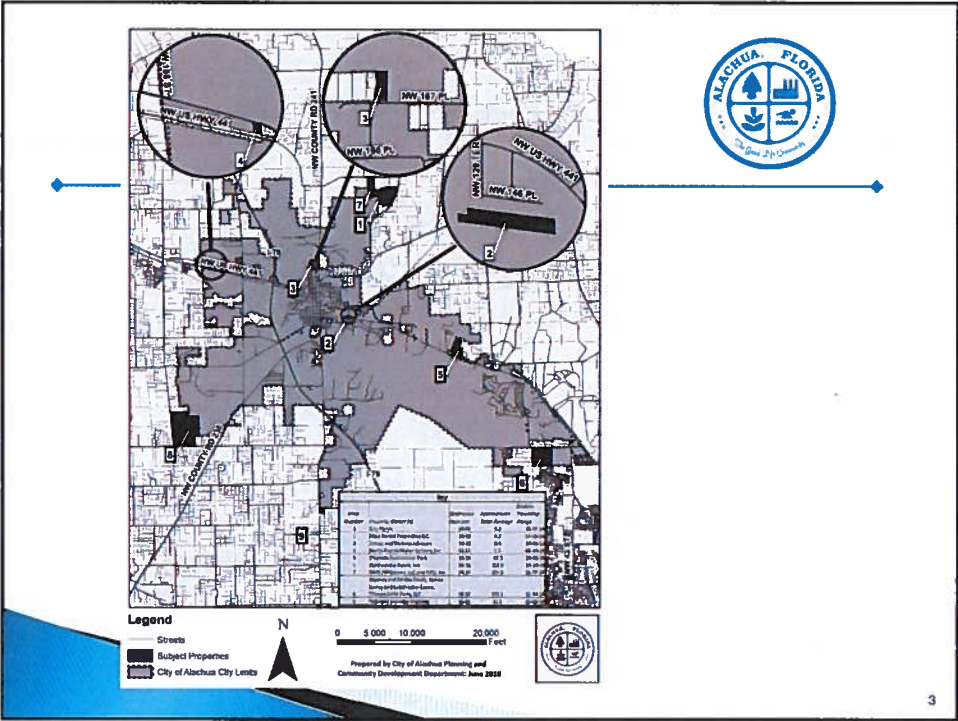
1

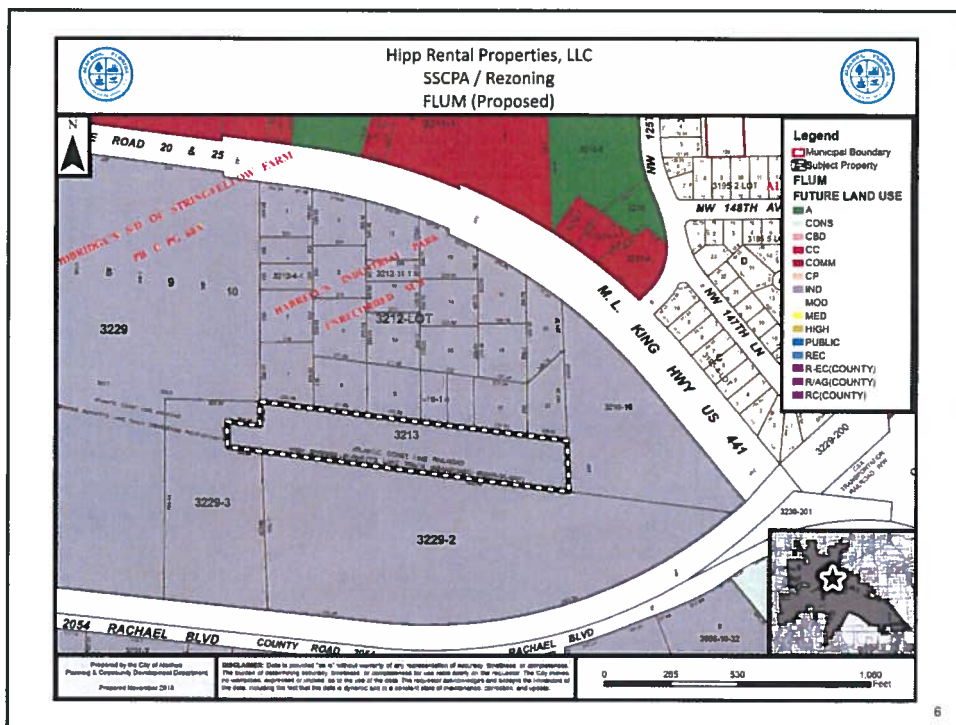
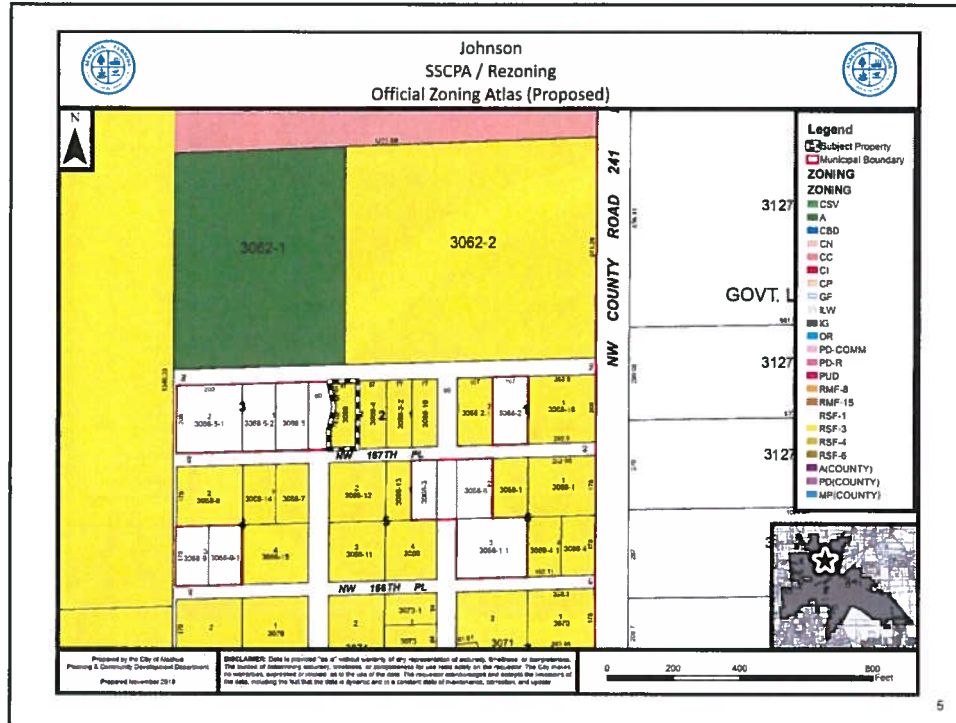


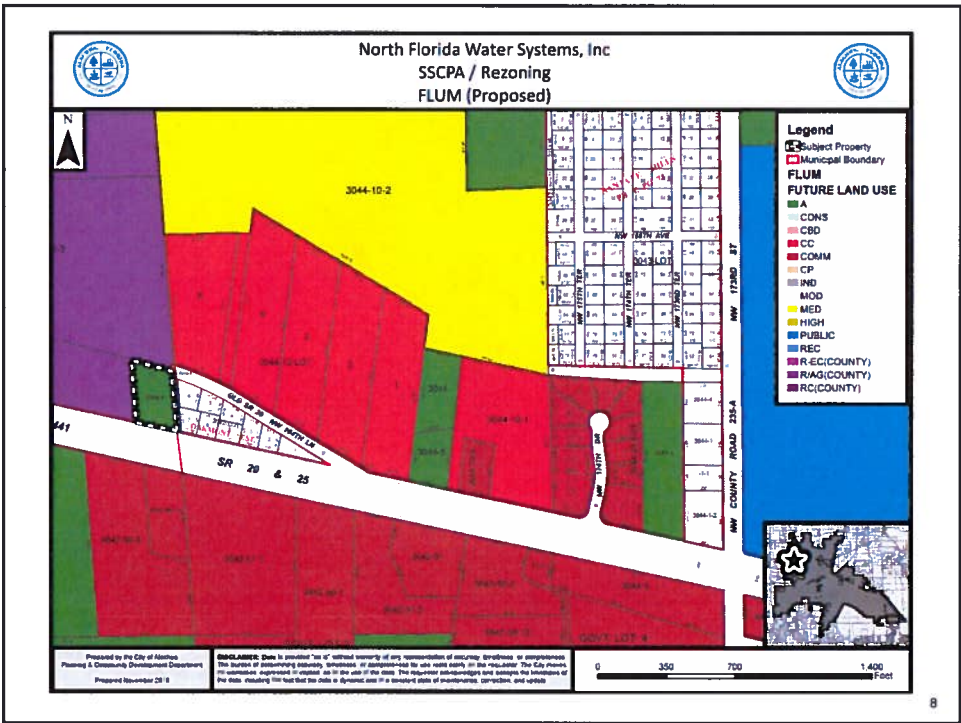
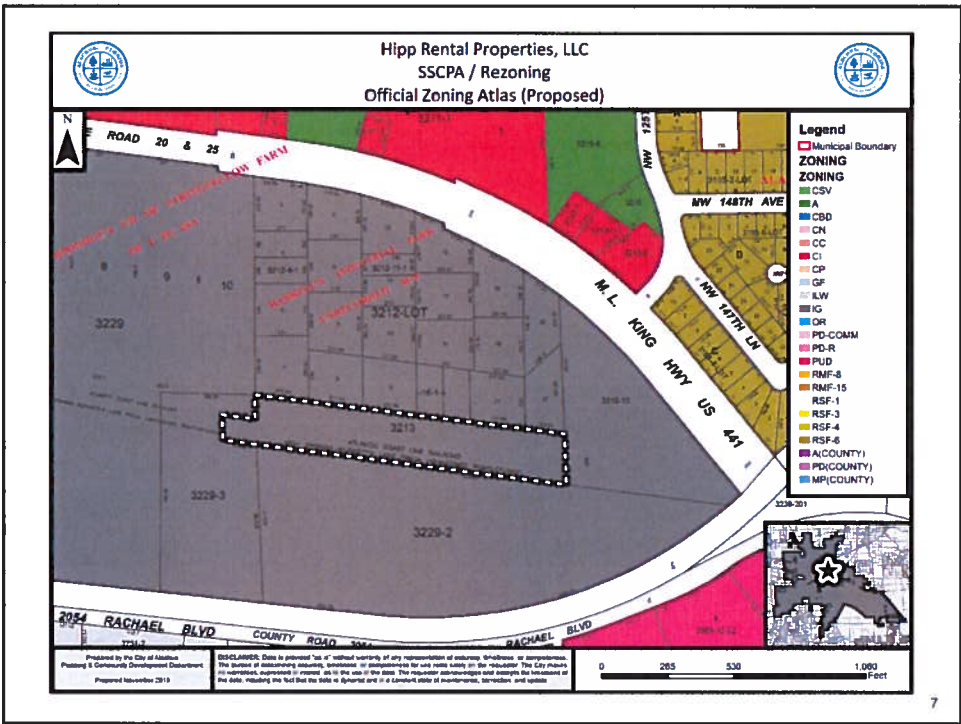
Overview

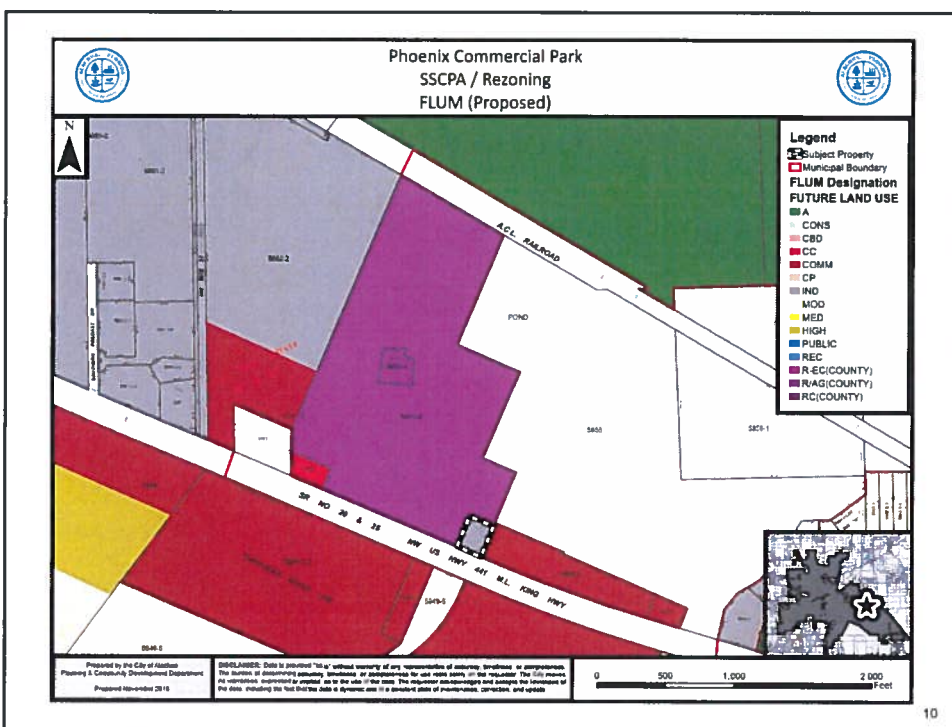
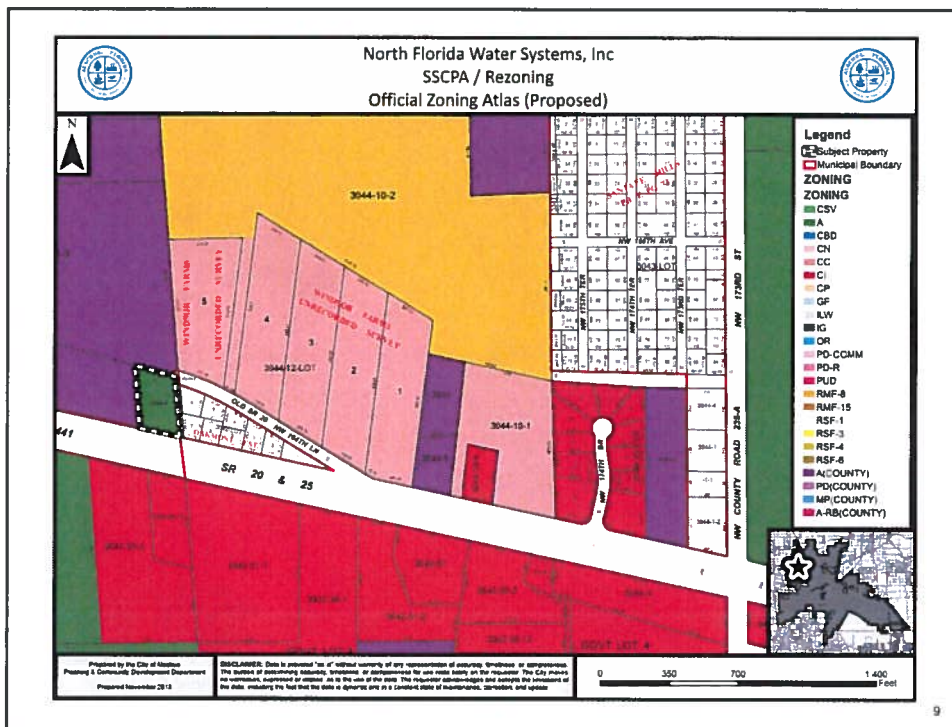
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

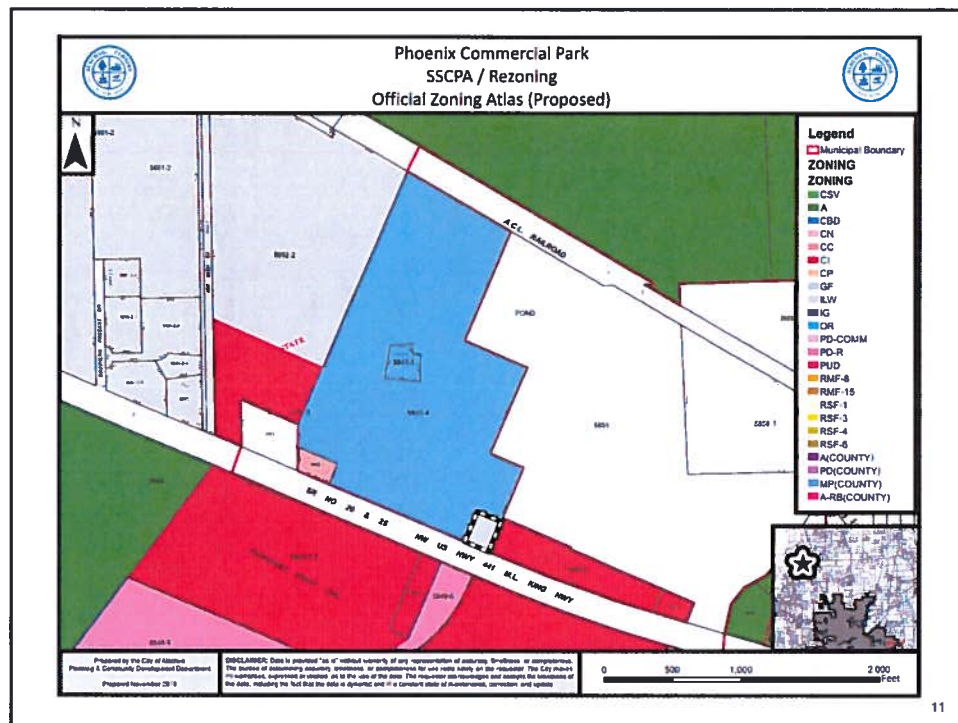
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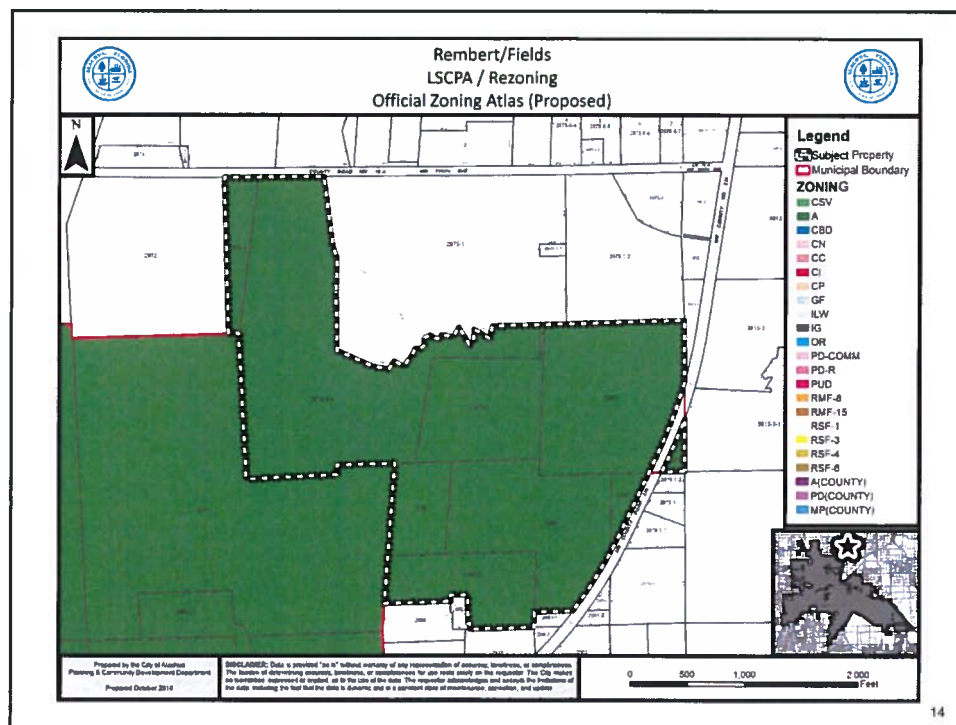
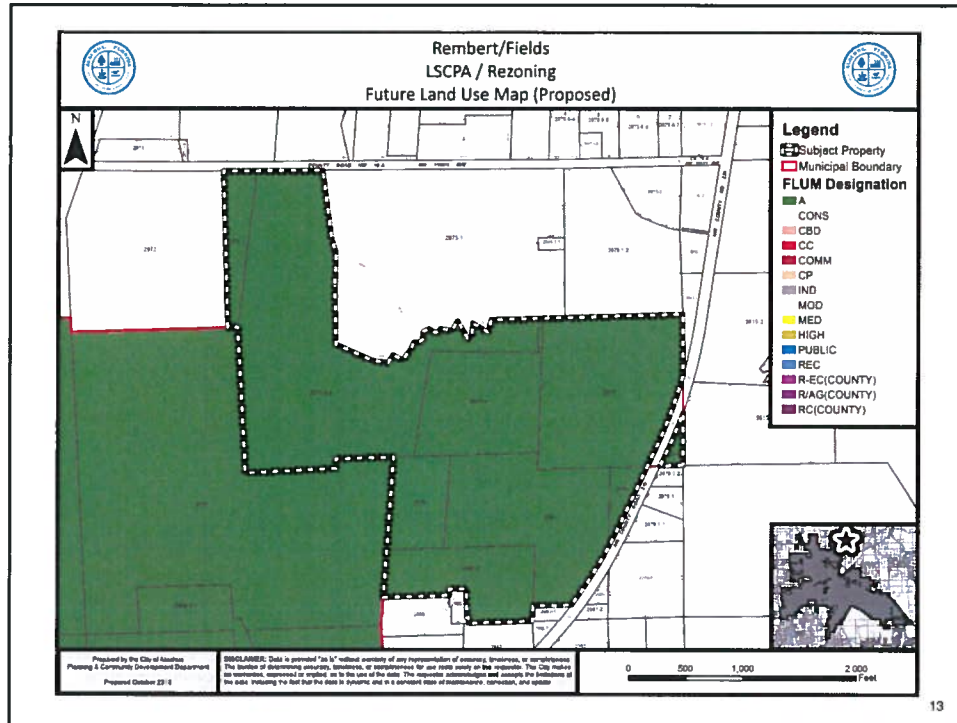


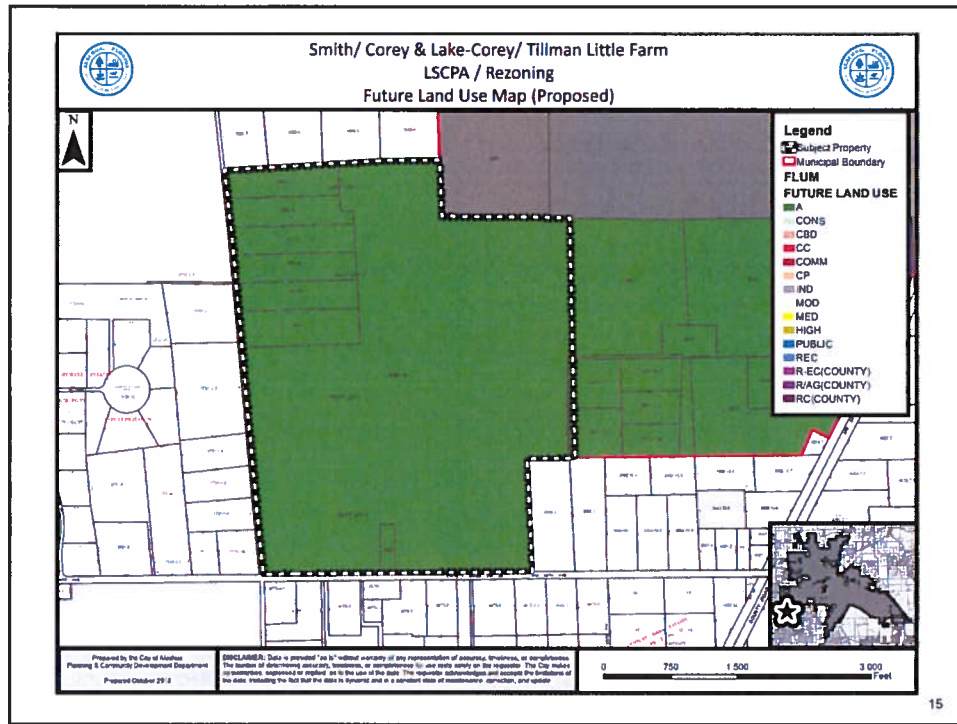


Large Scale CPAs/RZs

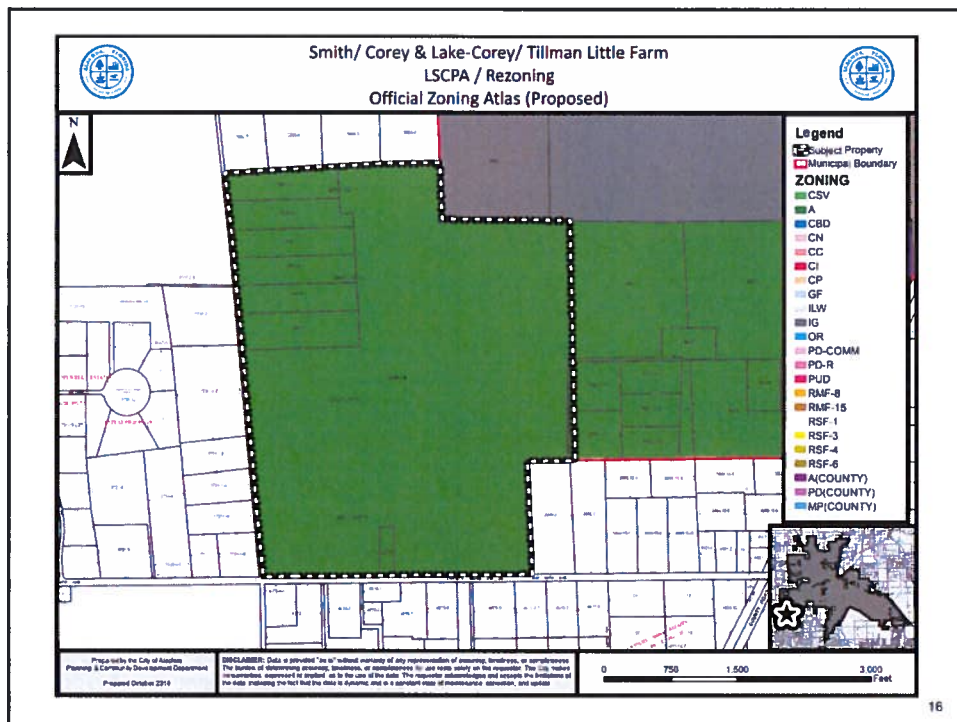


- ▶ There are 4 large scale CPAs/RZs
 - Rembert/Fields
 - Smith, Tillman Little Farms, Corey and Lake-Corey
 - Williams and May
 - Phoenix Commercial Park, LLP

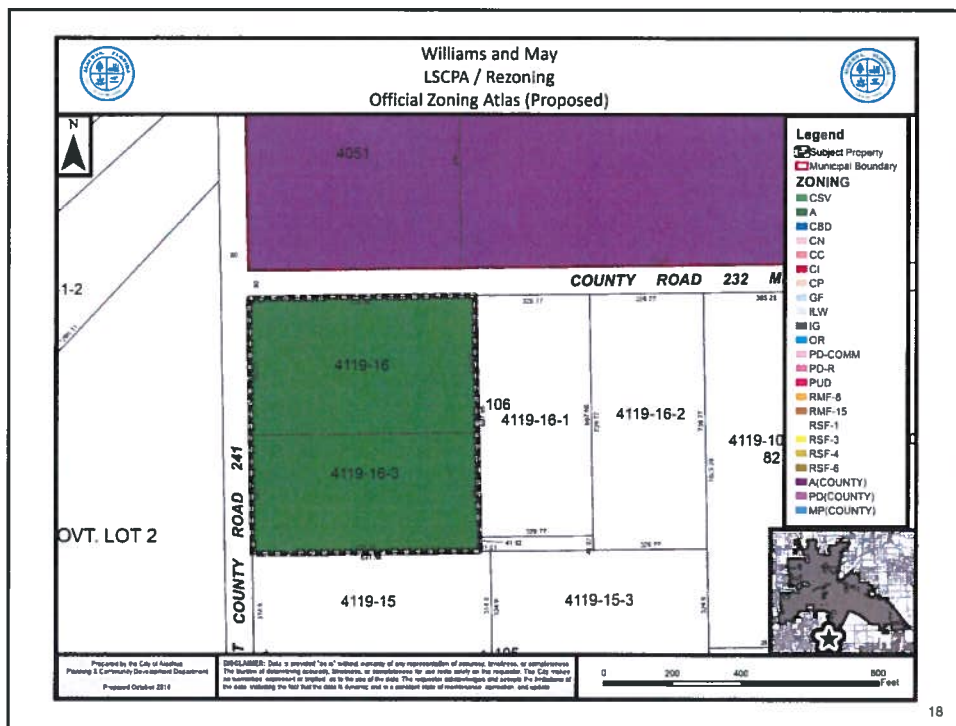
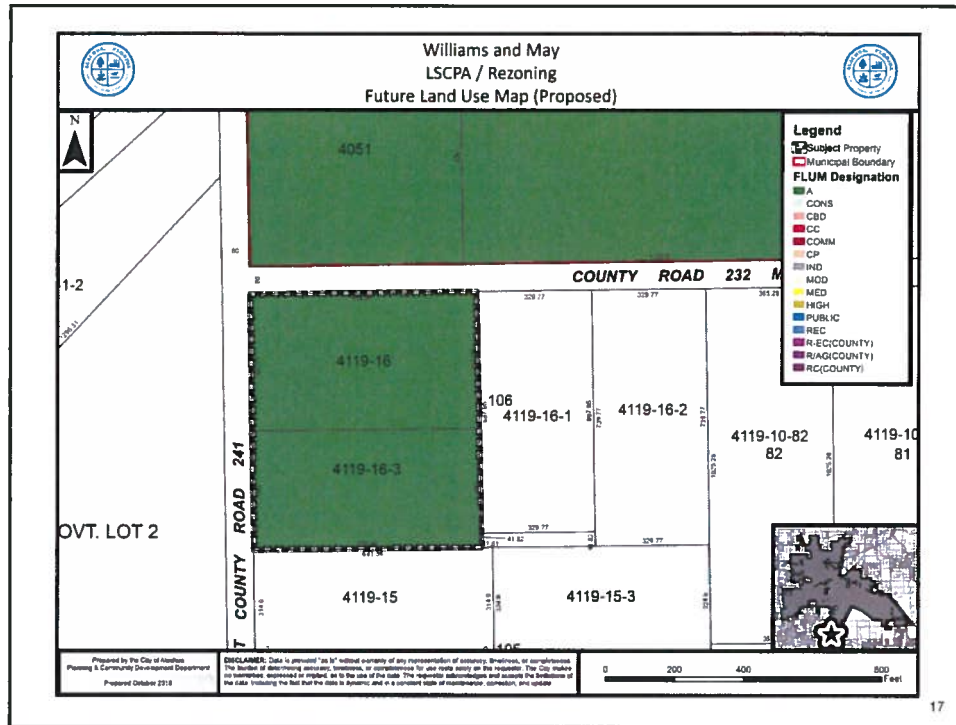


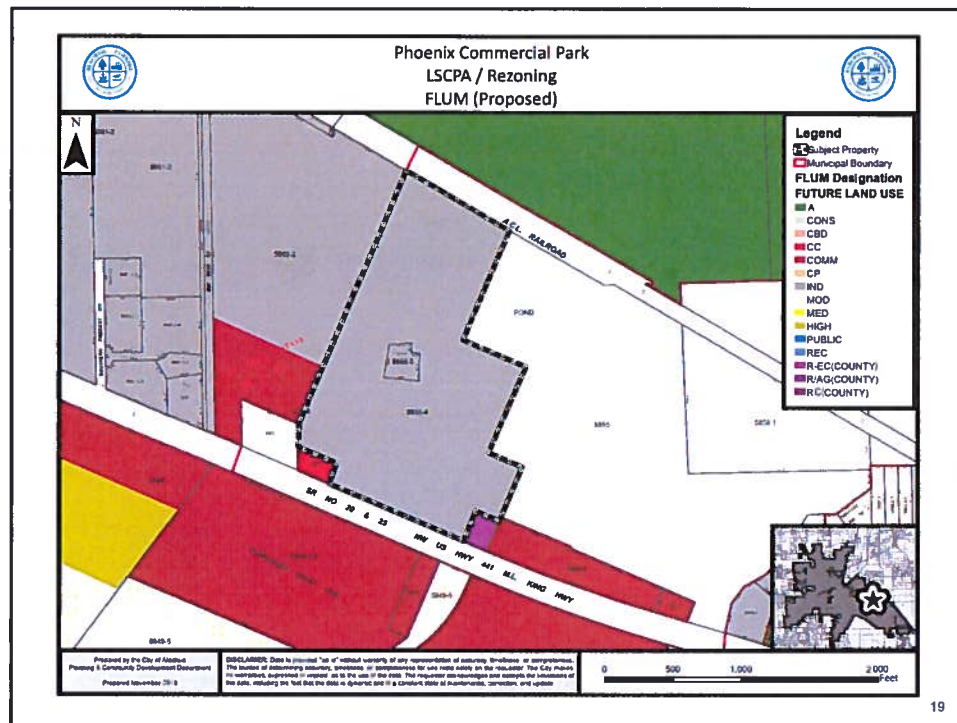


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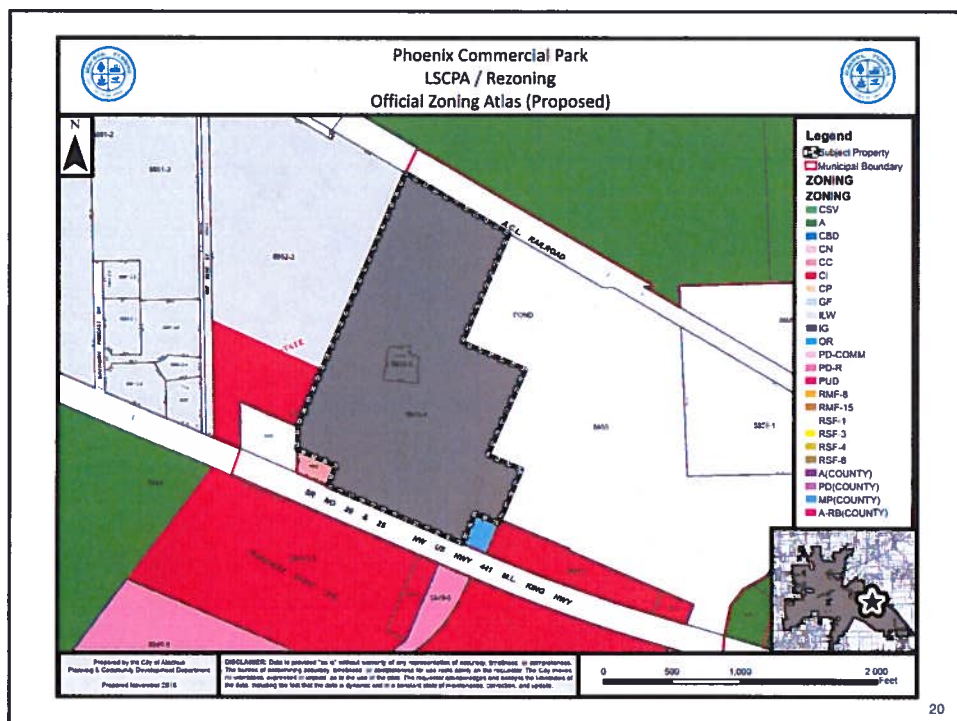


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19



20

Next Steps



- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

PLEASE PRINT CLEARLY

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)



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WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #:

Application Fee: \$

Filing Date:

Acceptance Date:

Review Type: P&Z, CC

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Johnson RZ
2. Address of Subject Property: 14212 NW 167th Place
3. Parcel ID Number(s): 03068-000-000
4. Existing Use of Property: SFR
5. Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A)(Alachua County)
7. Proposed Zoning Designation: Residential Single Family -3 (RSF-3)
8. Acreage: .38

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): TIMOTHY L. JOHNSON Title: OWNER
Company (if applicable): _____
Mailing address: 2757 BOLTON BLVD
City: ORLANDO State: FLORIDA ZIP: 32817
Telephone: (407) 285.6366 FAX: () N/A e-mail: TJARCH@BELL SOUTH.NET
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

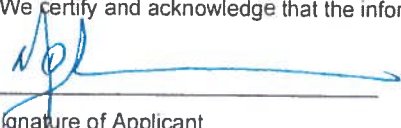
Revised 4/1/2012

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

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

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

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


Signature of Applicant

Signature of Co-applicant

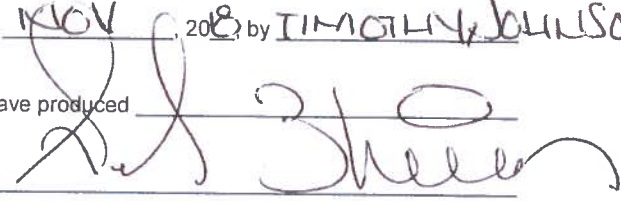
TIMOTHY L. JOHNSON, OWNER
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ORANGE

The foregoing application is acknowledged before me this 8 day of NOV, 2018 by TIMOTHY L. JOHNSON

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


Signature of Notary Public, State of FL



Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural; (A)(Alachua County) to Industrial General (IG) on a ±5.92 acre subject property, located south of US Highway 441 and Harrell’s Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Agricultural (A) (Alachua County).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural/Rural Business (A-RB)(Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County).

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

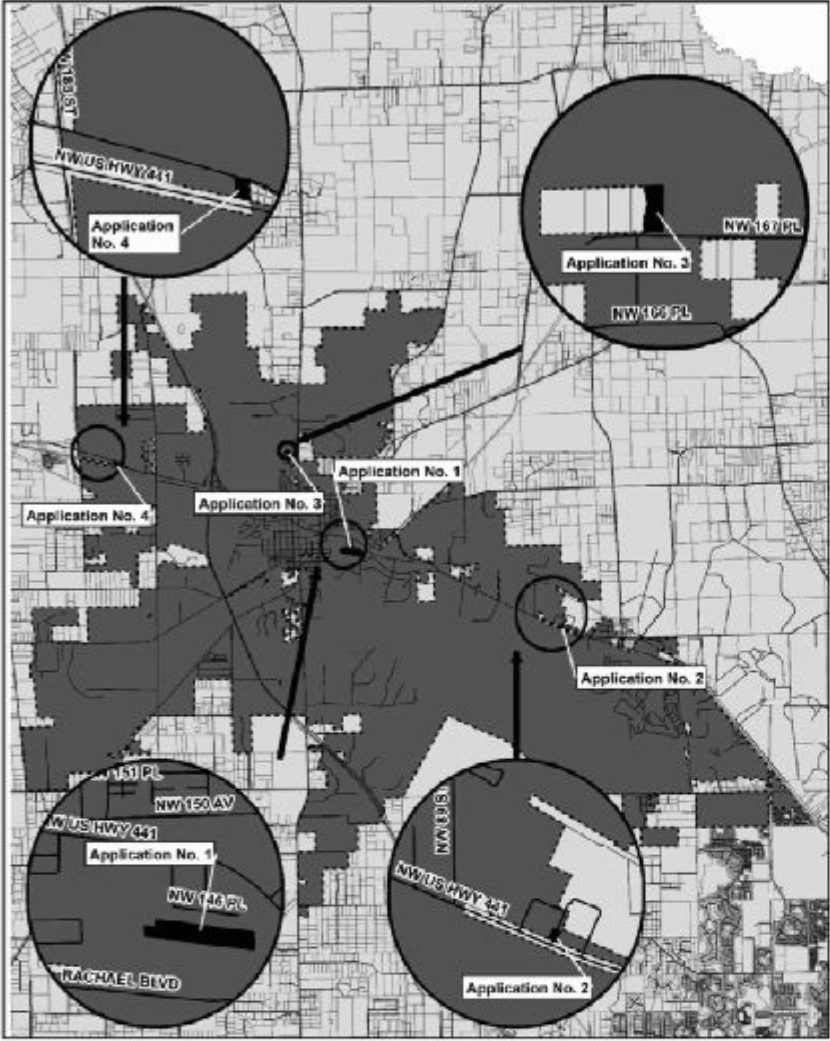
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Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast ; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Light and Warehouse Industrial (ILW).

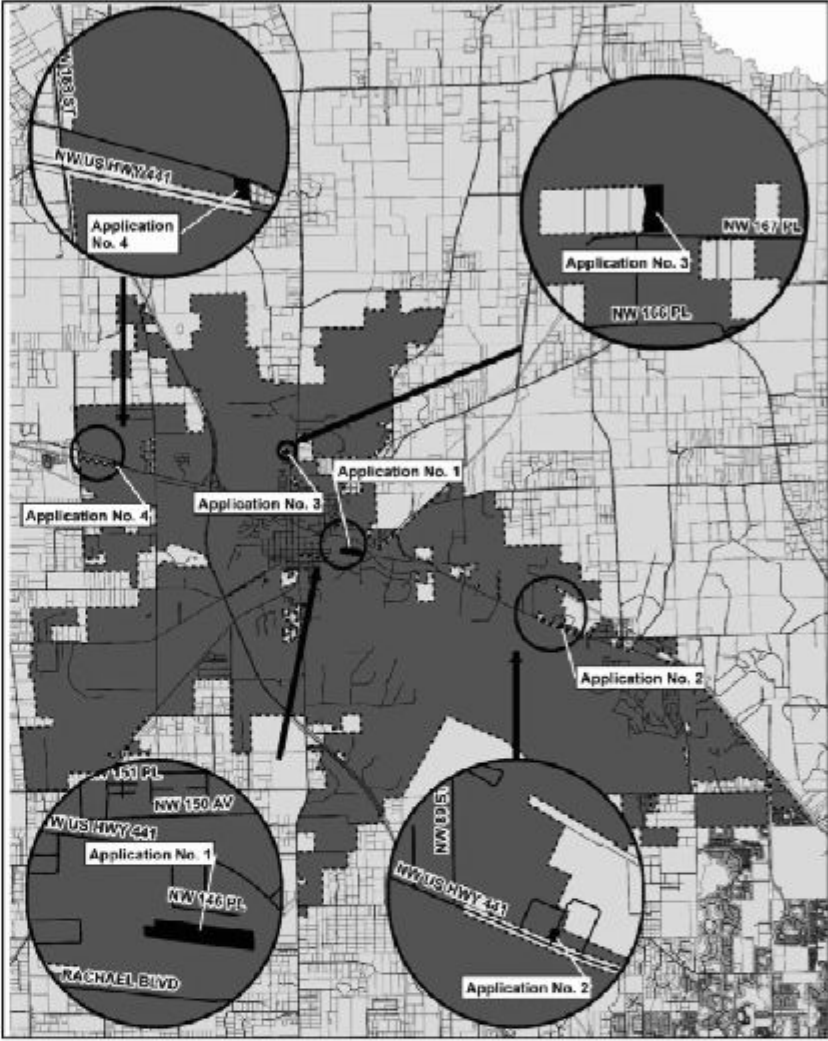
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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



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City of ALACHUA

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

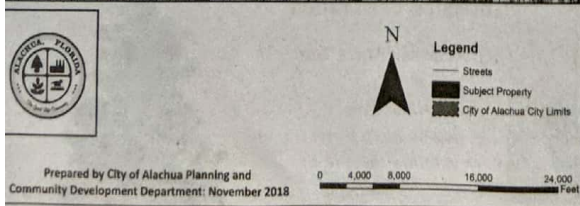
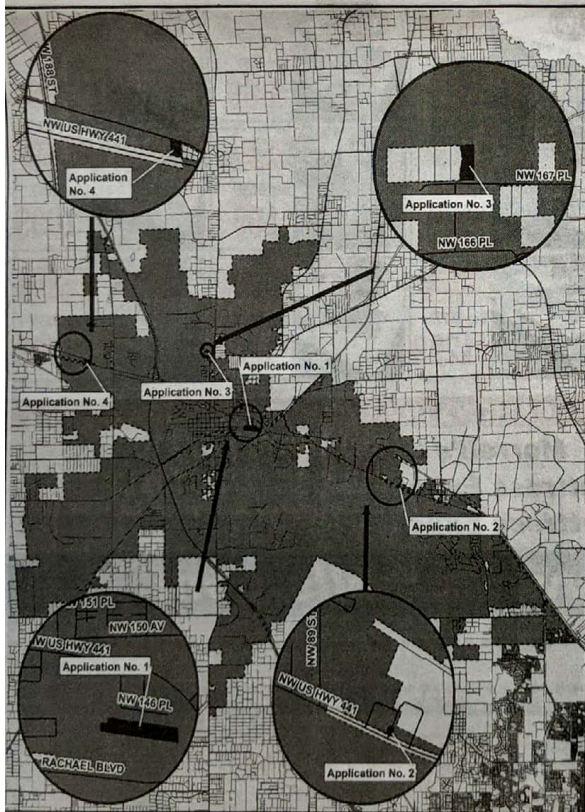
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Industrial on a ±5.92 acre subject property, located south of US Highway 441 and Harrell's Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County); Proposed Zoning: Industrial General (IG).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Industrial on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County); Proposed Zoning: Light and Warehouse Industrial (ILW).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County); Proposed Zoning: Residential Single Family -3 (RSF-3).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County); Proposed Zoning: Agricultural (A).



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

(Published: Alachua County Today - November 29, 2018)



City of ALACHUA

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

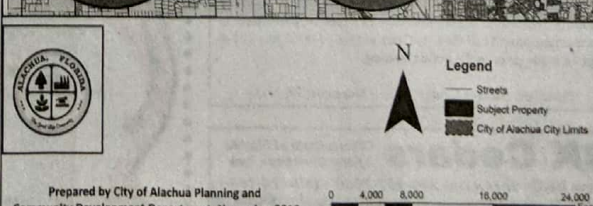
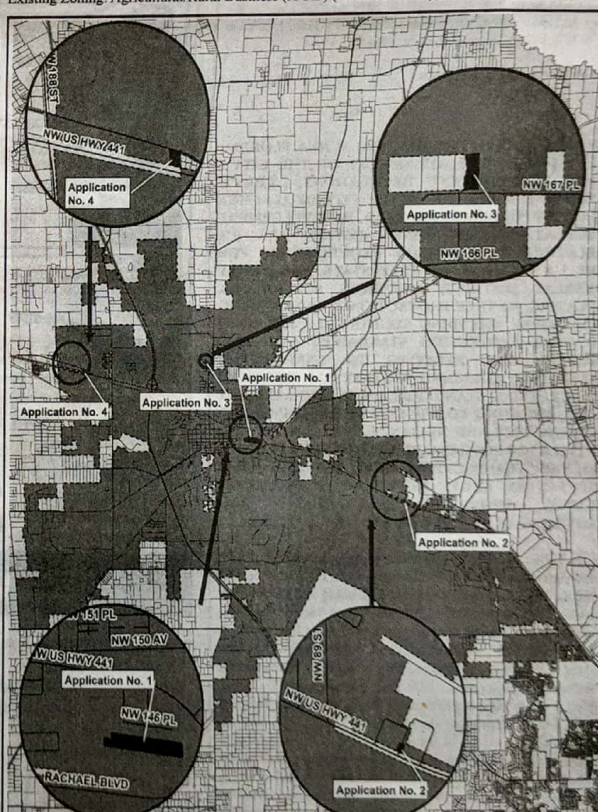
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Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

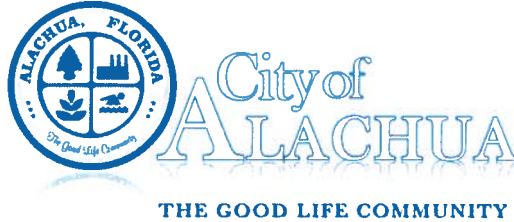
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
(KC)

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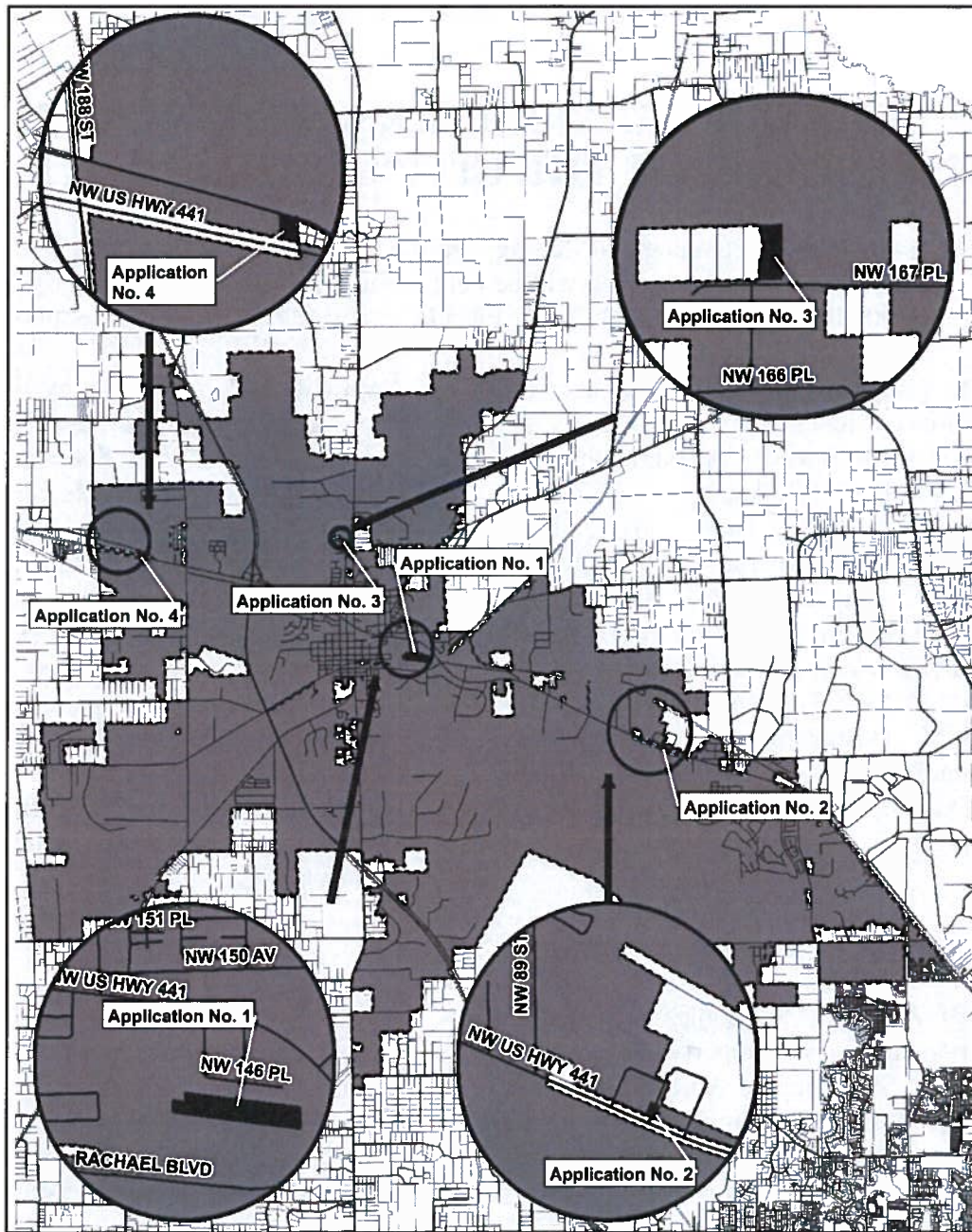
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



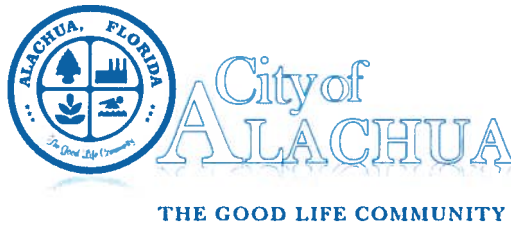
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

NEWTON, IA 50208

RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

16503 NW US HWY 441

ALACHUA, FL 32615

GERARD, GREGORY S

440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

16806 NW 175TH TER

ALACHUA, FL 32615

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

14610 NW 129TH TER

ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC

PO BOX 2290

ALACHUA, FL 32616

WILKERSON REUBEN

PO BOX 687

ALACHUA, FL 32616-0687

JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

CHERRY, PINKIE

5627 EARTH A DR

JACKSONVILLE, FL 32209

JONES HENRY

PO BOX 956

ALACHUA, FL 32616-0956

GOLDEN POND FARMS INC

PO BOX 357133

GAINESVILLE, FL 32635

CARTER, KEVIN L & SHIMA

7853 GUNN HIGHWAY

TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

PO BOX 956

ALACHUA, FL 32616-0956

JOHNSON & JOHNSON & JOHNSON

PO BOX 751

ALACHUA, FL 32616-0751

DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC

11 SE 2ND AVE

GAINESVILLE, FL 32601

JOHNSON & JOHNSON REVOCABLE

PO BOX 751

ALACHUA, FL 32616-0751

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

RICHARDSON, MATTIE HEIRS

815 SE 19TH ST

GAINESVILLE, FL 32641



JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

MCCRAY LILA M

PO BOX 602

ALACHUA, FL 32616-0602

HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
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Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE North Florida Water Systems SSCR/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCR/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY 3 (RSF-3) ON APPROXIMATELY 0.36 ACRES; LOCATED AT 14212 NW 167TH PLACE, TAX PARCEL NUMBER 03068-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on November 29, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on December 11, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on December 27, 2018, and on January 17, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on January 14, 2019, and January 28, 2019, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Residential Single Family - 3 (RSF-3) for ±0.36 acres (Tax Parcel Number 03068-000-000), in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

DRAFT

ATTEST:

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

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel No. 03068-000-000

LEGAL DESCRIPTION:

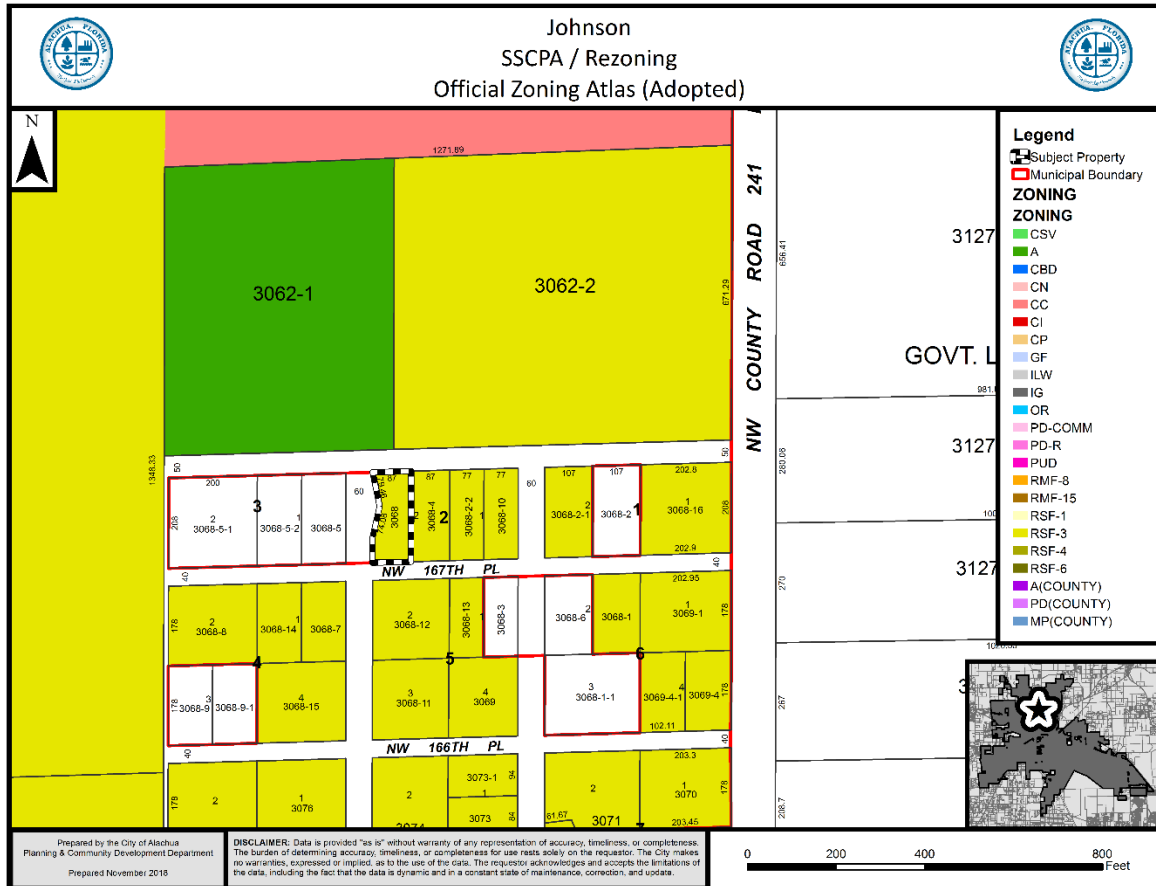
**SUBJECT PROPERTY
(PREPARED BY GEOLINE SURVEYING, INC.)**

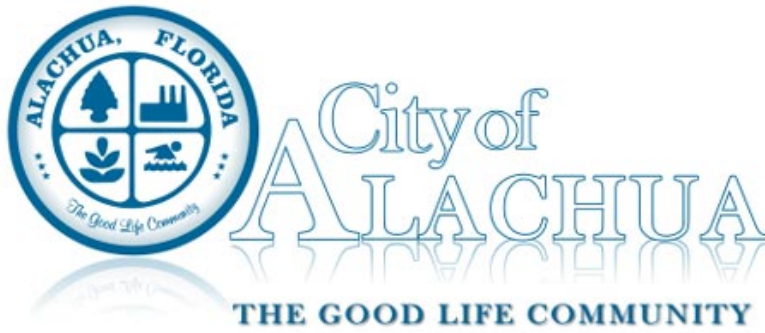
THAT PART OF THE WEST 1/2 OF LOT 2, BLOCK 2, ALACHUA REALTY COMPANY ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, ALACHUA REALTY COMPANY ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°23'39" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 81.98 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE SOUTH 00°06'41" WEST ALONG THE EAST LINE OF SAID WEST 1/2 FOR 207.84 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 167TH PLACE (40 FEET WIDE RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 88°24'36" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID WEST 1/2 FOR 81.98 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 142ND TERRACE (60 FEET WIDE RIGHT-OF-WAY) AND THE SOUTHWEST CORNER OF SAID WEST 1/2; THENCE NORTH 00°07'48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID WEST 1/2 FOR 57.67 FEET TO THE SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1797, PAGE 1044 OF SAID PUBLIC RECORDS; THENCE NORTH 12°32'06" EAST ALONG THE EASTERLY LINE OF SAID PARCEL FOR 73.95 FEET; THENCE NORTH 11°25'41" WEST ALONG SAID EASTERLY LINE FOR 79.48 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE, AND THE NORTHWEST CORNER OF SAID WEST 1/2; THENCE NORTH 89°23'39" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 FOR 81.92 FEET TO SAID POINT OF BEGINNING.

CONTAINING 15,829 SQUARE FEET (0.363 ACRES), MORE OR LESS.

EXHIBIT "B"





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by Hipp Rental Properties, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property. Consisting of Tax Parcel Number 03213-000-000. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Hipp Rental Properties, LLC, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Industrial on a ± 5.91 acre subject property (Tax Parcel No. 03213-000-000). The subject property is located at 14606 NW 129th Terrace; east of Marlow Hunter Marine, south of US Highway 441 and north of Rachael Boulevard.

The subject property was annexed through Ordinance 18-11 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for all other adjacent parcels in the immediate vicinity. The property has historically been used for railway operations or for industrial uses (construction materials storage).

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "A" Staff Supporting Materials
- ☐ Public Notice Materials for the 12/11/18 PZB Hearing
- ☐ Draft Ordinance



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property

PROPERTY OWNERS: Hipp Rental Properties, LLC

LOCATION: 14606 NW 129th Terrace; east of Marlow Hunter Marine, south of US Highway 441 and north of Rachael Boulevard

**PARCEL ID
NUMBER(S):** 03213-000-000

ACREAGE: ± 5.91

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Hipp Rental Properties, LLC, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Industrial on a ± 5.91 acre subject property (Tax Parcel No. 03213-000-000). The subject property is located at 14606 NW 129th Terrace; east of Marlow Hunter Marine, south of US Highway 441 and north of Rachael Boulevard.

The subject property was annexed through Ordinance 18-11 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

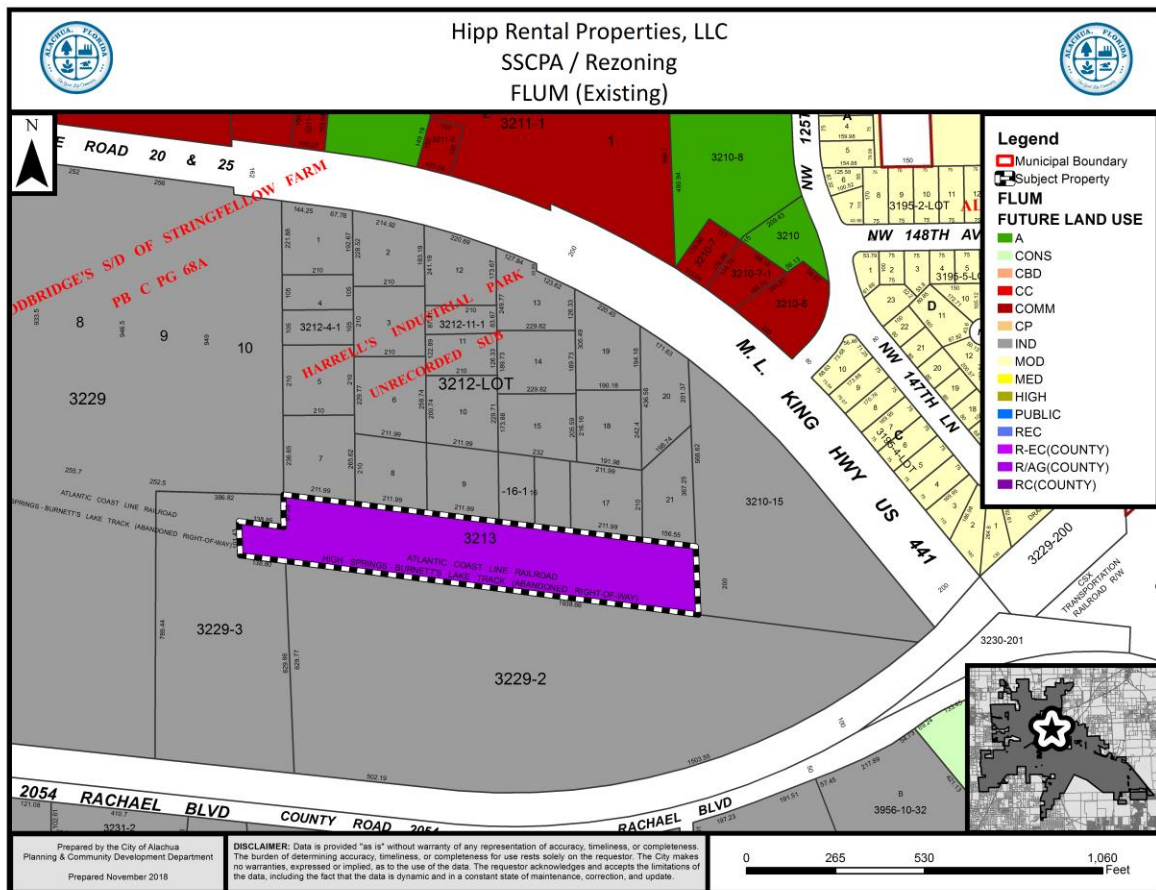
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for all other adjacent parcels in the immediate vicinity. The property has historically been used for railway operations or for industrial uses (construction materials storage).

FLUM DESIGNATION COMPARISON

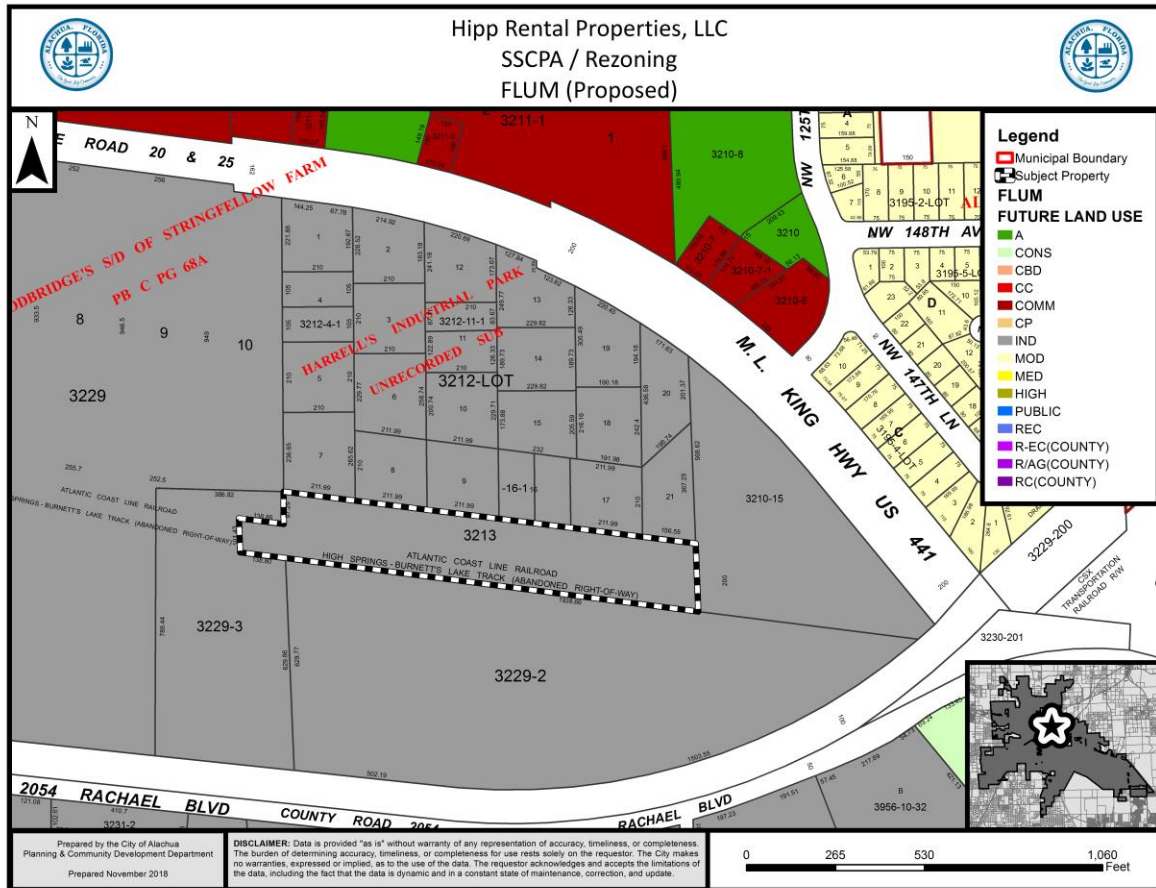
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±5.91)	Proposed FLUM Designation (±5.91 acres)
FLUM District:	Rural/ Agriculture (County)	Moderate Density Residential
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	N/A
Floor Area Ratio:	N/A	.50 (128,719 square feet)
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Clean industrial, warehousing, research and development, technology industries, self-storage facilities, limited retail sales and services
*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Staff Report:



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed

by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

EXISTING USES

The subject property has one industrial structure and several stockpiles of construction materials.

SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

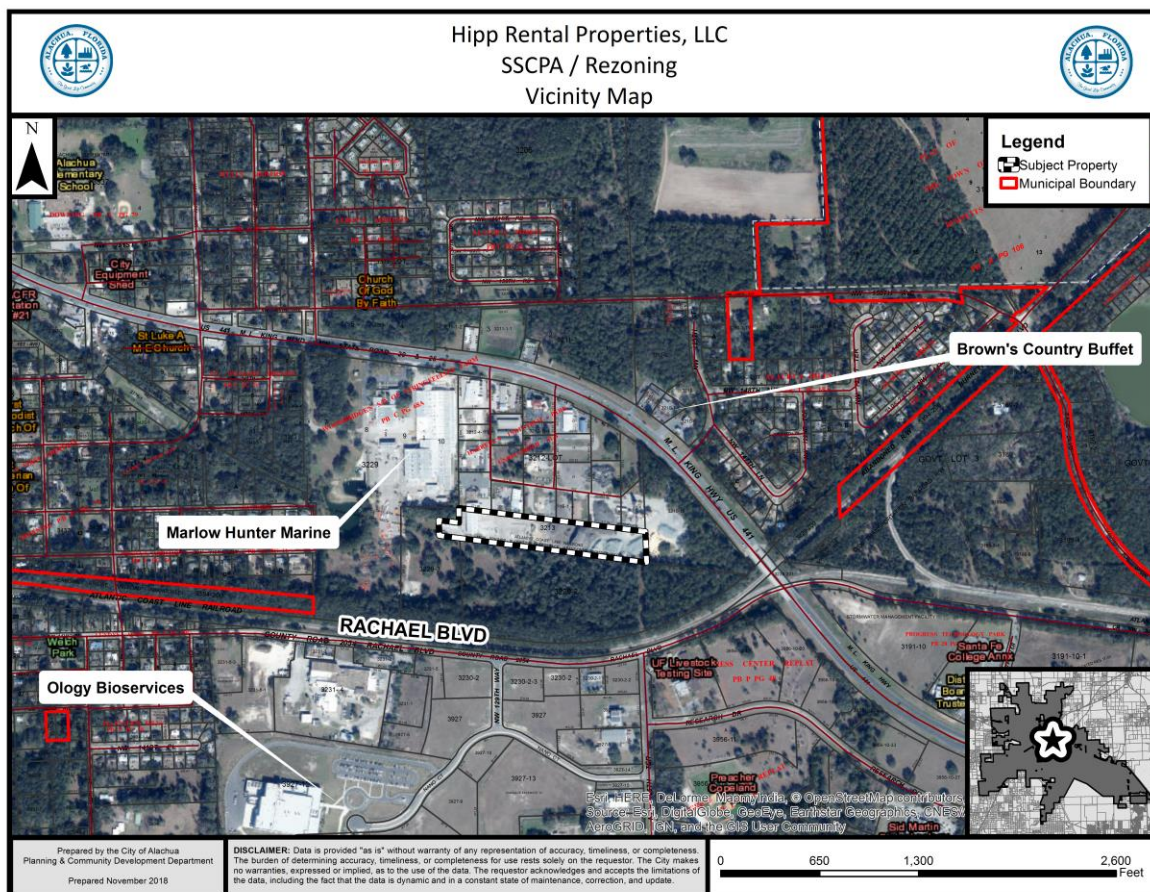


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	Industrial General (IG)
East	Industrial	Industrial	Industrial General (IG)
West	Industrial	Industrial	Industrial General (IG)
South	Vacant Industrial	Industrial	Industrial General (IG)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03213-000-000	Industrial	Rural/ Agriculture (County)	Industrial	±5.91

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Proposed land use amendment would help encourage infill and redevelopment of an existing neighborhood.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment's consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the

immediate vicinity. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is for single-family residential. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for agricultural use, but the actual and realistic use is industrial. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

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

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

2. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting

upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Analysis of Consistency with Objective 1.5: The proposed amendment would result in an increase the maximum permitted intensity of the subject property, but allowable uses would be more compatible with historical and existing land use.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone

areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map

Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is currently served by the City's wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is currently served by the City's potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall

include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

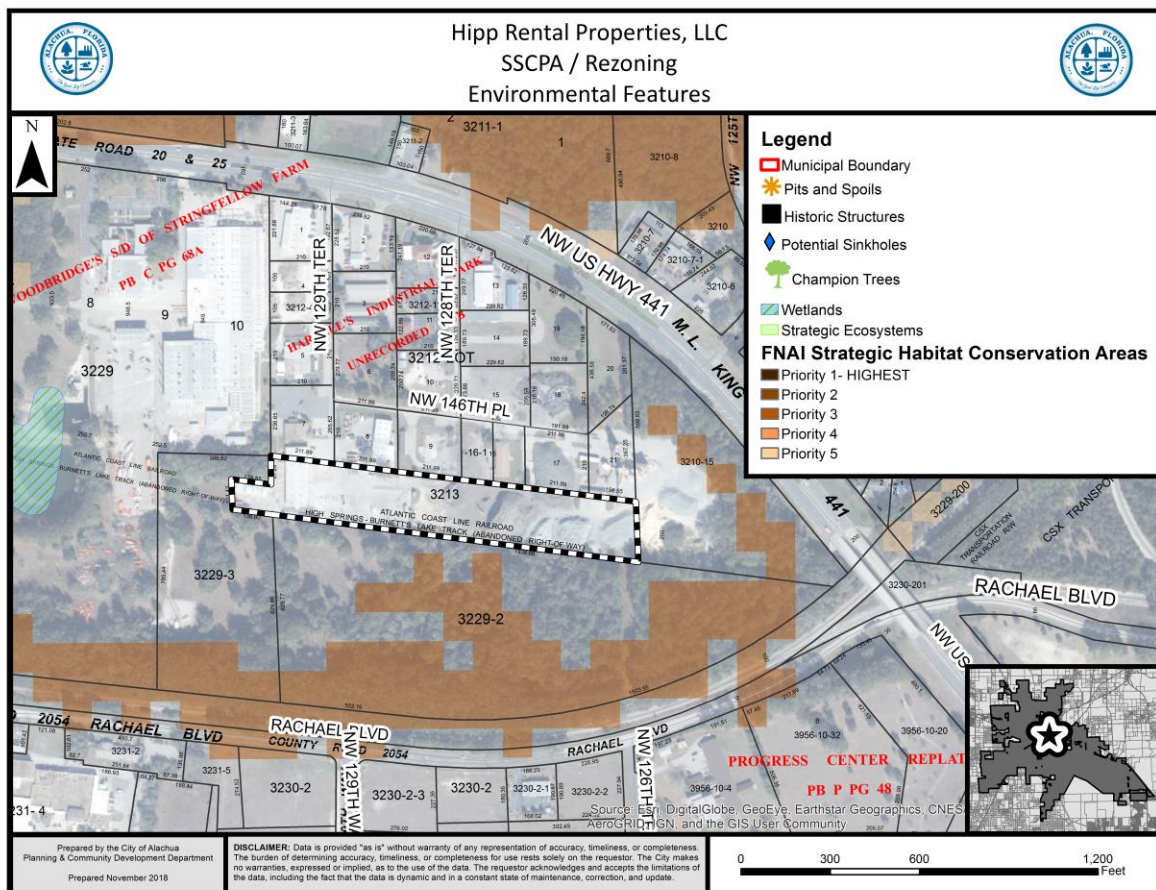
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

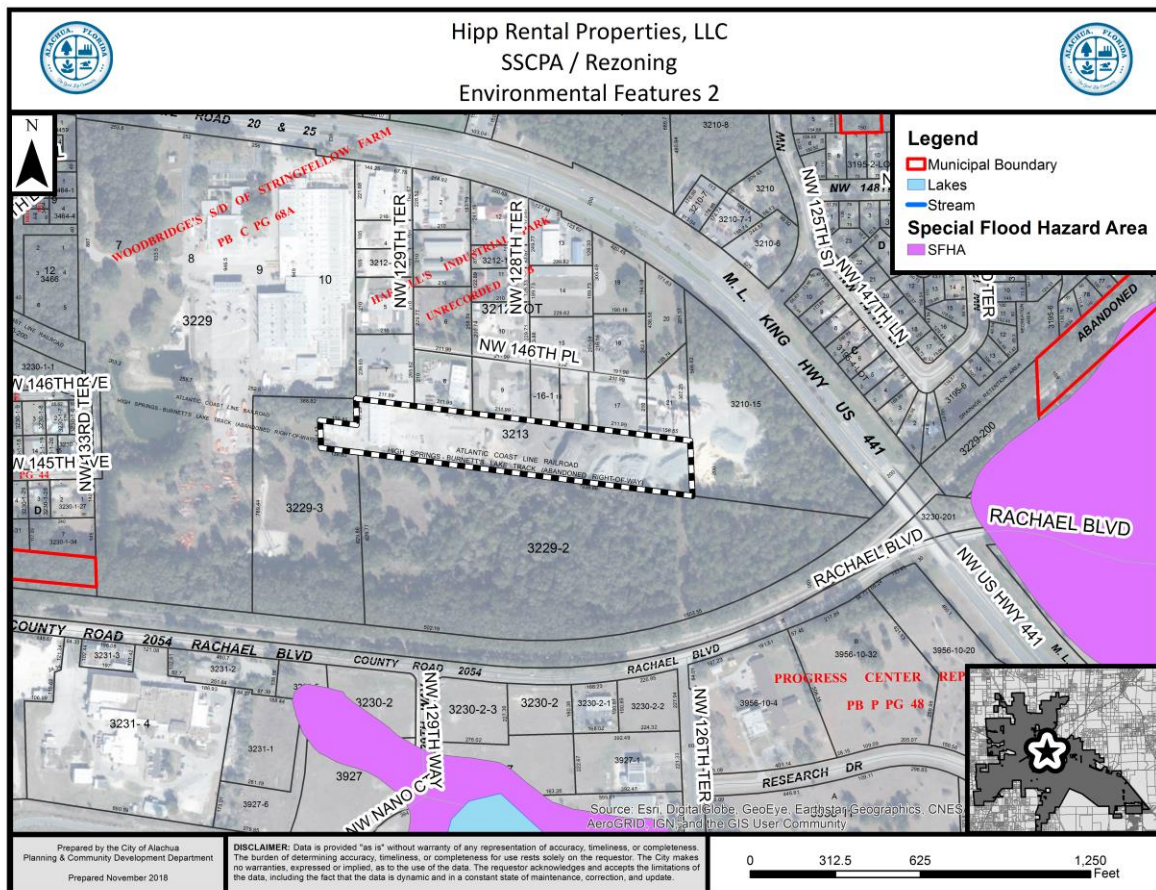
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	64.90%
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	20.40%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Somewhat limited	3.30%
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Somewhat limited	11.5%

Evaluation: A majority of the site (85.2%) is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Industrial
Max. Gross Density:	.2 dwelling units/acre	N/A
Floor Area Ratio:	N/A	.50 (128,719 square feet)
Maximum Density/ Intensity	1 dwelling unit	128,719 square feet non-residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Industrial)	Warehousing ² (ITE Code 150 (10th ed.))	433 (216/216)	54 (39/15)	57 (21/36)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 5.05 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86 (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86)(36% entering/65% exiting).

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase/Decrease in Daily Trips Generated by Development	433
Residual Capacity After Development's Impacts⁵	25,263

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	57
Residual Capacity After Development's Impacts⁵	2,089
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made **Potable Water Impacts**

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	1,290
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report **15 gallons per employee per day (86 x 15) FAC64E-6	

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000

Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	1,290
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **15 gallons per employee per day (86 x 15) FAC64E-6	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	344	62.78
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) 2 City of Alachua August 2018 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: 86 employees x 0.73 tons per year) 4 New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

EXHIBIT “A”

TO

**HIPP RENTAL PROPERTIES, LLC SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

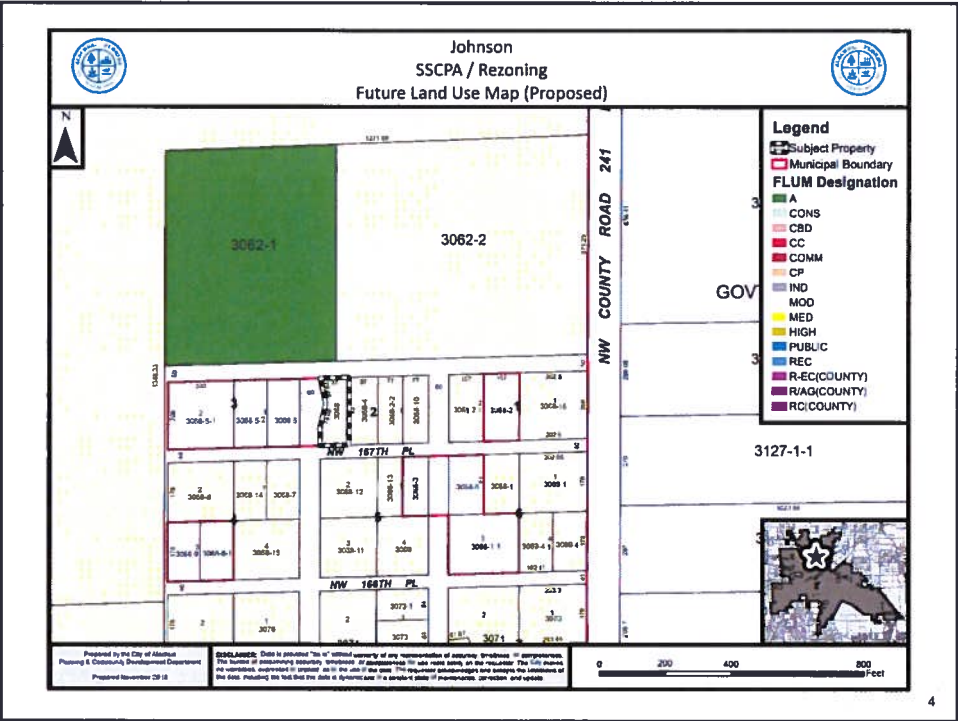
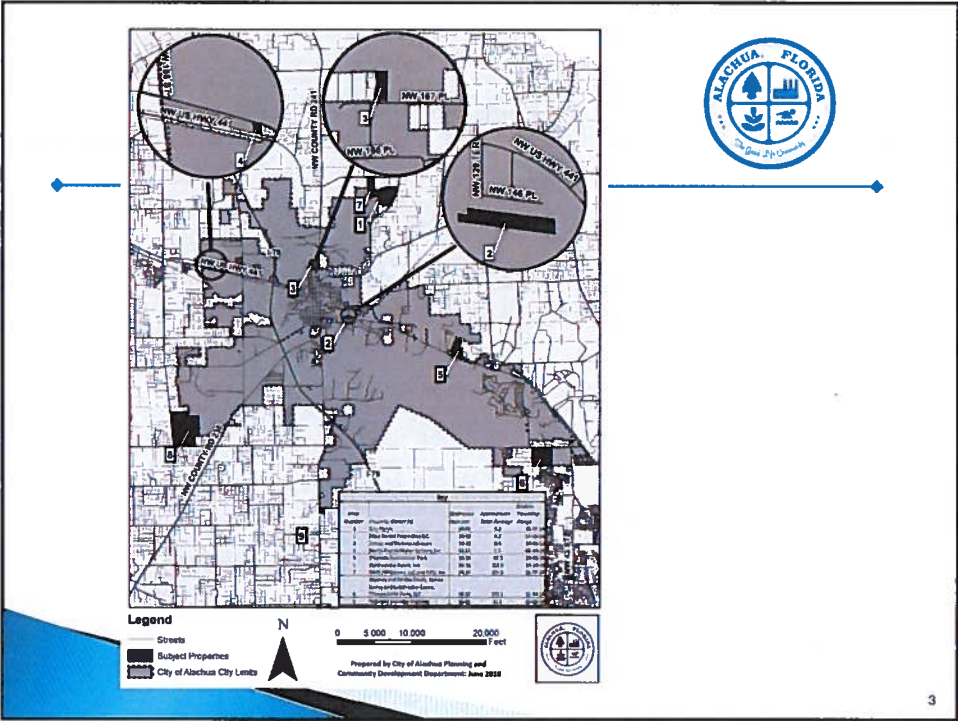
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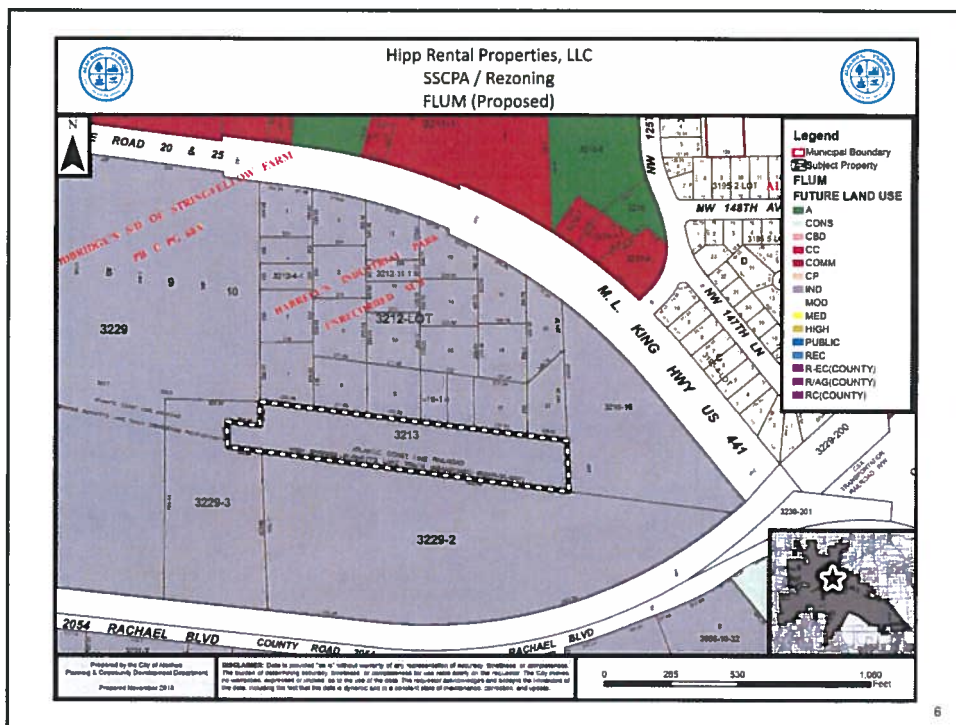
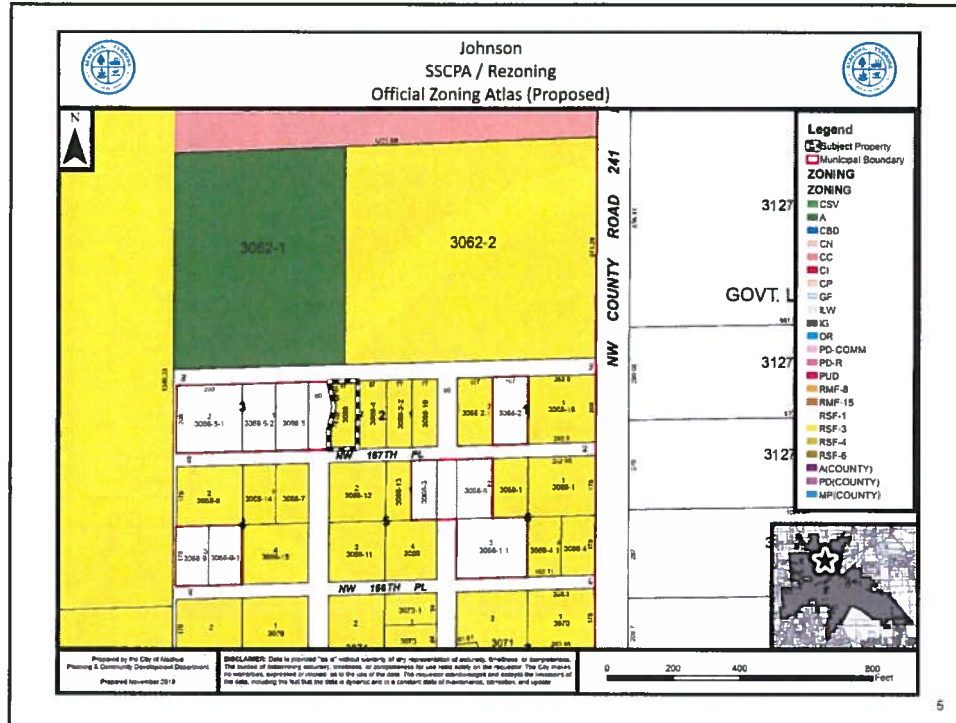


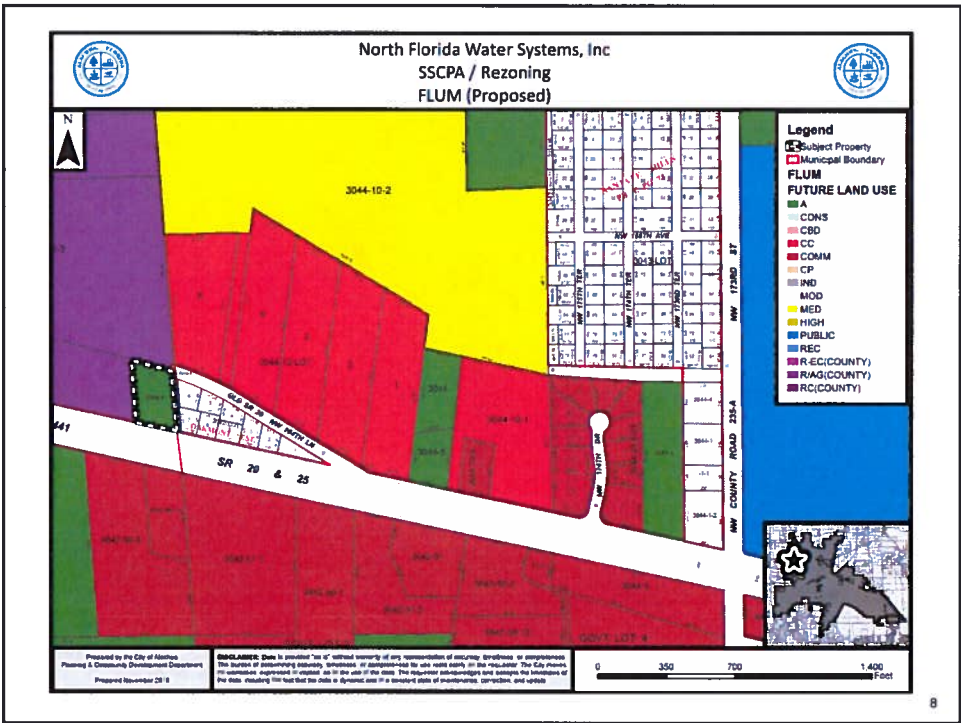
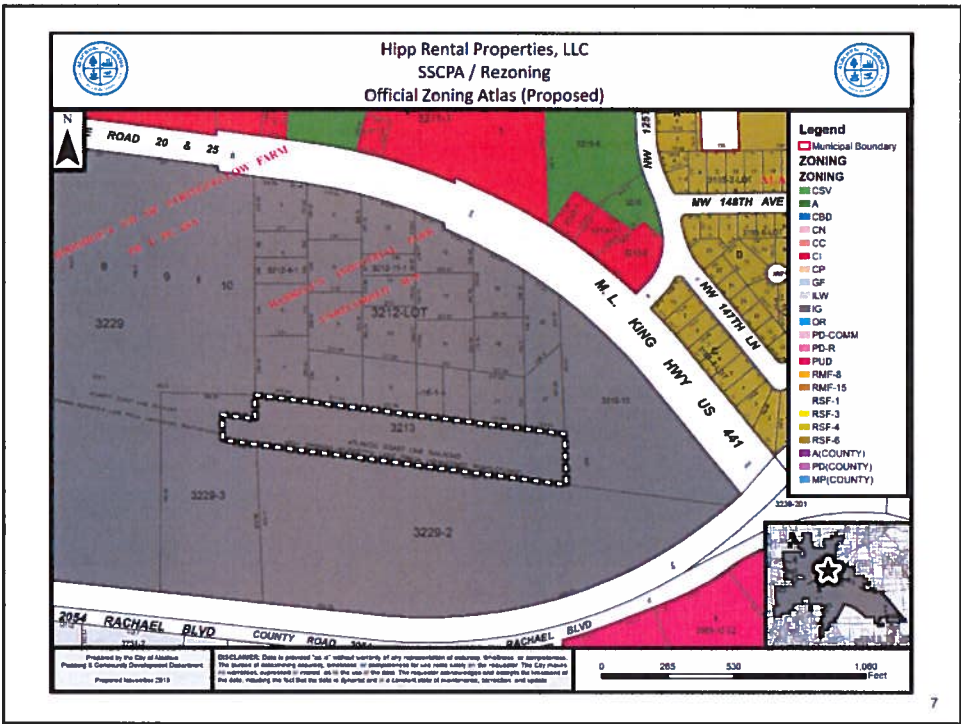
Overview

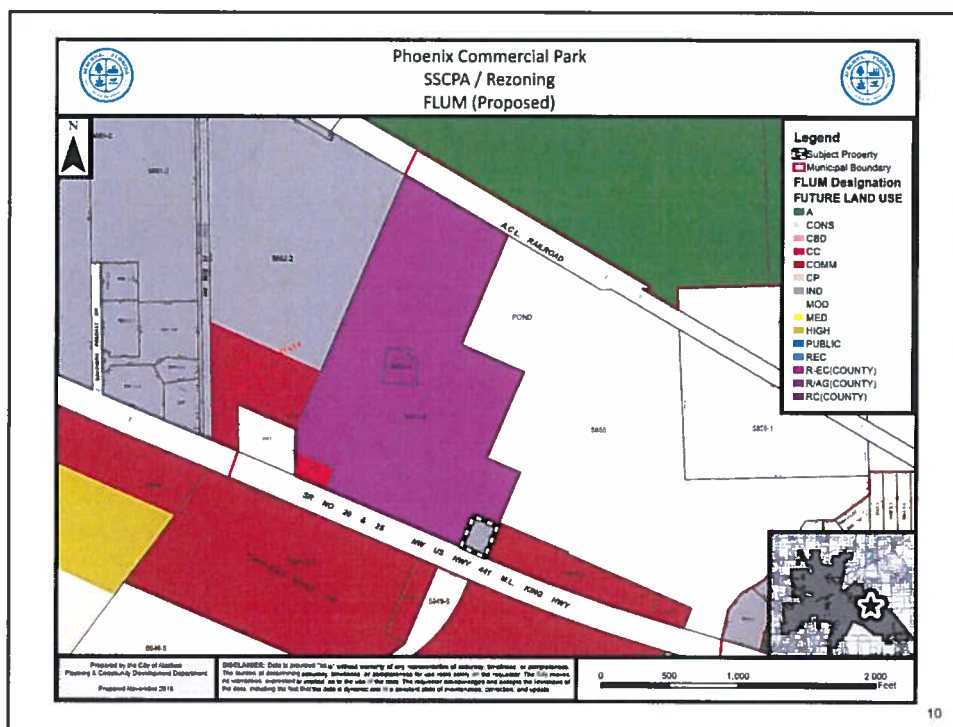
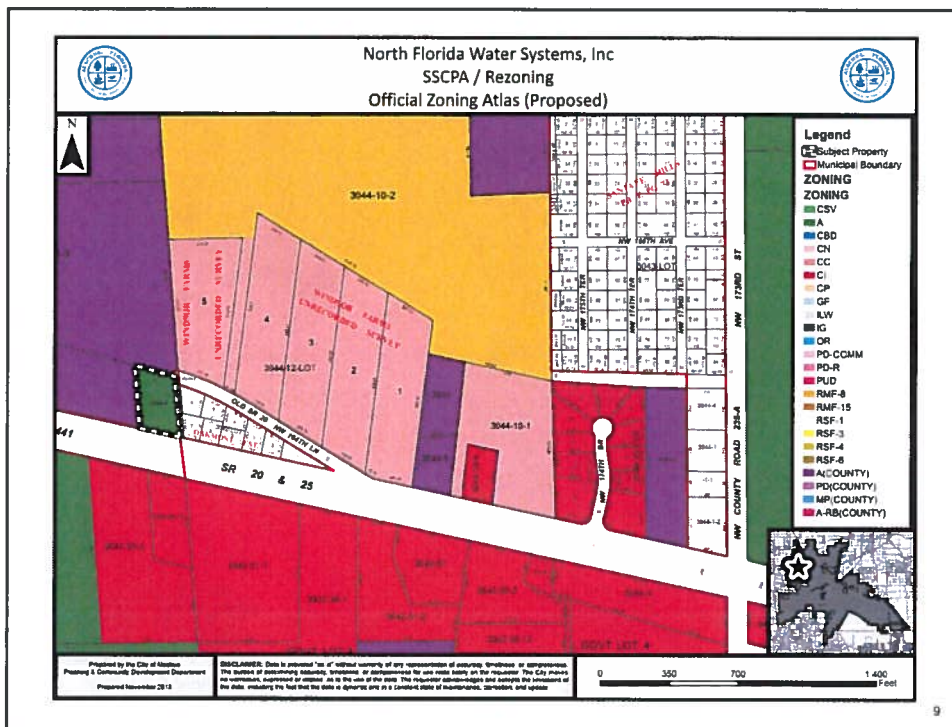
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

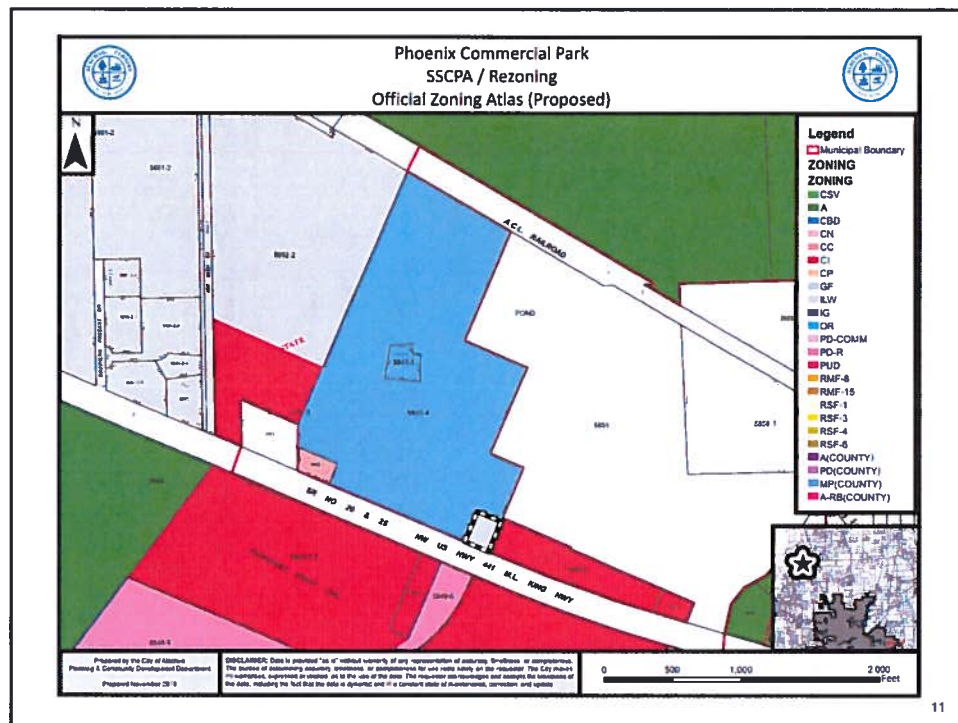
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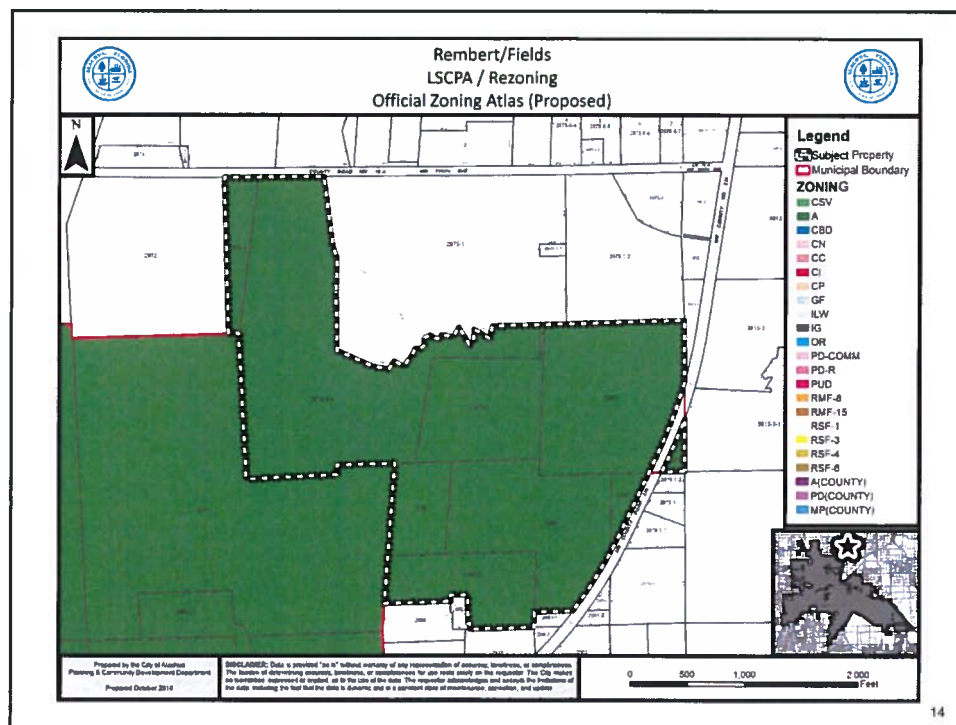
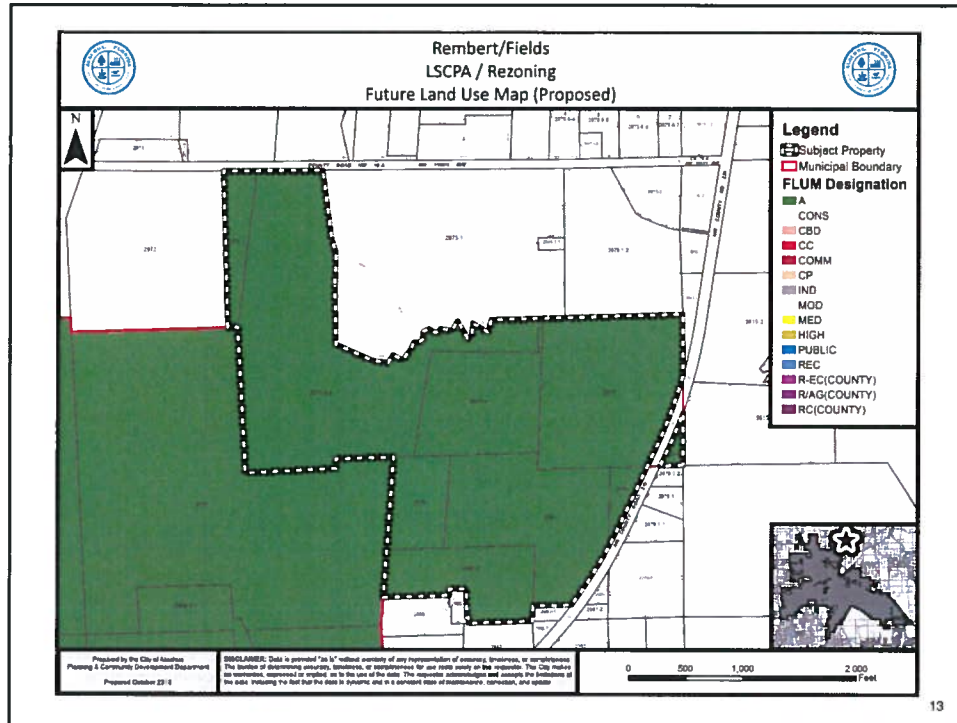


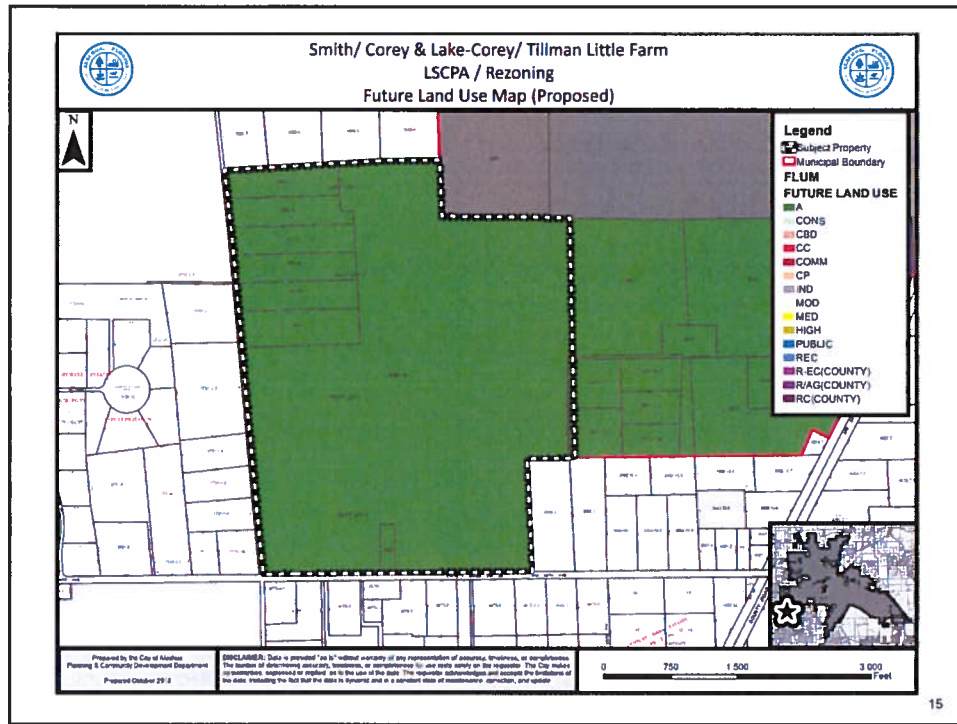
Large Scale CPAs/RZs



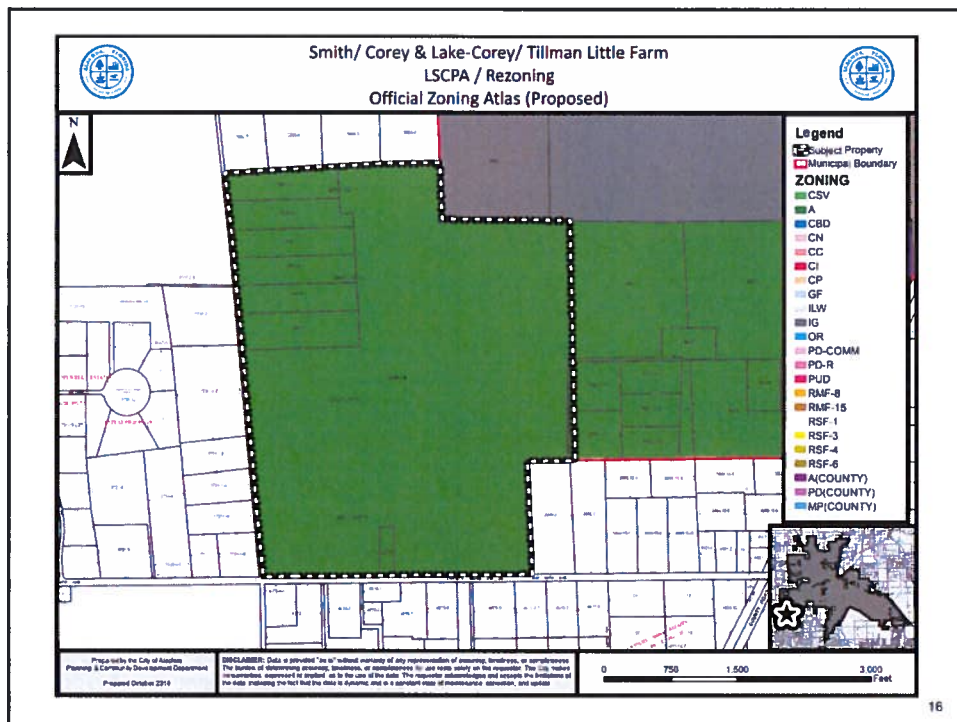
- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

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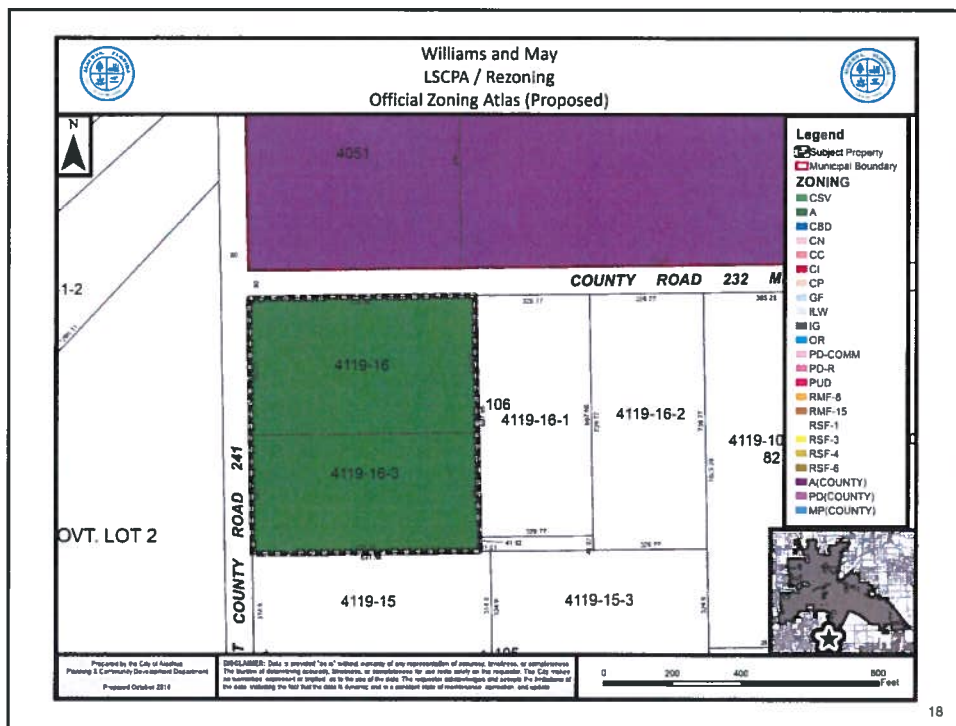
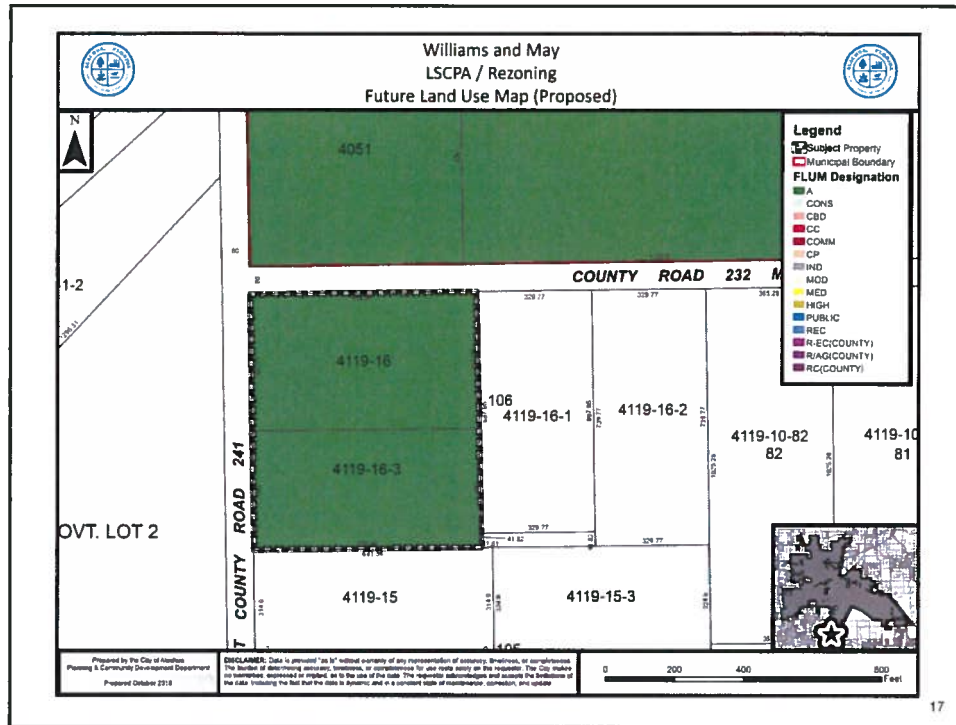


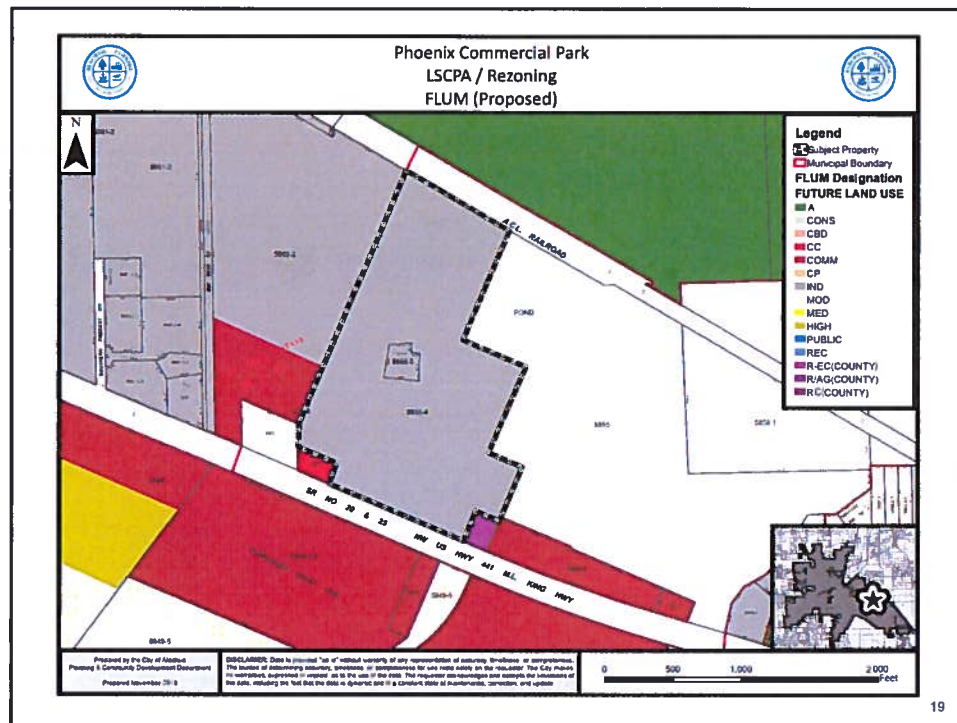


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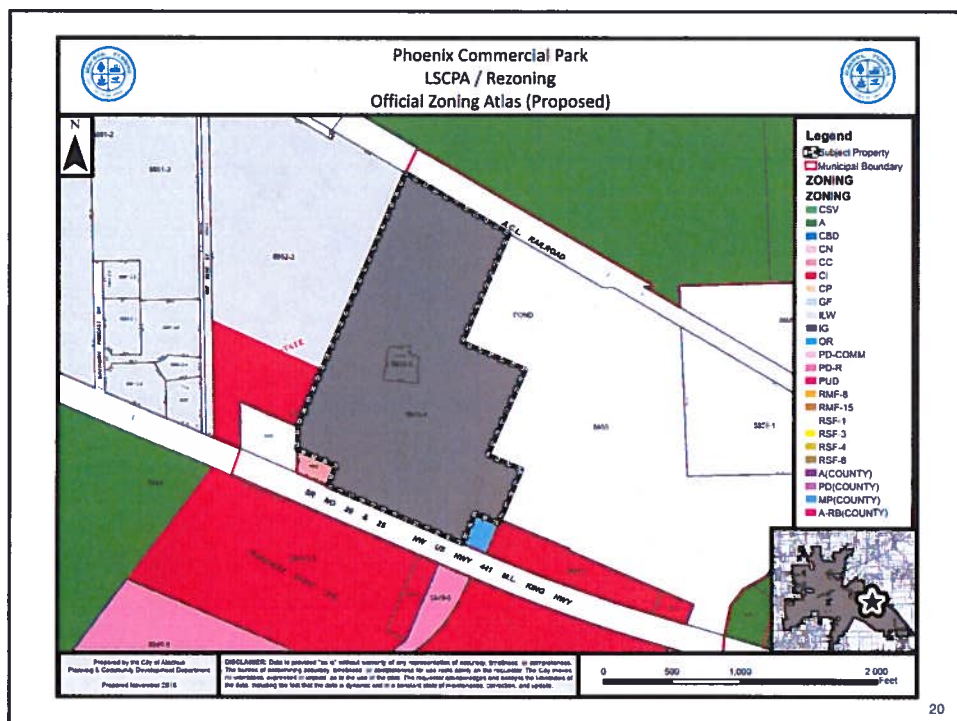


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Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

PLEASE PRINT CLEARLY

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City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE, FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Hipp Rental SSCPA
2. Address of Subject Property: 14610 NW 129th Terrace, Alachua, FL 32615
3. Parcel ID Number(s): 03213-000-000
4. Existing Use of Property: Industrial
5. Existing Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Industrial
7. Acreage: 6

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

Virginia H Johns
Typed or printed name and title of applicant

Signature of Co-applicant

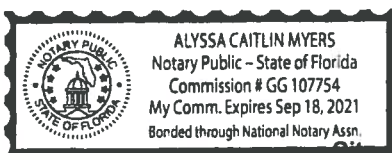
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2018, by Virginia H Johns,
Manager, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Alyssa Caitlin Myers
Signature of Notary Public, State of Florida



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

Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

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Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

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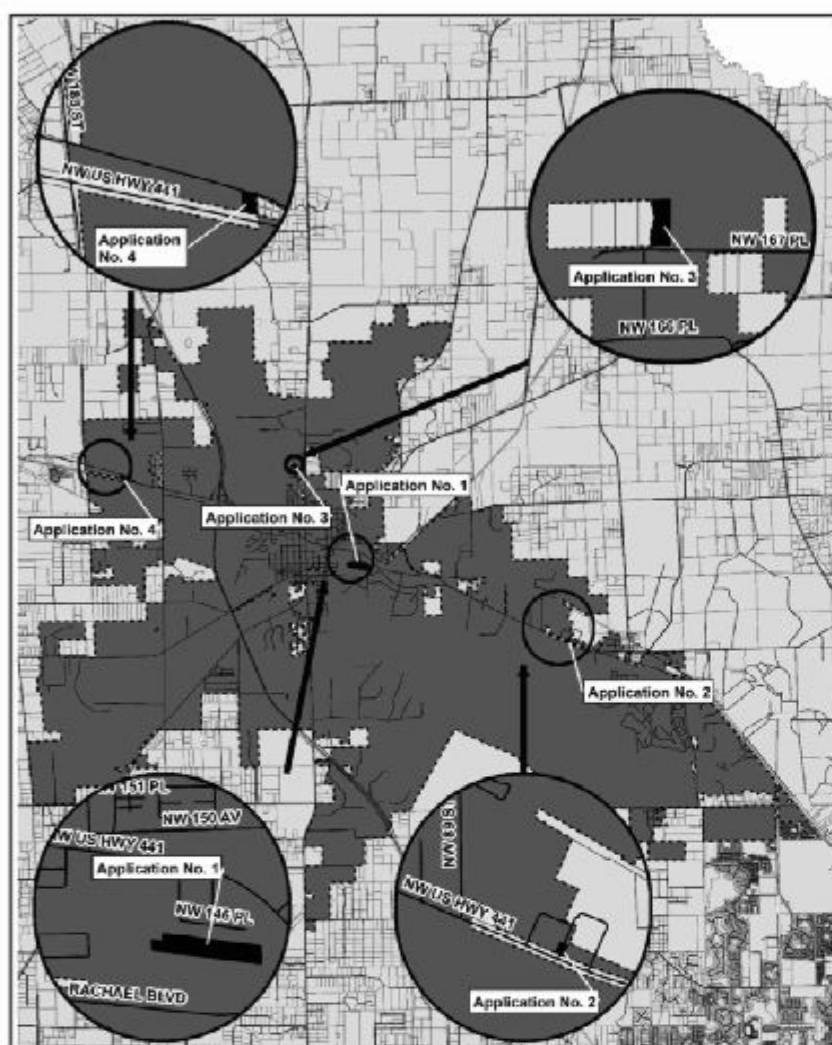
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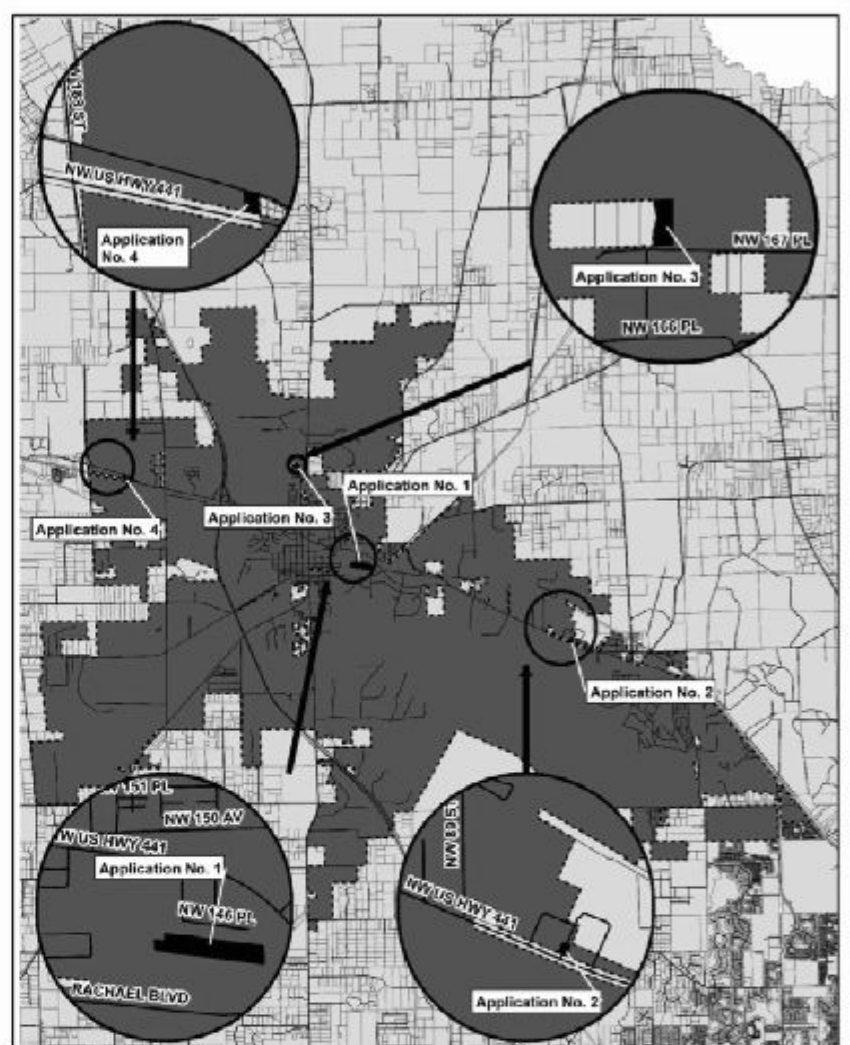
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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



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City of
ALACHUA

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

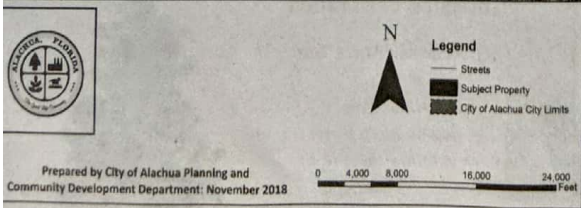
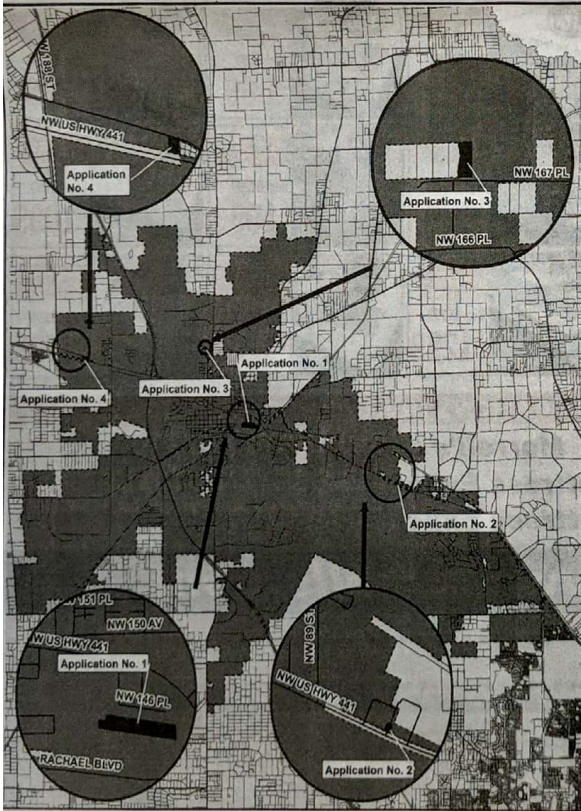
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(Published: Alachua County Today - November 29, 2018)



City of
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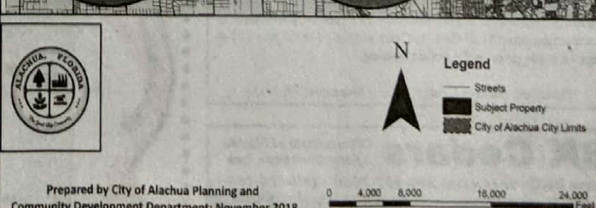
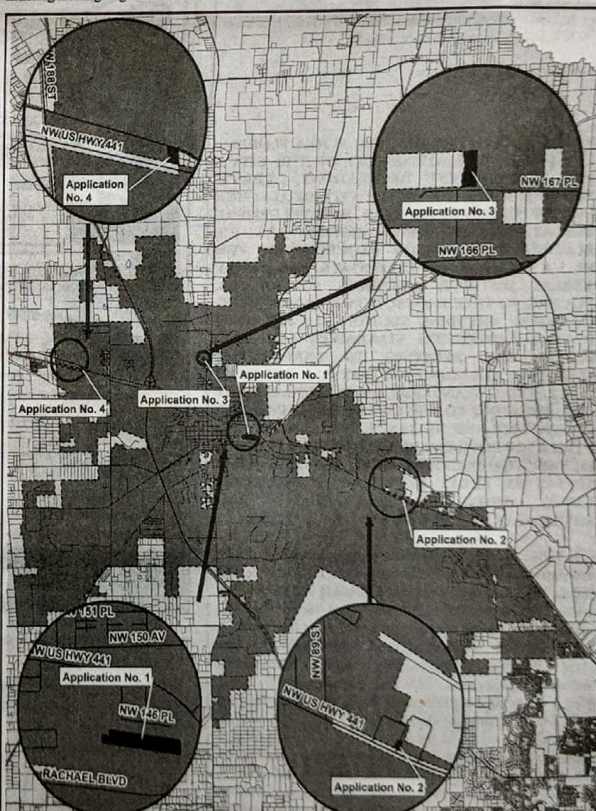
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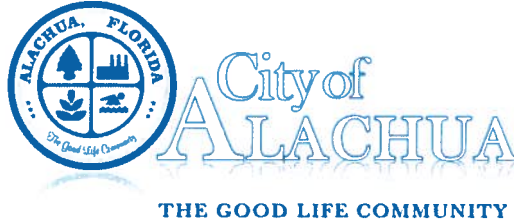
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
(KC)

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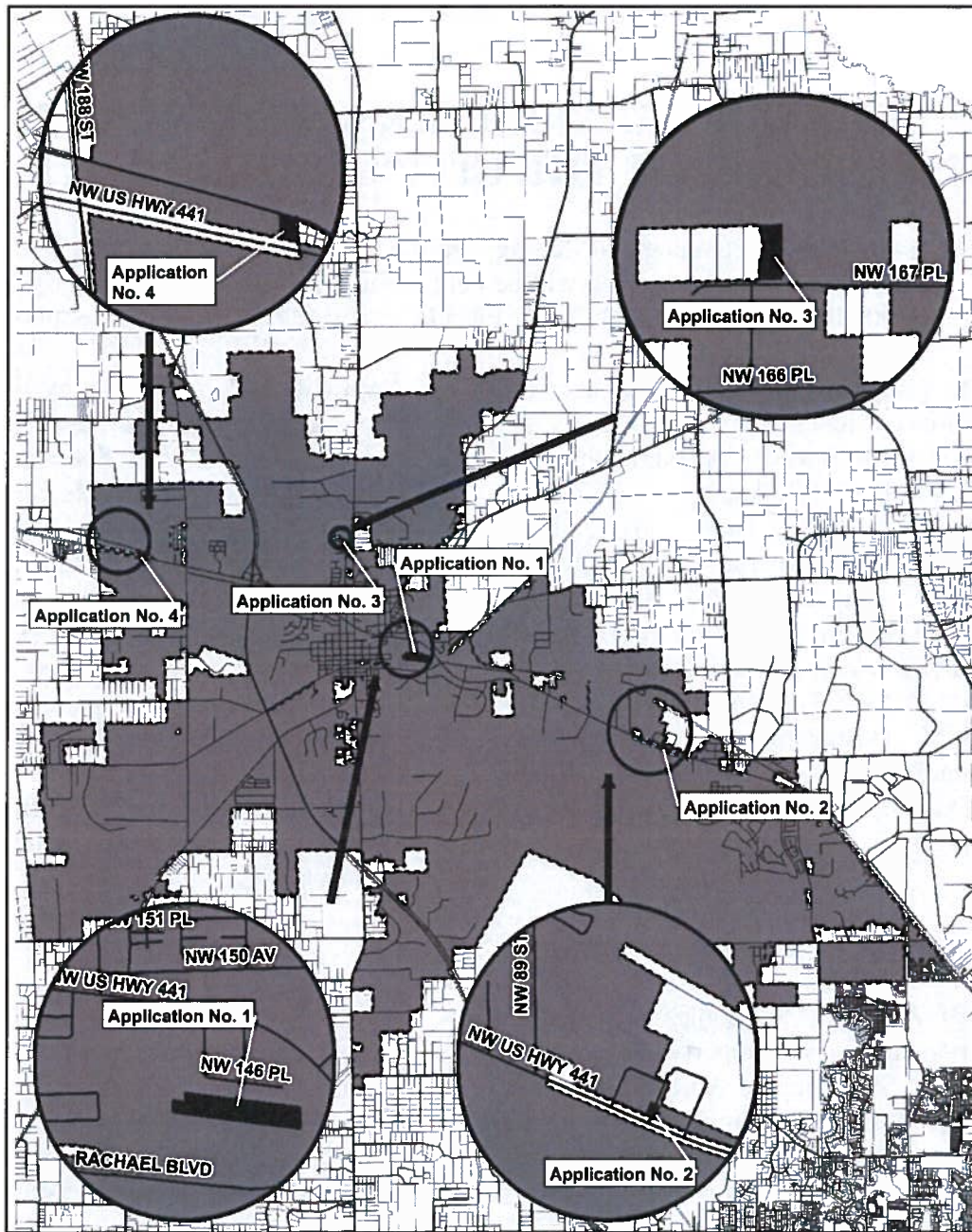
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



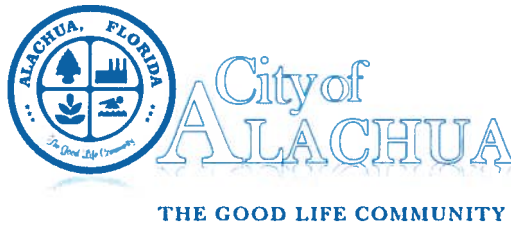
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

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MARION, KY 42064-7512

KELLY JULIA M HEIRS

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TYSON, DEVRON D

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FLORIDA TIMBER CO

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JOHNS, PATSY ANNETTE

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ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

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GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

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GAINESVILLE, FL 32635-7133

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ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

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HOWARD & HOWARD CO-TRUSTEES

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TAMPA, FL 33622

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PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

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PO BOX 1000

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ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

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ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER CORP (THE)

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ALACHUA, FL 32616-1000

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PO BOX 1000

ALACHUA, FL 32615

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PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

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BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

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Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/2/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce get
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO INDUSTRIAL ON APPROXIMATELY 5.91 ACRES, LOCATED AT 14606 NW 129TH TERRACE, SOUTH OF US HIGHWAY 441 AND NORTH OF RACAELE BOULEVARD; TAX PARCEL NUMBER 03213-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 11, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at duly advertised public hearings on January 14, 2019 and January 28, 2019, and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this

amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Rural/Agriculture (Alachua County) to Industrial for Tax Parcel Number 03213-000-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

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

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel No. 03213-000-000

LEGAL DESCRIPTION:

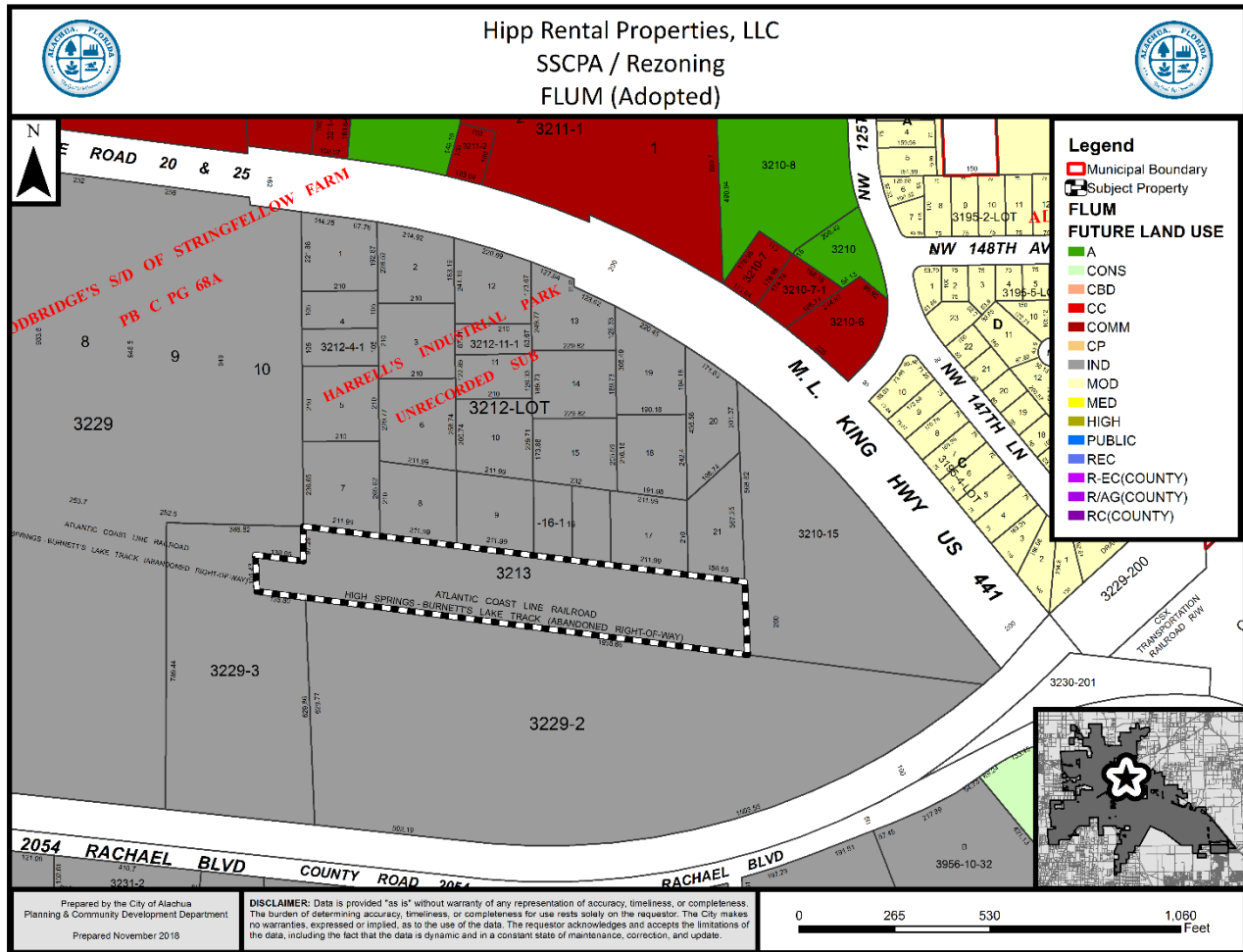
Legal Description
Tax Parcel 03213-000-000
Annexation into City of Alachua

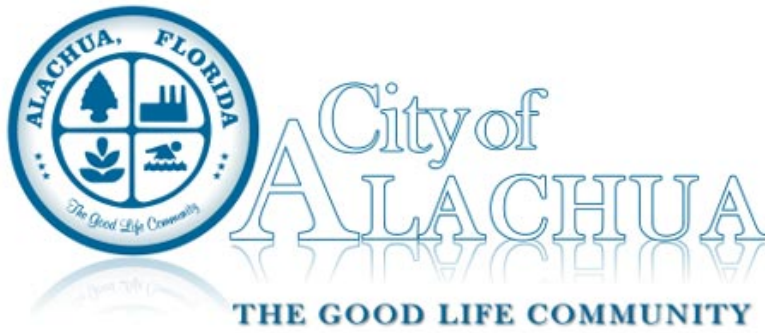
A PORTION OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 01°13'55" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼, AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 14, A DISTANCE OF 1067.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°13'55" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 101.43 FEET TO A POINT ON THE CENTERLINE OF SAID ABANDONED RAILROAD RIGHT OF WAY; THENCE SOUTH 81°35'24" EAST, ALONG SAID CENTERLINE, 138.75 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 OF WOODBRIDGE'S SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 68A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°28'44" EAST, ALONG SAID SOUTHERLY EXTENSION, 100.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 81°35'24" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1216.75 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID WOODBRIDGE'S SUBDIVISION; THENCE SOUTH 01°03'59" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14, A DISTANCE OF 202.76 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE NORTH 81°35'24" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1357.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.914 ACRES, MORE OR LESS.

EXHIBIT "B"





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Hipp Rental Properties, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Industrial General (IG) on a ±5.91 acre subject property. Consisting of Parcel Number 03213-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Industrial General ("IG") on the subject property.

The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution, to comparable City designations.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Industrial Future Land Use designation.

The Industrial General ("IG") Zone District is described as follows in Section 3.4.2 of the Land Development Regulations (LDRs):

The IG district is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial

uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State, and Federal requirements.

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▣ Public Notice Materials for the 12/11/18 PZB Hearing
- ▣ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Industrial General ("IG") on a ±5.91 acre subject property

PROPERTY OWNER: Hipp Rental Properties, LLC

LOCATION: 14606 NW 129th Terrace; east of Marlow Hunter Marine, south of US Highway 441 and north of Rachael Boulevard

**PARCEL ID
NUMBER(S):** 03213-000-000

ACREAGE: ± 5.91

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Industrial General ("IG") on the subject property.

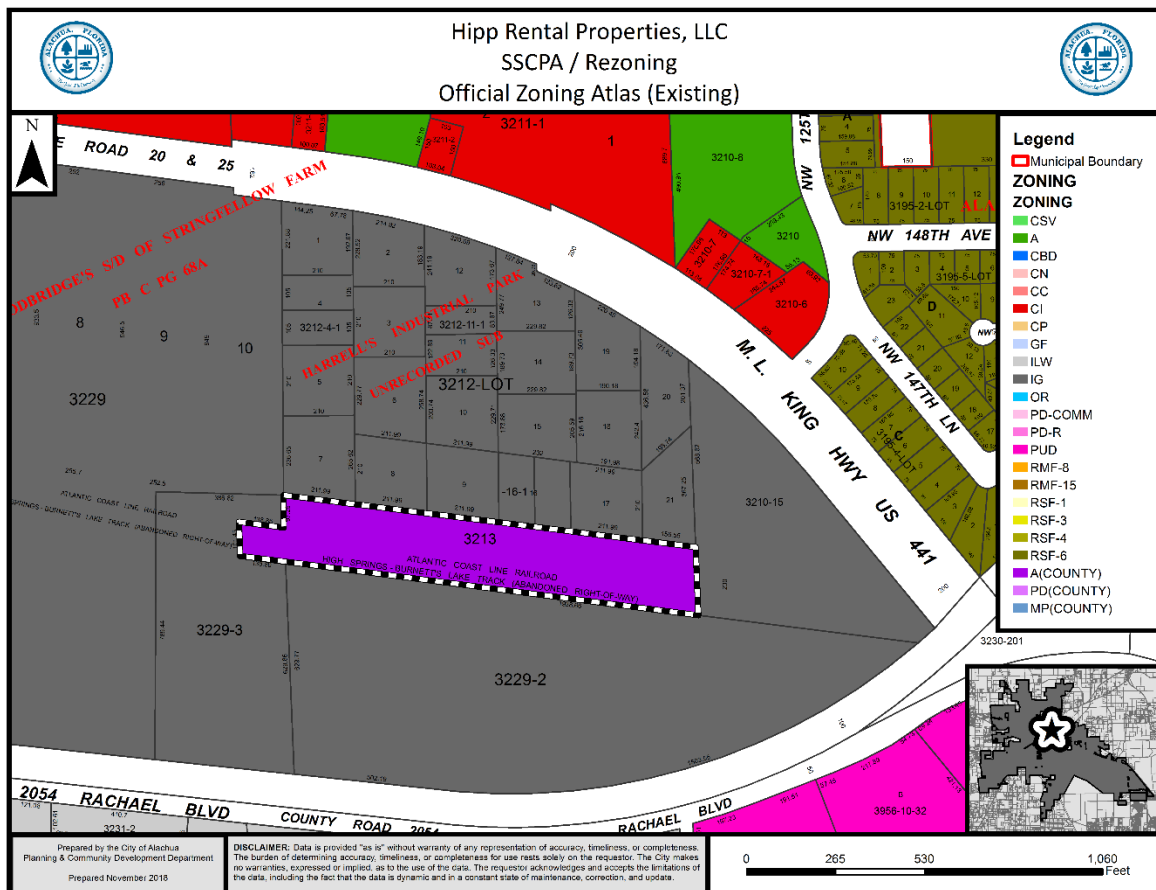
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Staff Report:



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Industrial General ("IG")
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	N/A
Floor Area Ratio:	N/A	.50 (128,719 square feet)
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Industrial services, Manufacturing and production, Warehouse and Freight Movement
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>		

SURROUNDING USES

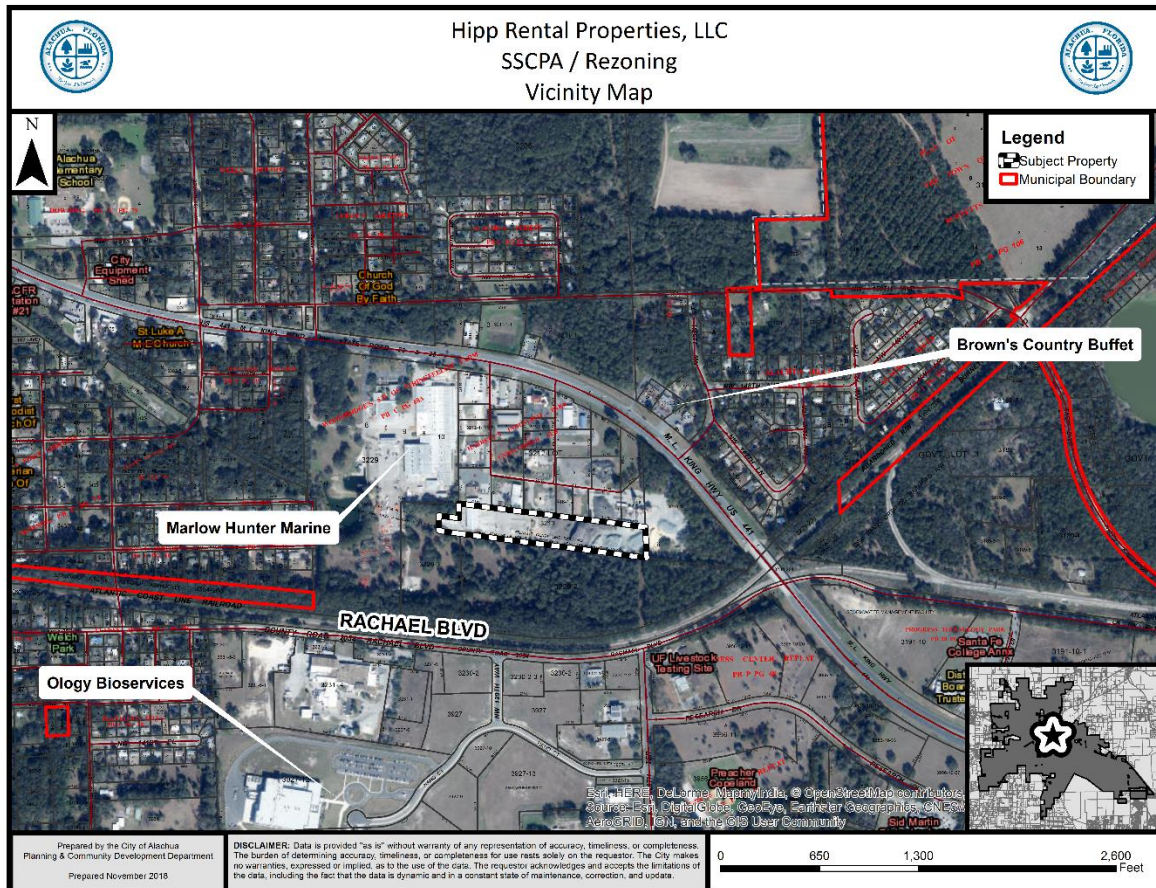
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	Industrial General (IG)
East	Industrial	Industrial	Industrial General (IG)
West	Industrial	Industrial	Industrial General (IG)
South	Vacant Industrial	Industrial	Industrial General (IG)

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

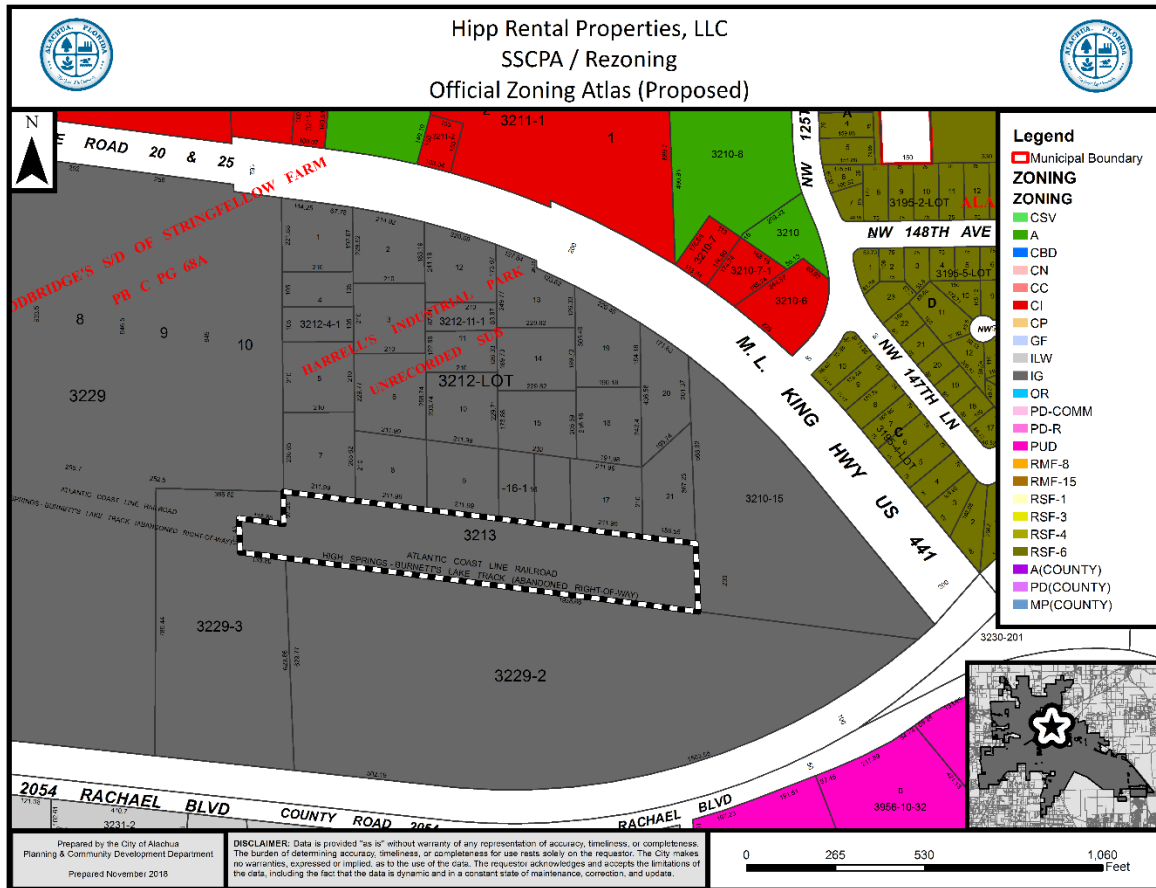


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
03213-000-000	Industrial	Agricultural ("A")(Alachua County)	Industrial General ("IG")	±5.91

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural (“A”)(Alachua County) to Industrial General (“IG”). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03213-000-000	Rural/ Agriculture (County)	Industrial	Industrial General (“IG”)	☒

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua’s Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

An analysis of the proposed amendment’s consistency with the Comprehensive Plan. Based upon the Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft. Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft. maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

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

Analysis of Consistency with Objective 1.5: The proposed amendment would result in an increase the maximum permitted intensity of the subject property, but allowable uses would be more compatible with historical and existing land use.

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location,

and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property may be within the City's community wastewater service area. Any proposed development will be required to connect if within the wastewater service area.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property may be within the City's community potable water service area. Any proposed development will be required to connect if within the wastewater service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

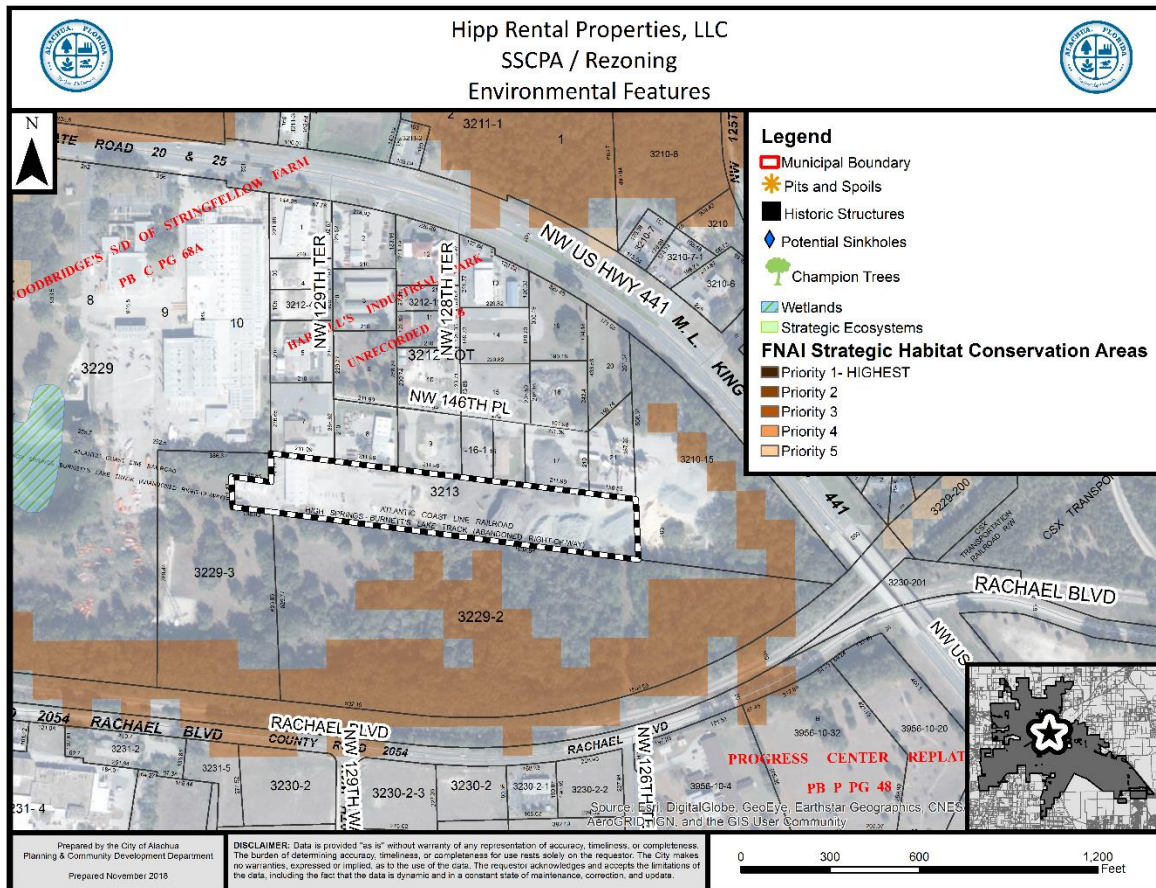
Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

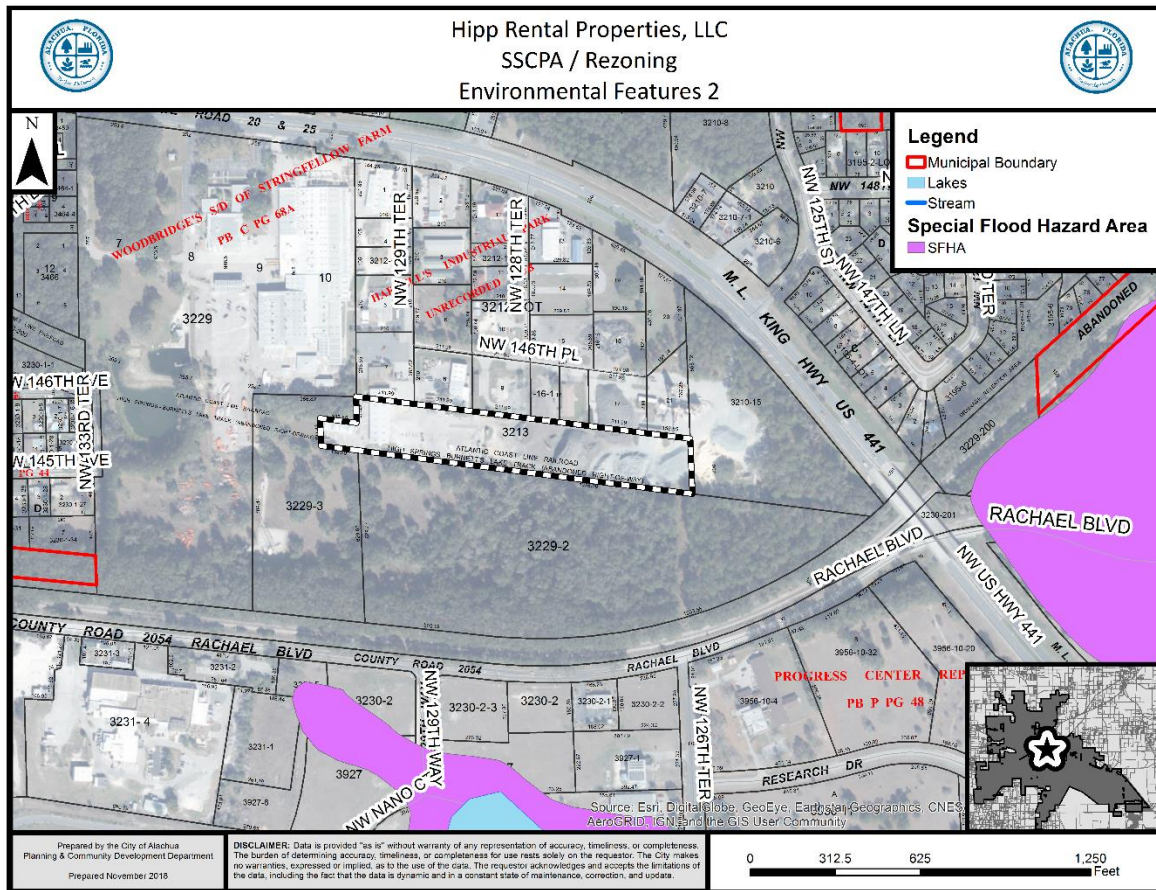
Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	64.90%
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	20.40%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Somewhat limited	3.30%
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Somewhat limited	11.5%

Evaluation: A majority of the site (85.2%) is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

Evaluation and Findings: The proposed amendment would permit industrial uses in a historically industrial area.

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

Evaluation and Findings: The proposed amendment pertains to land already developed and in industrial use.

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

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

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

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

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

Evaluation and Findings: The proposed amendment would permit industrial uses in a historically industrial area.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to

provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure. The subject property may already be connected to the City's potable water and wastewater service.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning Designation	Proposed Zoning Designation
FLUM Designation:	Agricultural (A) (County)	Industrial General (IG)
Max. Gross Density:	.2 dwelling units/acre	N/A
Floor Area Ratio:	N/A	.50 (128,719 square feet)
Maximum Density/ Intensity	1 dwelling unit	128,719 square feet non-residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element. ² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity					

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Industrial)	Warehousing ² (ITE Code 150 (10th ed.))	433 (216/216)	54 (39/15)	57 (21/36)
¹ Source: ITE Trip Generation, 10 th edition ² Formulas: AADT – 5.05 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86 (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 86 employees (1 employee/ 1,500 square feet gfa (128,719/ 1,500= 86)(36% entering/65% exiting).				

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase/Decrease in Daily Trips Generated by Development	433
Residual Capacity After Development's Impacts⁵	25,263
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.	

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	57
Residual Capacity After Development's Impacts⁵	2,089
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i> ² <i>Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</i> ³ <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).</i> ⁴ <i>Source: City of Alachua August 2018 Development Monitoring Report.</i> ⁵ <i>The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	1,290
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
<i>Sources:</i> <i>*City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per employee per day (86 x 15) FAC64E-6</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	1,290
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
Sources: * City of Alachua March 2018 Development Monitoring Report **15 gallons per employee per day (86 x 15) FAC64E-6	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	344	62.78
New River Solid Waste Facility Capacity⁴	50 years	
Sources: 1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) 2 City of Alachua August 2018 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: 86 employees x 0.73 tons per year) 4 New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
Dwelling, live/work		P							P	P	P	P	P	P		P	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													
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)

Cultural facility								S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library					S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center					S	P	P	P	P			P	P	P				P		A	A		4.3.2(A)
Youth club facility					S	P	P	P	P			P	P	P				P		A	A		4.3.2(A)
Day care																							
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S					A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		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	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P				P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																							
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A		A	4.3.2(D)

Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office					S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P	P		A			A	
Birth center										P	S	P	P	P	P				A		A	A	
Hospital		S						S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P		P	P	P	P		A			A	
Medical marijuana dispensing																							
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																							
Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A		A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	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		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		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P					P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)

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

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)
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		S	A		A	A		4.3.4(B)(1)

Manufacturing, light																P	P	P			A			A		
Medical marijuana processing																										
Medical radioisotope laboratory																P										
Non-medical marijuana processing																										
Offices																										
Business services											P	P	P	P	P	P					A			A	A	
Financial services											P	P	P	P	P	P					A			A	A	
Professional services										S	P	P	P	P	P	P					A			A	A	
Radio and television broadcasting studio													P	P	P	P	P	P			A				A	
Sales													P	P	P	P					A			A	A	
Parking, commercial																										
Parking lot													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(1)	
Parking structure													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(2)	
Recreation/entertainment, indoor																										
Banquet hall													P	P	P	P			P		A			A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P			P	P	A	A	A	A		

Internet Café/simulated gaming establishment																									
Neighborhood recreation center			S	S	S			P	P		P				P			P	A	A	A				
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	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		S	A		A	A		
Recreation/entertainment, outdoor																									
Archery range		P													P			P							
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S													P			P	A		A	A			
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A		
Retail sales and services																									
Auction house		P													P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)	

Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P	P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S	S					A				4.3.4(G)(7)
Self-service storage																							
All uses													P	P	S		P		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									4.3.4(I)
Vehicles, sales and services																							
Automobile body shop														P		P	P						4.3.4(J)(1)
Automobile parts sales													S	P		P	P		A				
Automobile rental and sales													S	P					A				4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)

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

Warehouse and freight movement																		
Cold storage plant																P		
Parcel services														P	P	P	P	A
Truck or freight terminal																S	P	
Warehouse (distribution)															P	P	P	
Warehouse (storage)															P	P	P	A
Outdoor storage (as a principal use)																S	S	
Waste-related services																		
Energy recovery plant		S																
Hazardous waste collection sites																P		
Incinerator		S															S	
Landfill		S															S	S
Landspreading of wastes		S															S	
Recycling dropoff center														S		S	S	A
Recycling and salvage center		S															P	
Salvage and junkyard																	P	

Tire disposal or recycling																	S						4.3.4(M)(3)
Waste composting		S															P						
Wholesale sales																							
All uses															S	P	P	P					
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																							

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
HIPP RENTAL PROPERTIES, LLC**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

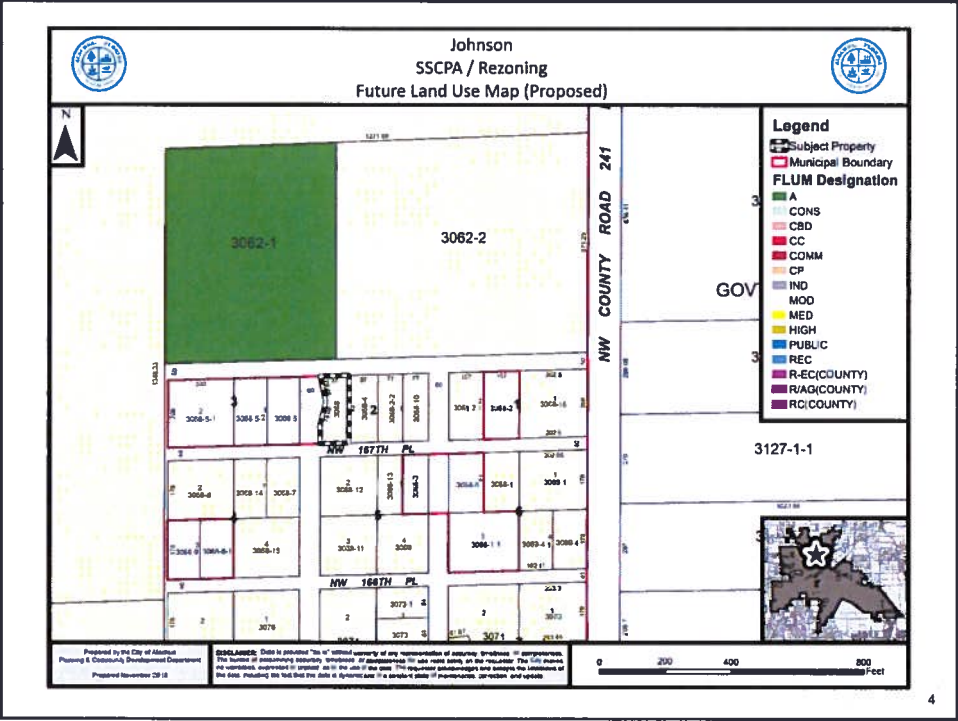
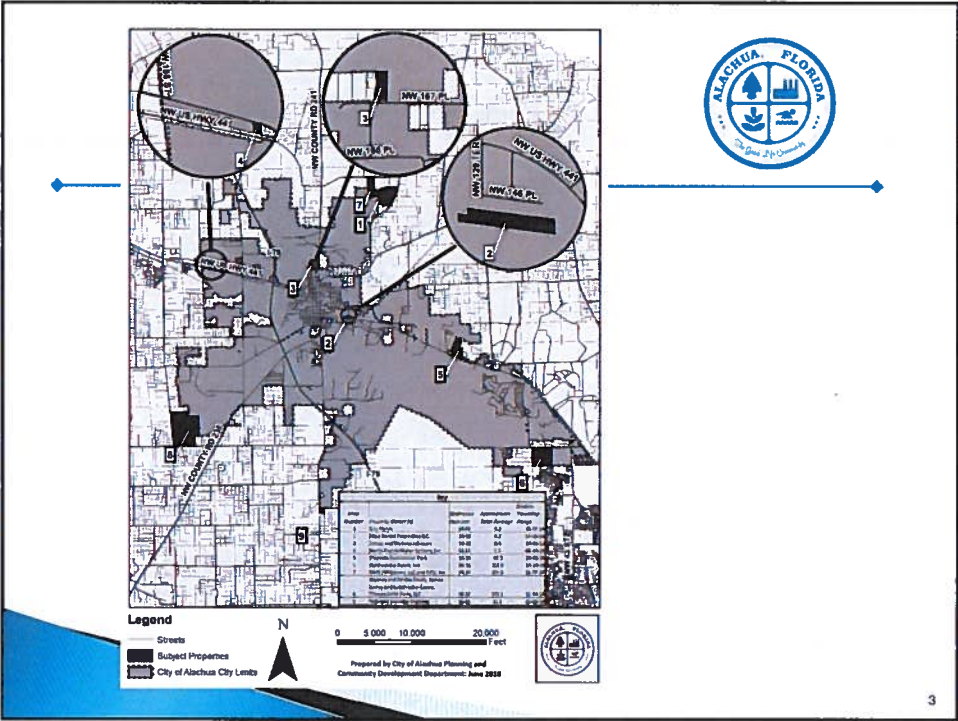
1

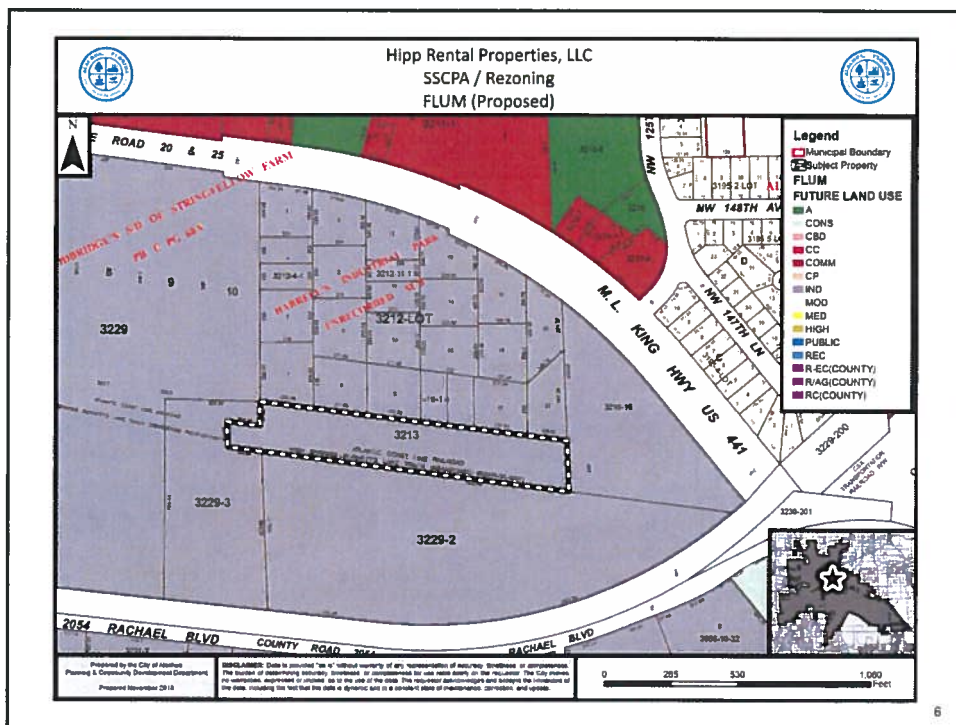
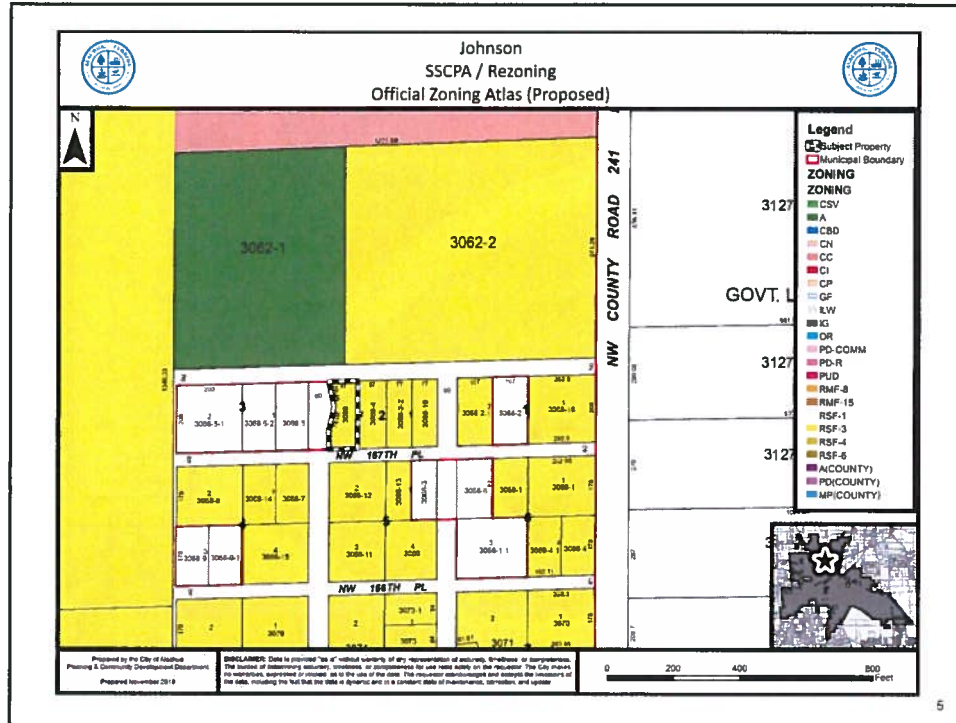


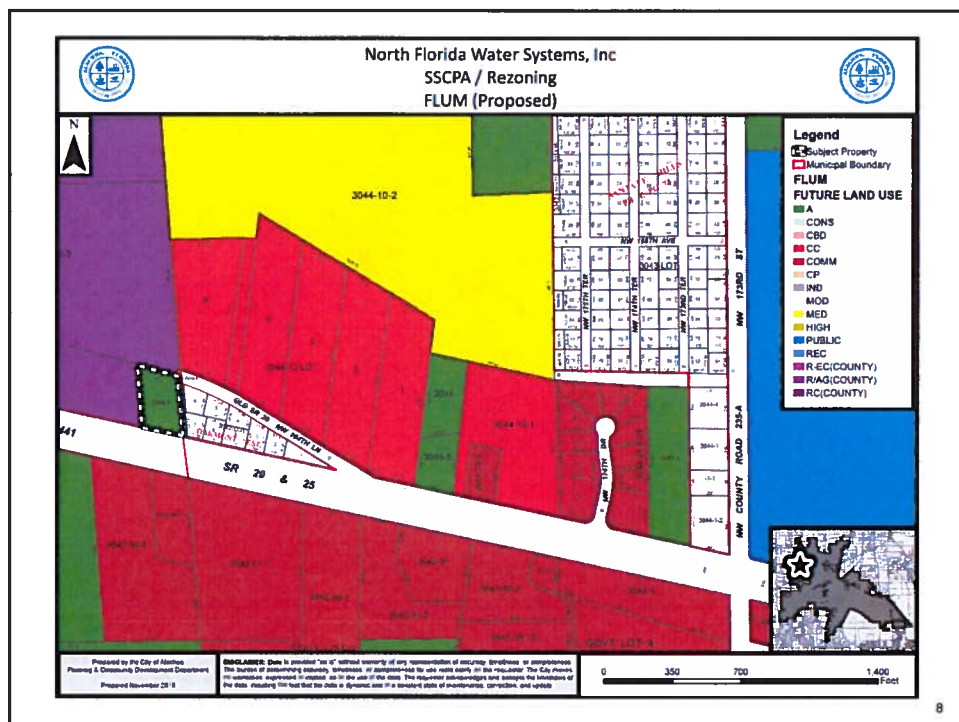
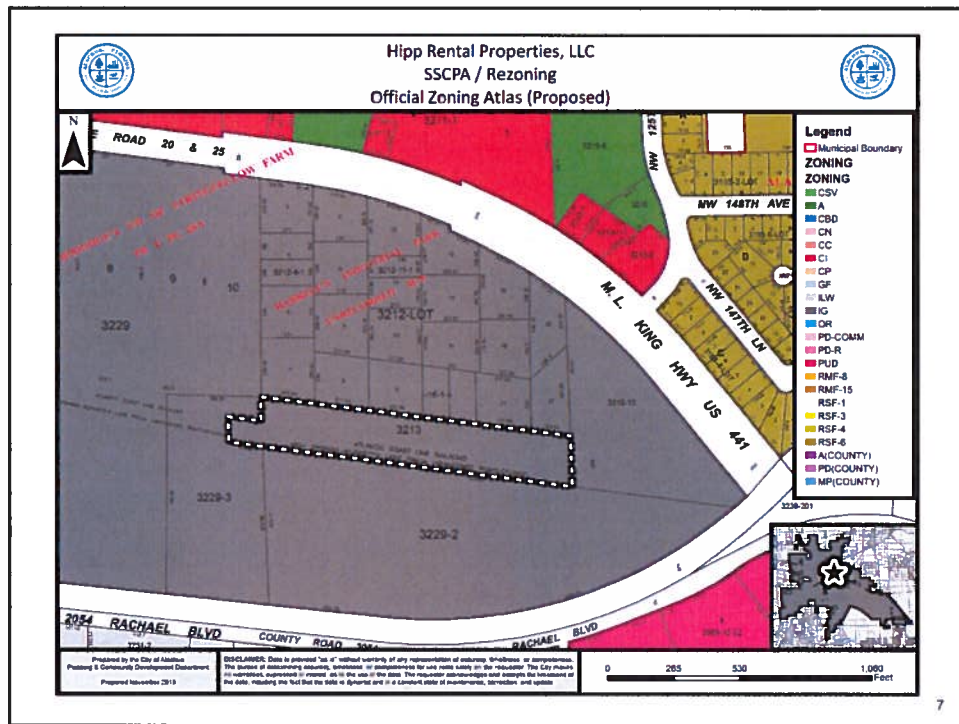
Overview

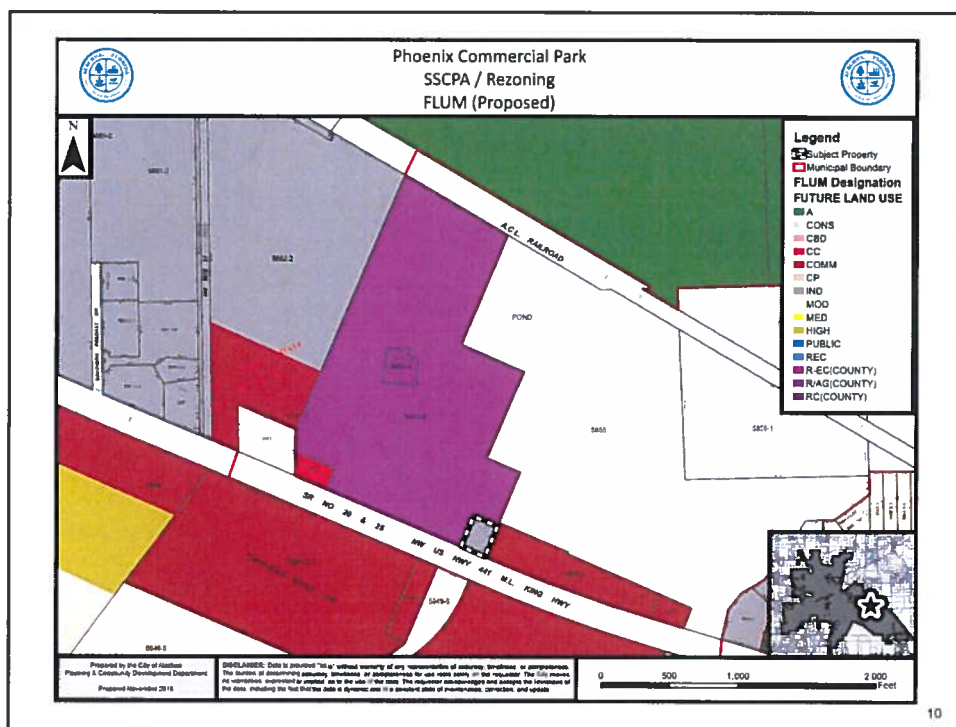
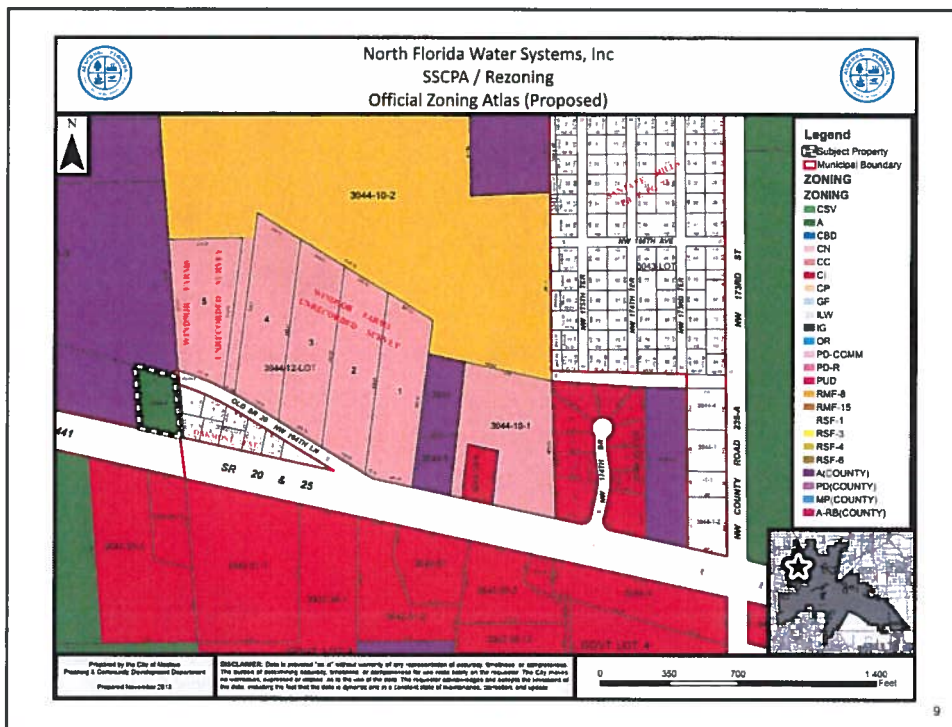
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

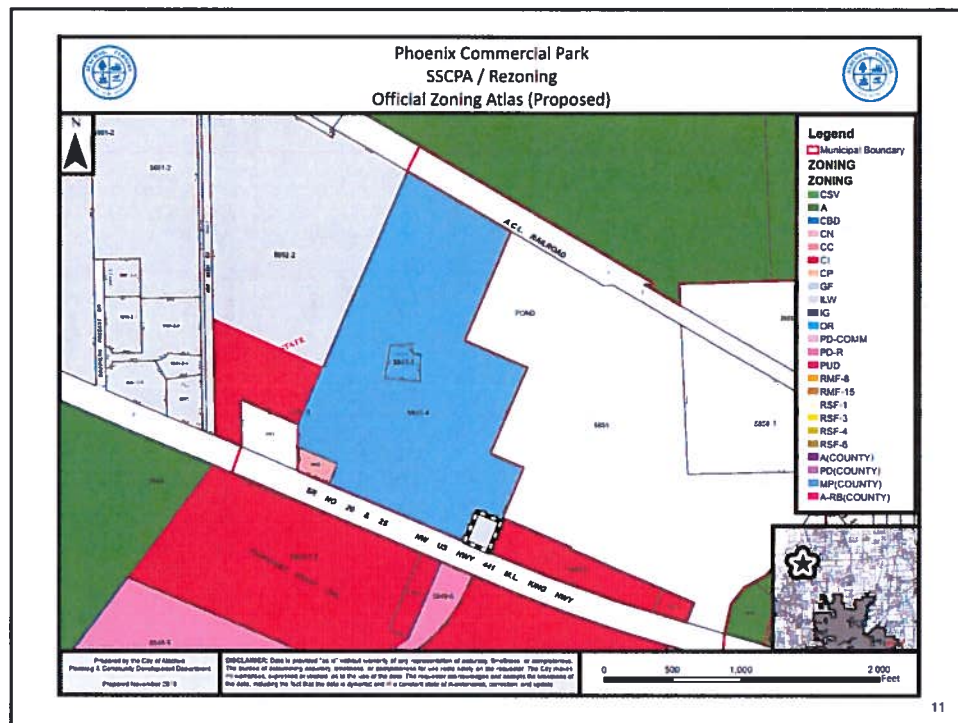
2







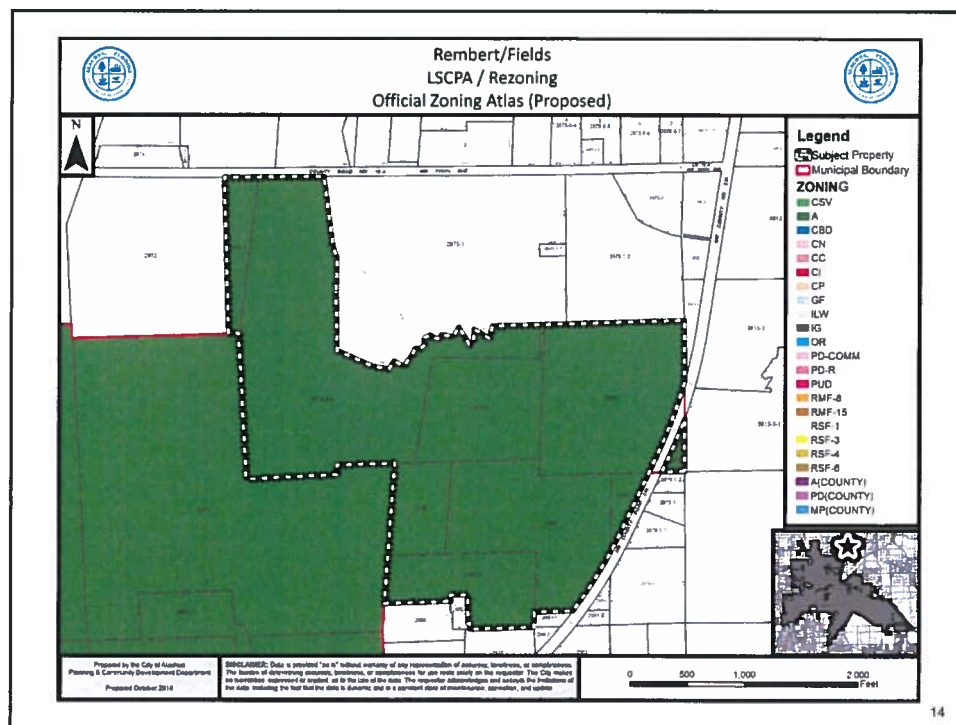
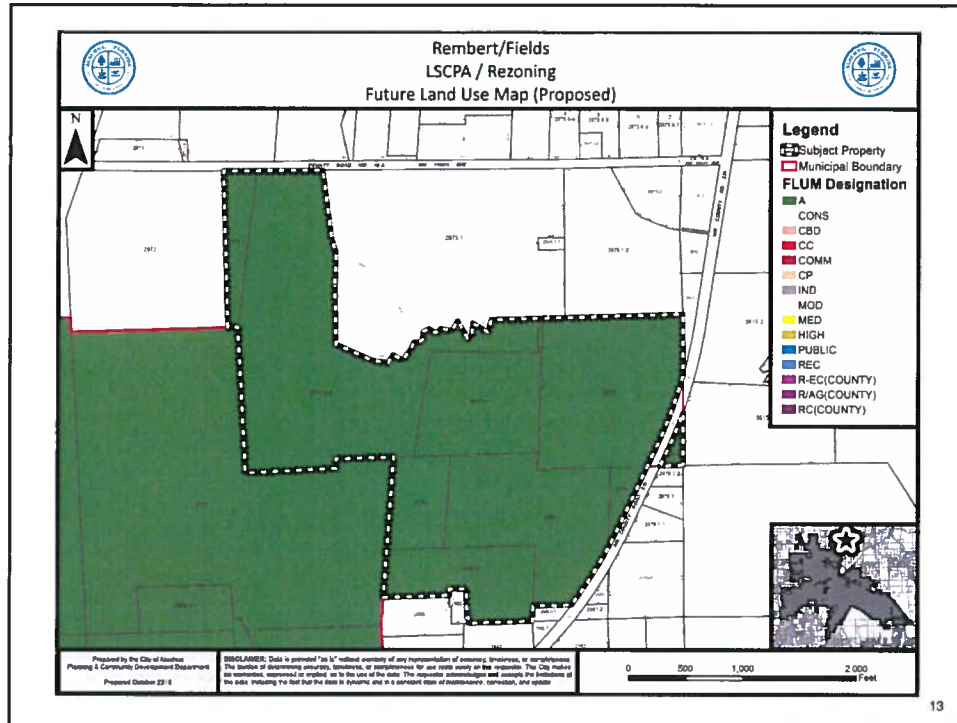


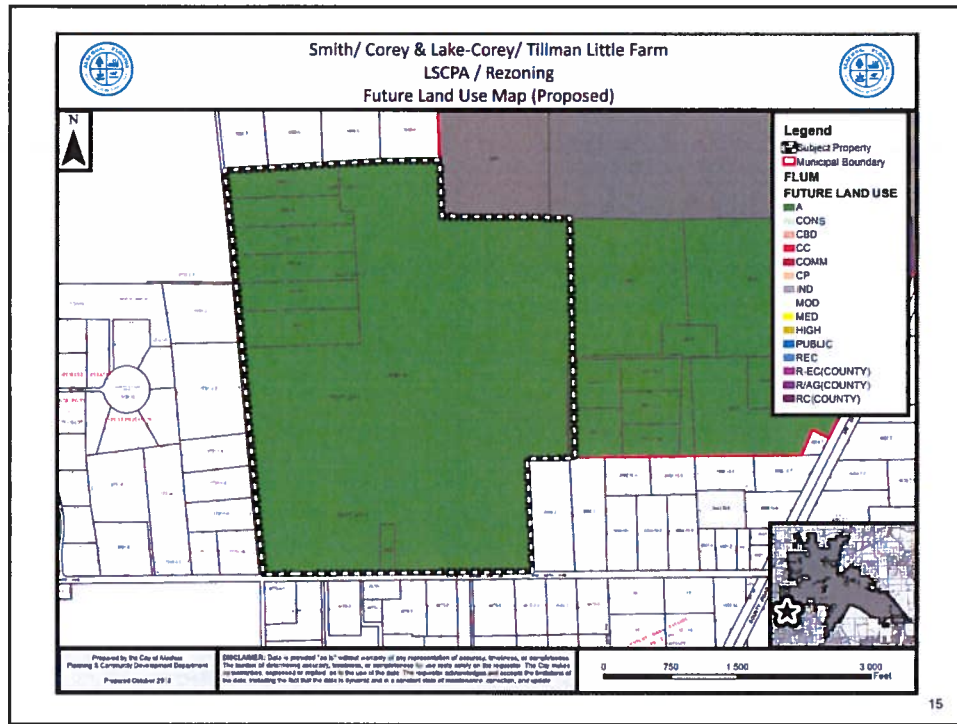


Large Scale CPAs/RZs

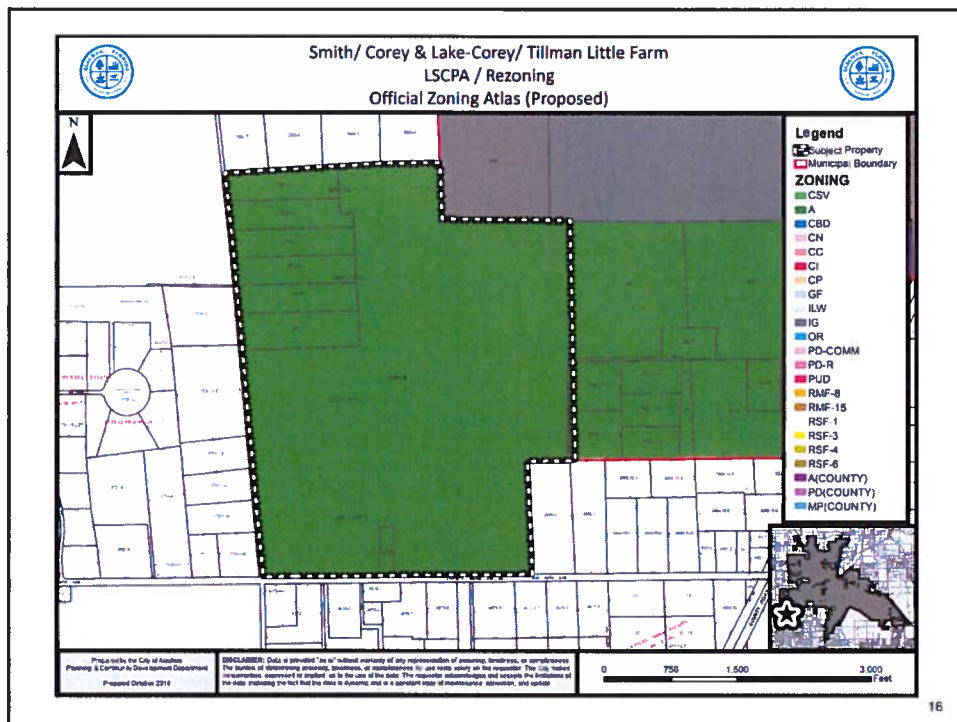


- ▶ There are 4 large scale CPAs/RZs
 - Rembert/Fields
 - Smith, Tillman Little Farms, Corey and Lake-Corey
 - Williams and May
 - Phoenix Commercial Park, LLP

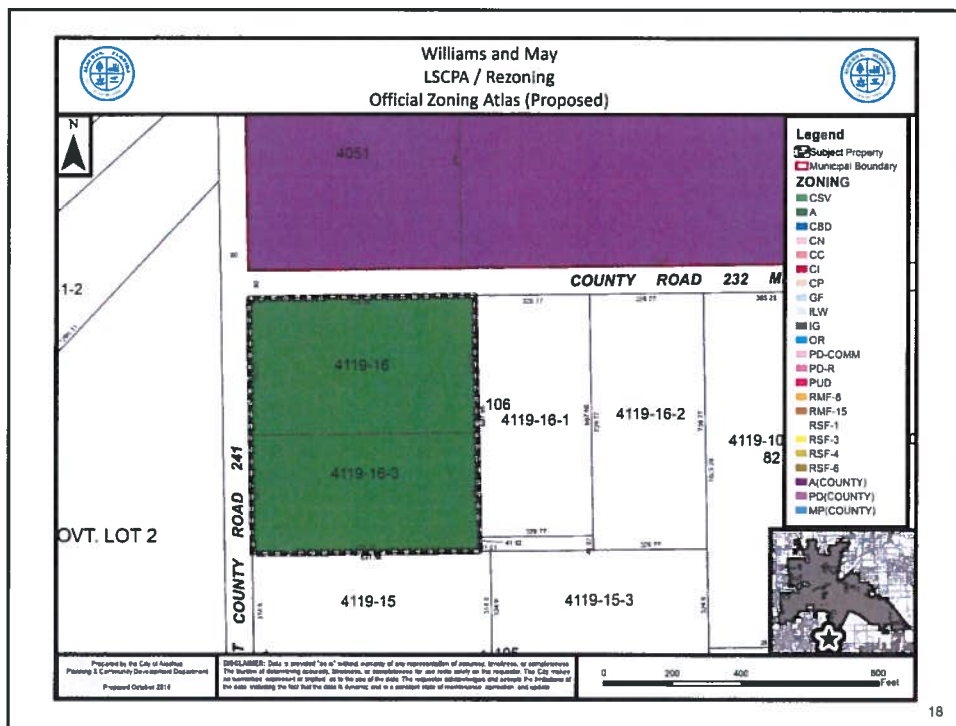
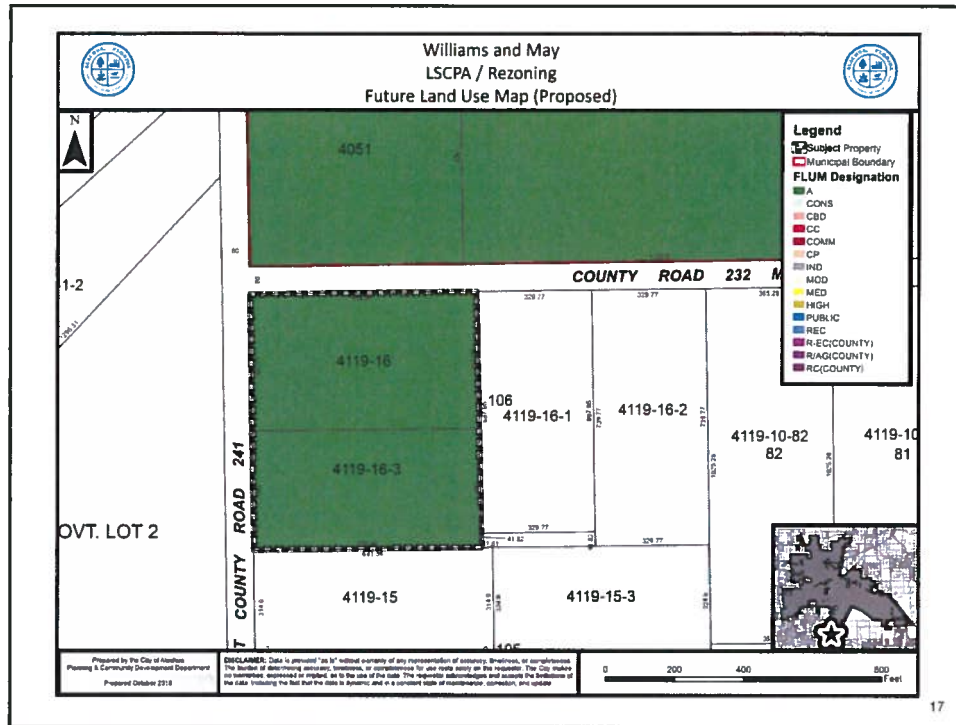


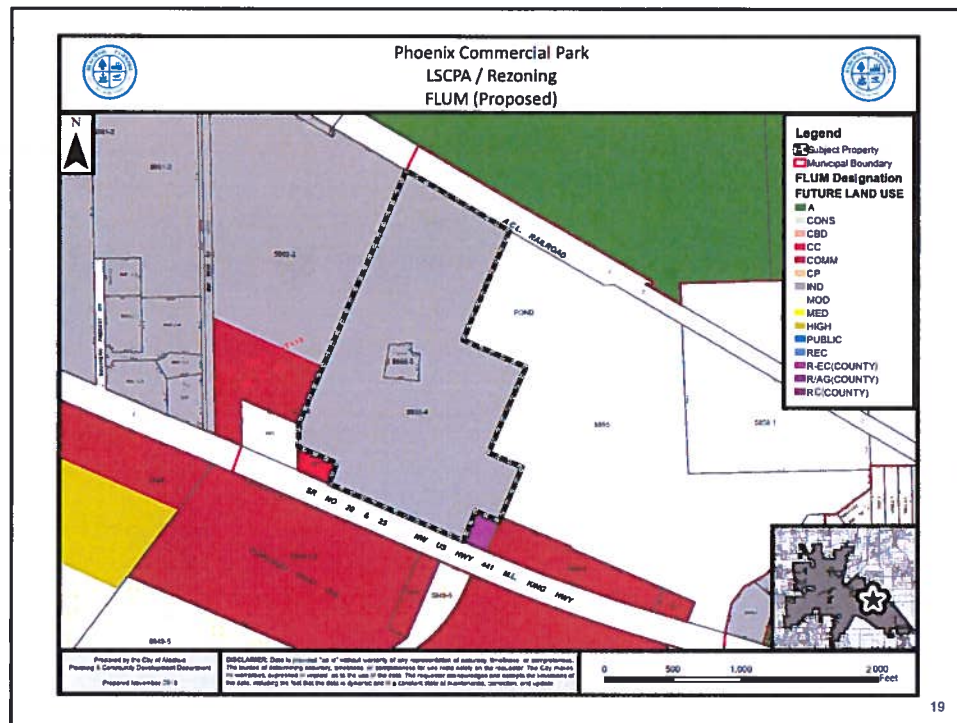


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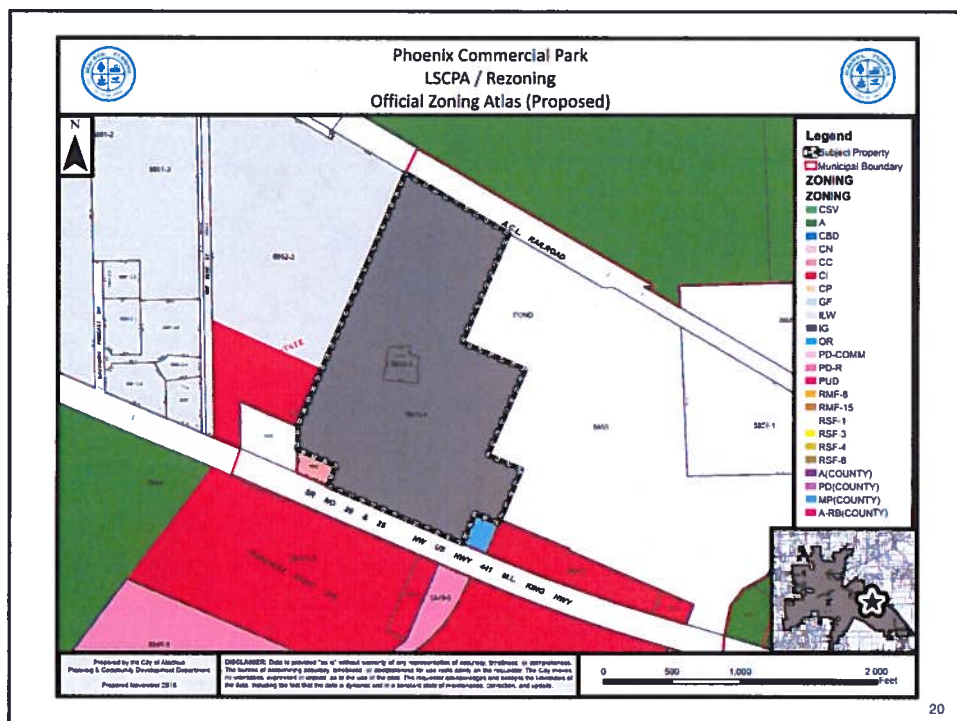


16





19



20



Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

PLEASE PRINT CLEARLY

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
 15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
 City of Alachua
 386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
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05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

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WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Hipp Rental RZ
2. Address of Subject Property: 14610 NW 129th Terr
3. Parcel ID Number(s): 03213-000-000
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A) (Alachua County)
7. Proposed Zoning Designation: Industrial General (IG)
8. Acreage: 6

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Virginia H Johns
Typed or printed name and title of applicant

Typed or printed name of co-applicant

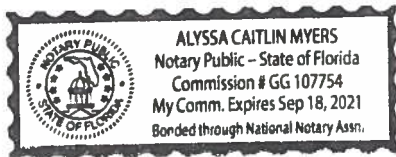
State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2018, by Virginia Johns,

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

NOTARY SEAL

Alyssa Caitlin Myers
Signature of Notary Public, State of Florida



Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural; (A)(Alachua County) to Industrial General (IG) on a ±5.92 acre subject property, located south of US Highway 441 and Harrell’s Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Agricultural (A) (Alachua County).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural/Rural Business (A-RB)(Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County).

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

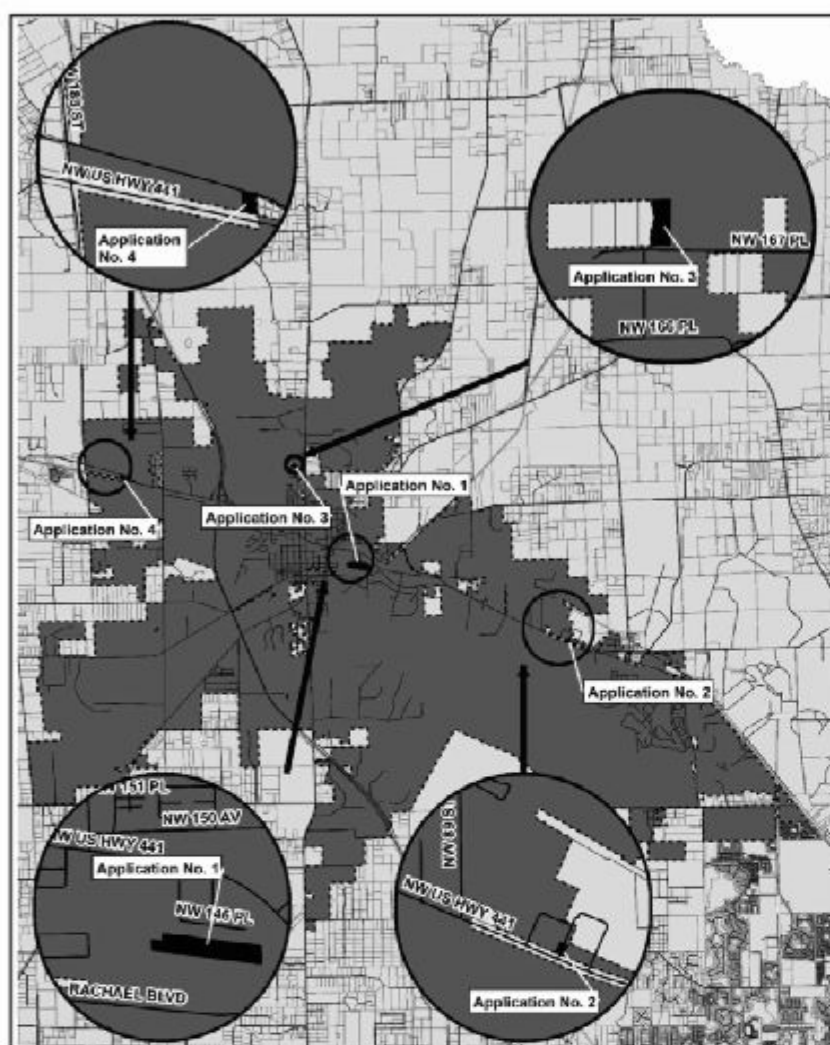
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Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Residential Single Family -3 (RSF-3).

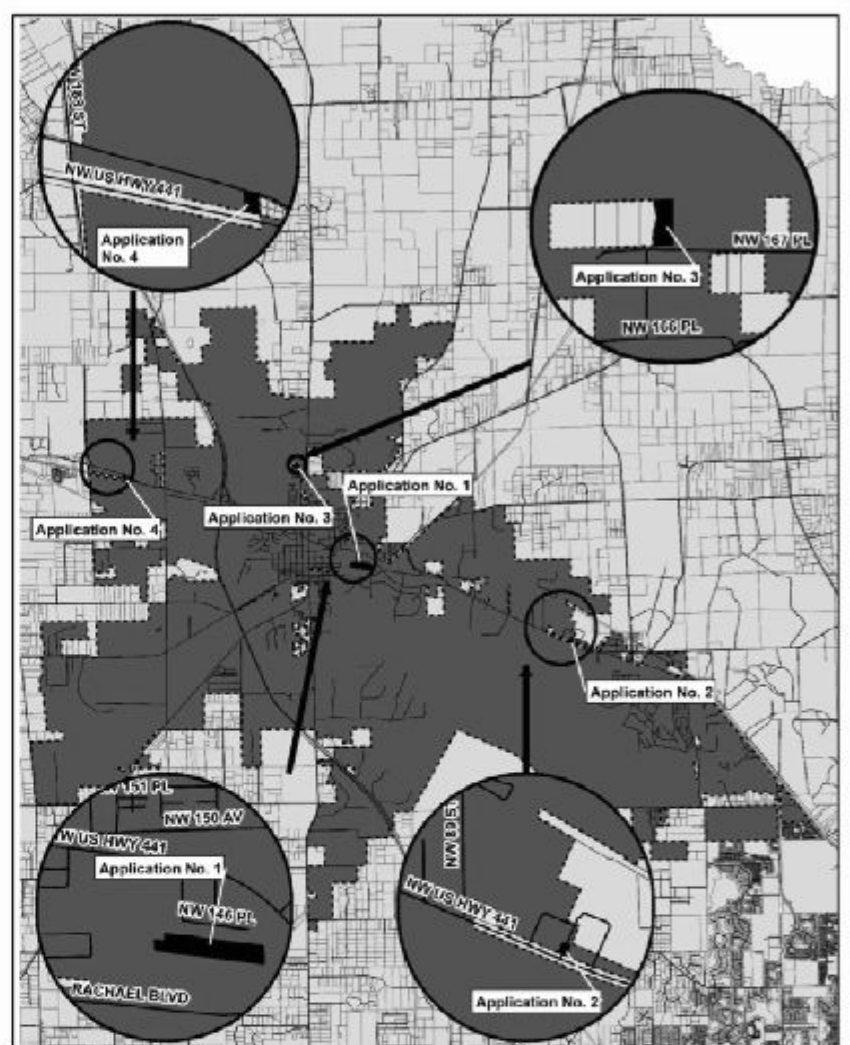
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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City of
ALACHUA

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

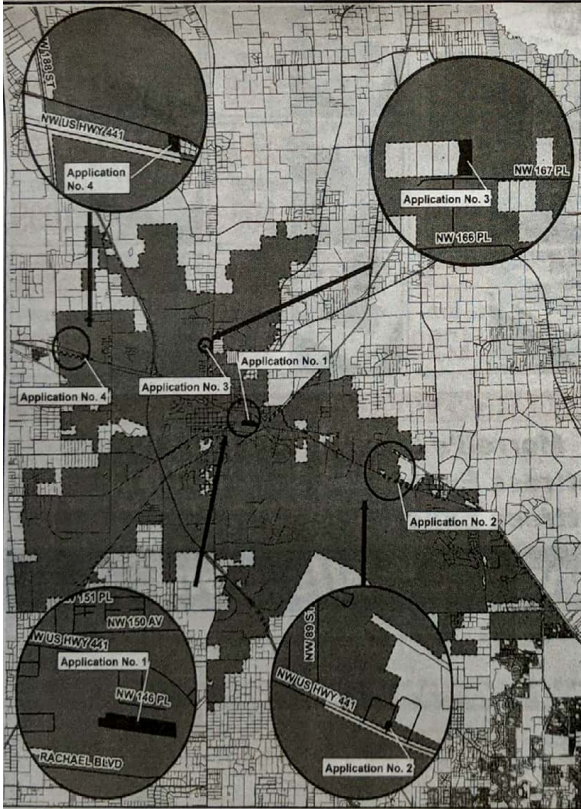
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Prepared by City of Alachua Planning and
Community Development Department: November 2018

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(Published: Alachua County Today - November 29, 2018)



City of
ALACHUA

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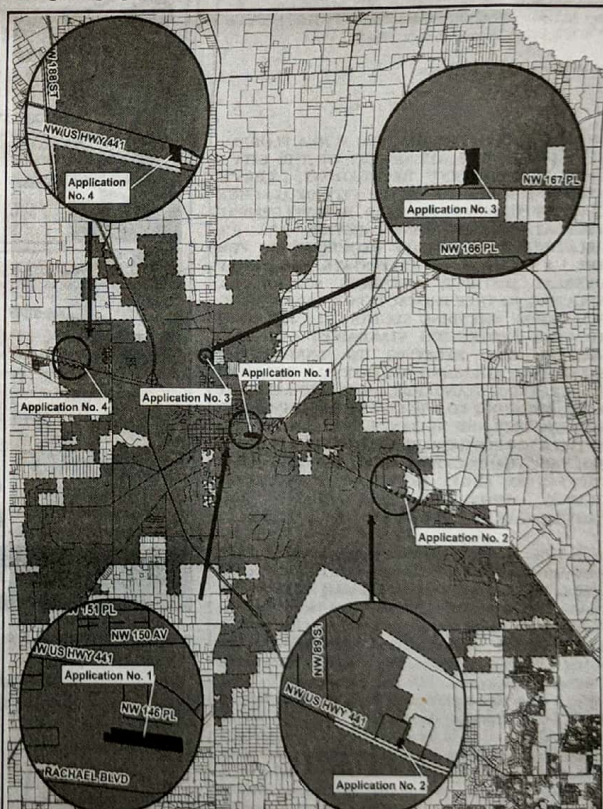
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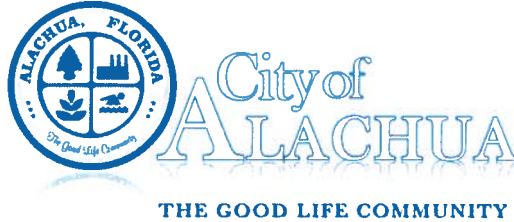
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Prepared by City of Alachua Planning and
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
(KC)

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

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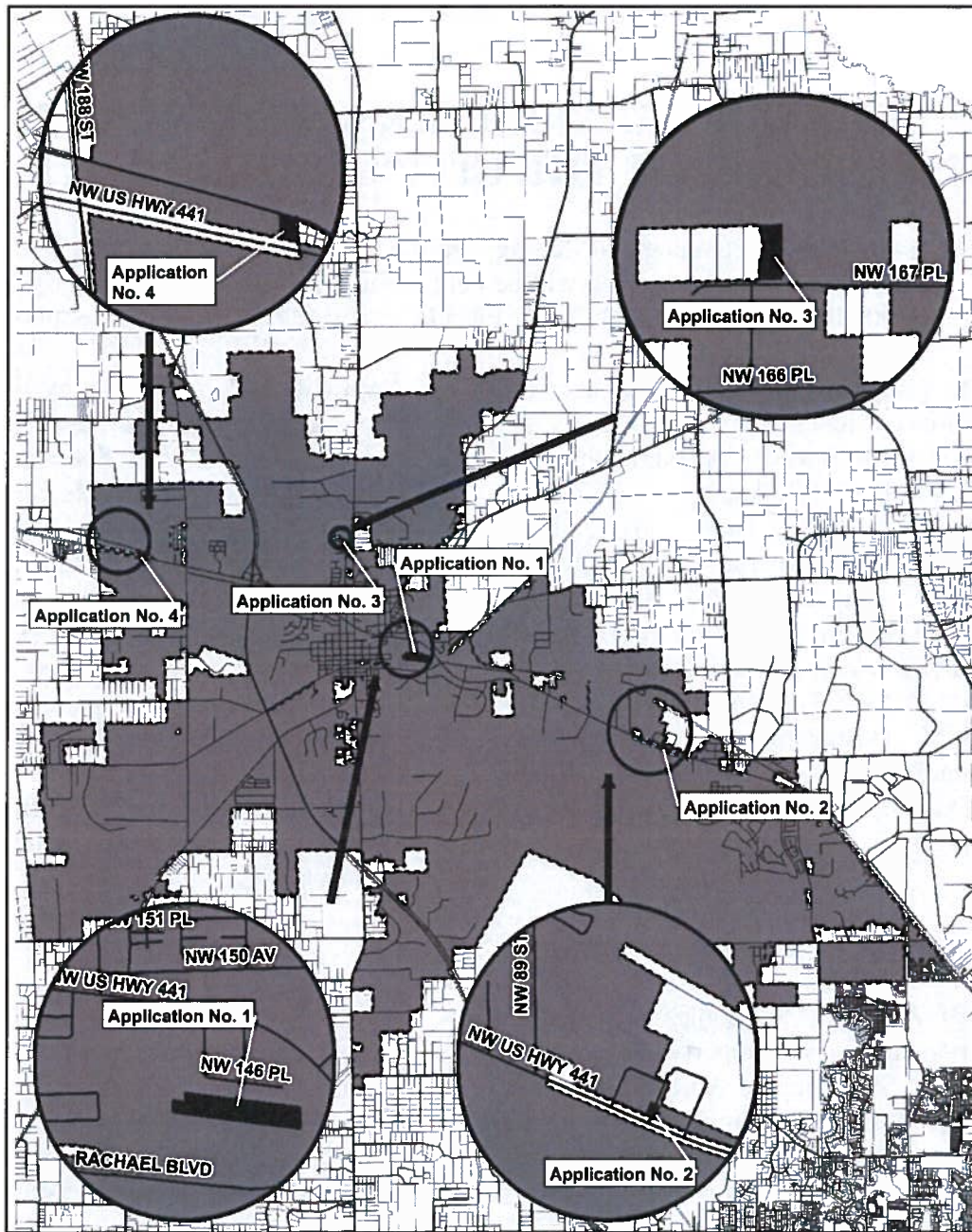
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



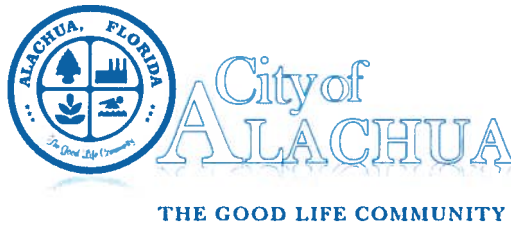
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

NEWTON, IA 50208

RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

16503 NW US HWY 441

ALACHUA, FL 32615

GERARD, GREGORY S

440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

16806 NW 175TH TER

ALACHUA, FL 32615

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

PHOENIX COMMERCIAL PARK LLP

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PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

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2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

14610 NW 129TH TER

ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC

PO BOX 2290

ALACHUA, FL 32616

WILKERSON REUBEN

PO BOX 687

ALACHUA, FL 32616-0687

JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

CHERRY, PINKIE

5627 EARTH A DR

JACKSONVILLE, FL 32209

JONES HENRY

PO BOX 956

ALACHUA, FL 32616-0956

GOLDEN POND FARMS INC

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GAINESVILLE, FL 32635

CARTER, KEVIN L & SHIMA

7853 GUNN HIGHWAY

TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

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ALACHUA, FL 32616-0956

JOHNSON & JOHNSON & JOHNSON

PO BOX 751

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DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC

11 SE 2ND AVE

GAINESVILLE, FL 32601

JOHNSON & JOHNSON REVOCABLE

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JAMES D JOHNSON & WETONA G, JO

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ALACHUA, FL 32616-0751

MCCRAY LILA M

PO BOX 602

ALACHUA, FL 32616-0602

HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

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ALACHUA, FL 32616

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PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

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ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

THE CHRISTOPHER CORPORATION
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ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

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PALMETTO, FL 34221



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
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Linda Dixon, AICP
Assistant Director Planning
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Gainesville, FL 32611
Lynn Coullias
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Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hill, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE Hill
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE North Florida Water Systems SSCR/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCRA/1 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM RURAL/AGRICULTURAL (A) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON APPROXIMATELY 5.91 ACRES; LOCATED AT 14606 NW 129TH TERRACE, SOUTH OF US HIGHWAY 441 AND NORTH OF RACHAEL BOULEVARD; TAX PARCEL NUMBER 03213-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on November 29, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on December 11, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on December 27, 2018, and on January 17, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on January 14, 2019, and January 28, 2019, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Industrial General (IG) for ±5.91 acres (Tax Parcel Number 03213-000-000) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

DRAFT

ATTEST:

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

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

PROPERTY: Parcel No. 03213-000-000

LEGAL DESCRIPTION:

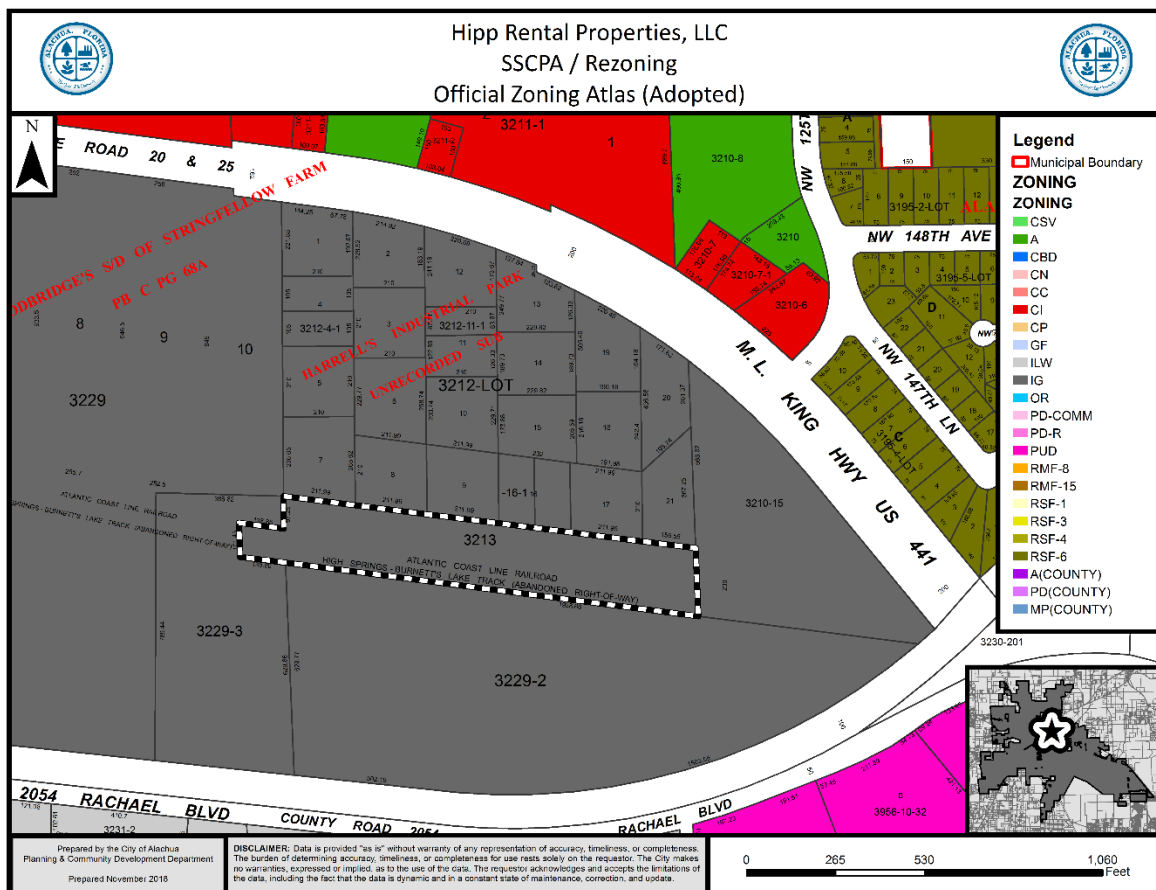
Legal Description
Tax Parcel 03213-000-000
Annexation into City of Alachua

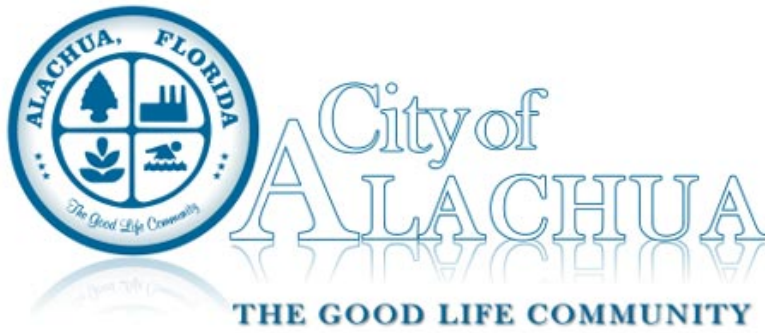
A PORTION OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 01°13'55" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼, AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 14, A DISTANCE OF 1067.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°13'55" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 101.43 FEET TO A POINT ON THE CENTERLINE OF SAID ABANDONED RAILROAD RIGHT OF WAY; THENCE SOUTH 81°35'24" EAST, ALONG SAID CENTERLINE, 138.75 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 11 OF WOODBRIDGE'S SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "C", PAGE 68A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°28'44" EAST, ALONG SAID SOUTHERLY EXTENSION, 100.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 81°35'24" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1216.75 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID WOODBRIDGE'S SUBDIVISION; THENCE SOUTH 01°03'59" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 14, A DISTANCE OF 202.76 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE NORTH 81°35'24" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1357.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.914 ACRES, MORE OR LESS.

EXHIBIT "B"





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by North Florida Water Systems, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by North Florida Water Systems Inc., property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Agriculture on a ± 1.30 acre subject property (Tax Parcel No. 03046-004-000). The subject property is located at 16539 NW US Highway 441. No principal use or structure is located on the property, but there is one 240 ft² storage shed on the property.

The subject property was annexed through Ordinance 18-13 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture. The Agriculture FLUM Designation permits a density of .20 dwelling units per acre (a maximum of 1 dwelling unit for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 1 dwelling unit for the subject property).

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "A" Staff Supporting Materials
- ☐ Public Notice Materials for the 12/11/18 PZB Hearing
- ☐ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property

PROPERTY OWNERS: North Florida Water Systems, Inc.

LOCATION: 16539 NW US Highway 441, west of the Oakmont Estates Subdivision, north of Jack's Small Engine Repair, and east of the Jeffords Farm property

**PARCEL ID
NUMBER(S):** 03046-004-000

ACREAGE: ± 1.30

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by North Florida Water Systems Inc., property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Agriculture on a ± 1.30 acre subject property (Tax Parcel No. 03046-004-000). The subject property is located at 16539 NW US Highway 441. No principal use or structure is located on the property, but there is one 240 ft² storage shed on the property.

The subject property was annexed through Ordinance 18-13 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

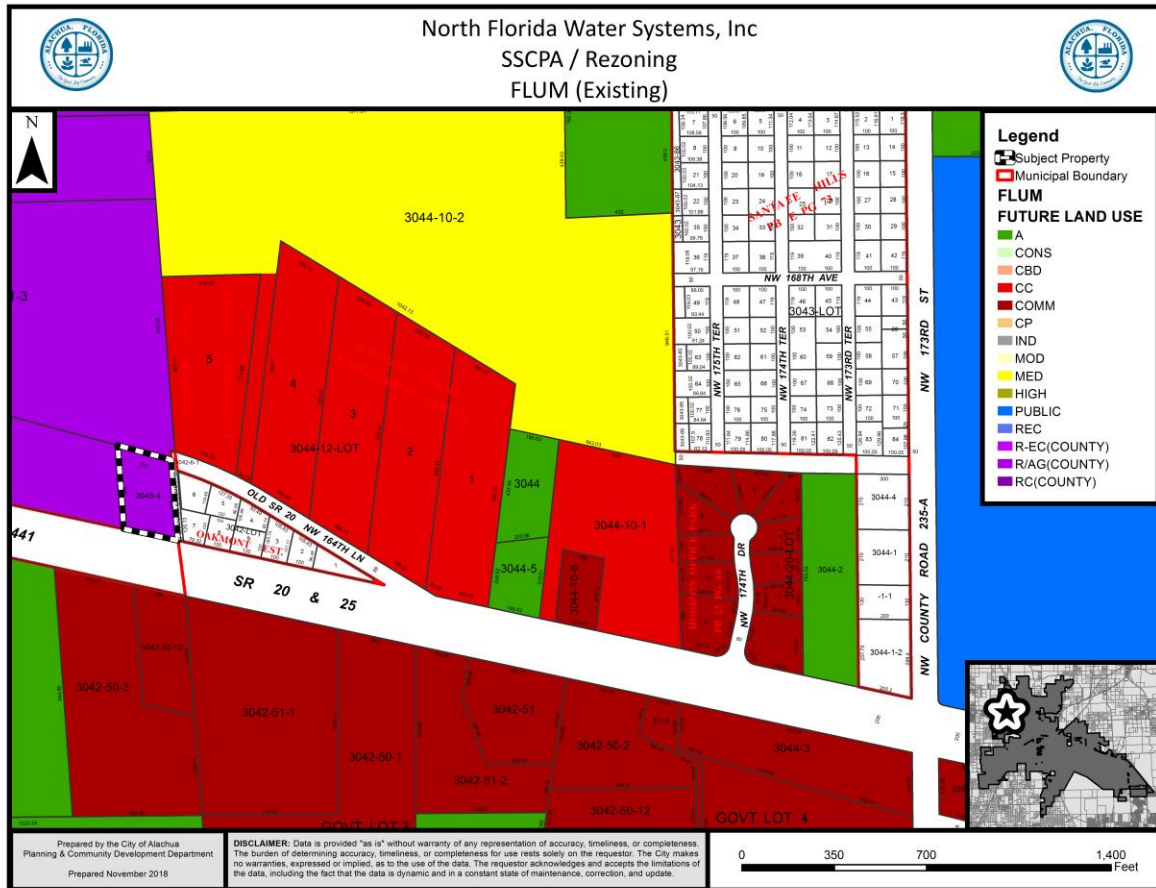
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture. The Agriculture FLUM Designation permits a density of .20 dwelling units per acre (a maximum of 1 dwelling unit for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 1 dwelling unit for the subject property).

FLUM DESIGNATION COMPARISON

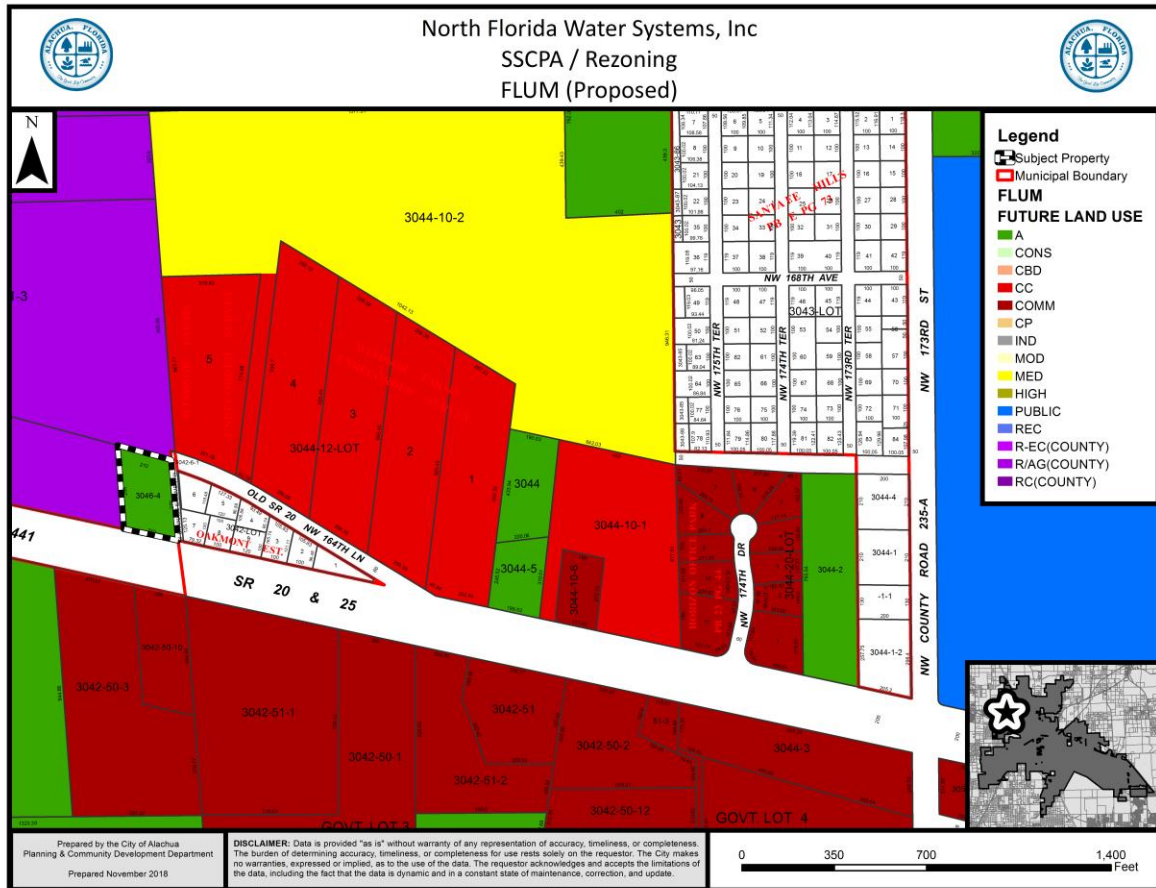
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±1.30)	Proposed FLUM Designation (±1.30 acres)
FLUM District:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	.2 dwellings/acre 1 dwelling unit
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses, agri-business, and agricultural operations
<i>*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.</i>		

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small- town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

EXISTING USES

The subject property is vacant.

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03046-004-000	Vacant	Rural/ Agriculture (County)	Agriculture	±1.30

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. If the property is to be determined within the City's potable water and/or wastewater service area at the time of development, connection to the City's systems may be required.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. If the property is to be determined within the City's potable water and/or wastewater service area at the time of development, connection to the City's systems may be required.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment's consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. No extension of infrastructure is proposed as a part of this future land use map amendment.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for agricultural

use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

5. Single family, conventional dwelling units
6. Manufactured, modular, and mobile homes, not to include mobile home parks.
7. Accessory dwelling units
8. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

14. Equestrian centers and boarding facilities;
15. Agriculture;
16. Animal husbandry; animal care; animal sales and services;
17. Horticulture;
18. Event facilities;
19. Nurseries;
20. Farmers markets;
21. Agricultural biotechnological start-ups or incubators;
22. Farm produce stands;
23. Agriculture support services;
24. Agri-tourism related activities;
25. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
26. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be

planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is not currently available to the property. At the time of development, if the property is determined to be within the City's water or wastewater service area, a connection to the City's systems will be required.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: At the time of development, if the property is determined to be within the City's water or wastewater service area, a connection to the City's systems will be required.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential

development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is currently served by the City's potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

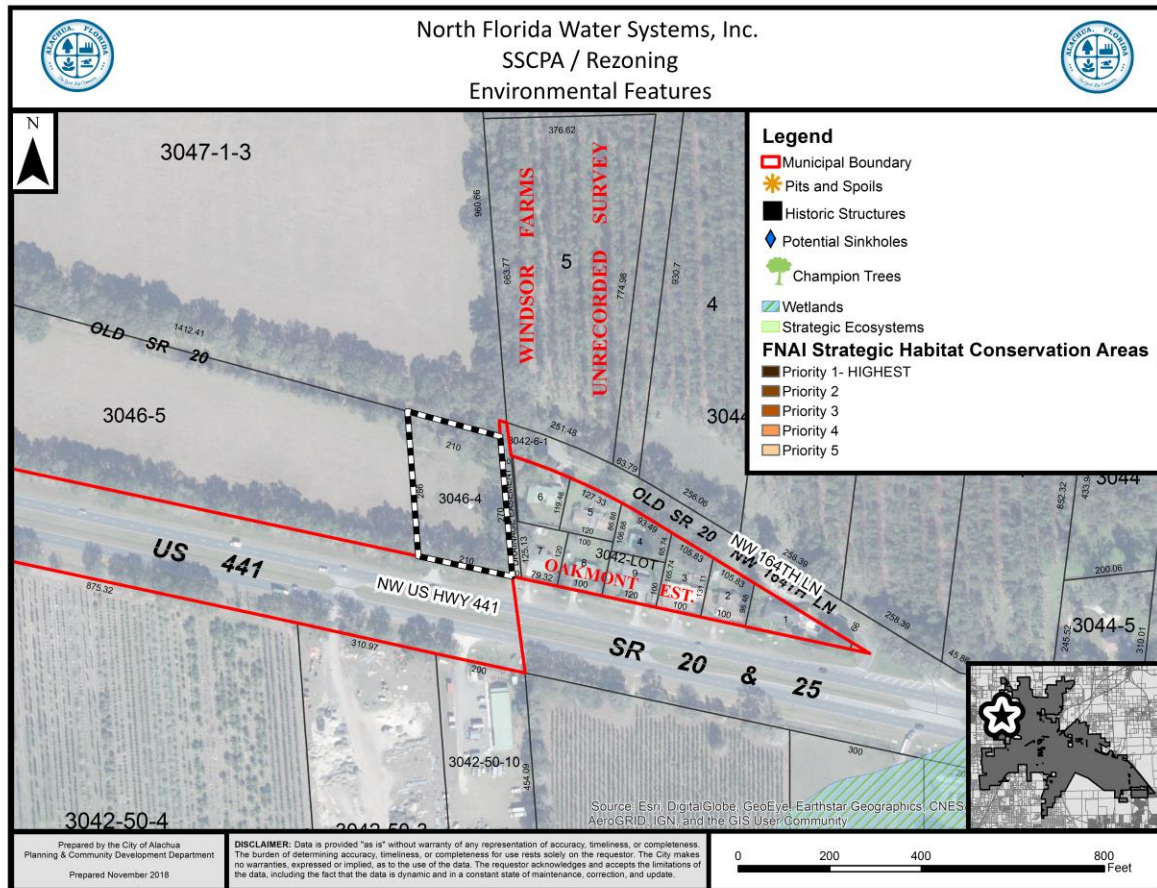
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

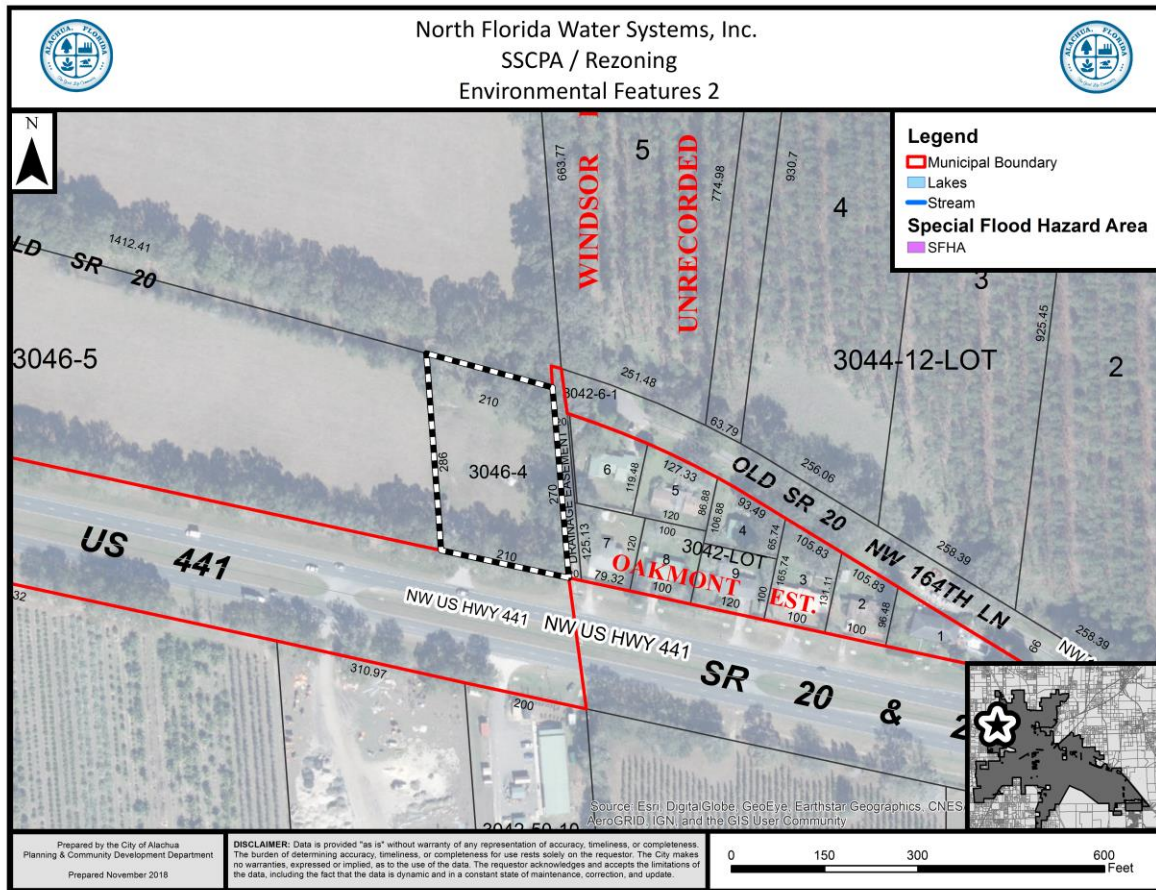
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The

purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	76.10%
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	23.90%

Evaluation: The subject property is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.20 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	1 dwelling unit	1 dwelling unit

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107/1407)	US Hwy 441 (from SR 235 to NCL)	4U	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	10 (5/5)	1 (0/1)	1 (1/0)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 9.52 trips per dwelling unit x 1 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 1 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 1 dwelling units (67% entering/33% exiting).

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

Traffic System Category	US Hwy 441 (from SR 235 to NCL) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	39,000
Existing Traffic ³	25,926
Reserved Trips ⁴	2,367
Available Capacity ⁴	10,707
Increase/Decrease in Daily Trips Generated by Development	10
Residual Capacity After Development's Impacts⁵	10,697

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US Hwy 441 (from SR 235 to NCL) ¹
Maximum Service Volume ²	3,510
Existing Traffic ³	2,463
Reserved Trips ⁴	244
Available Capacity ⁴	803
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁵	802
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	275
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	250
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	67.34
<i>Sources:</i> 1 City of Alachua August 2018 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.90 %
1 Source: City of Alachua August 2018 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (.83 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	9.48	1.730
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> <i>(Formula: 9,892 persons x 0.73 tons per year)</i> ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element <i>(Formula: 2.37 persons per dwelling x 1 dwellings x 0.73 tons per year)</i> ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”

TO

**NORTH FLORIDA WATER SYSTEMS SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

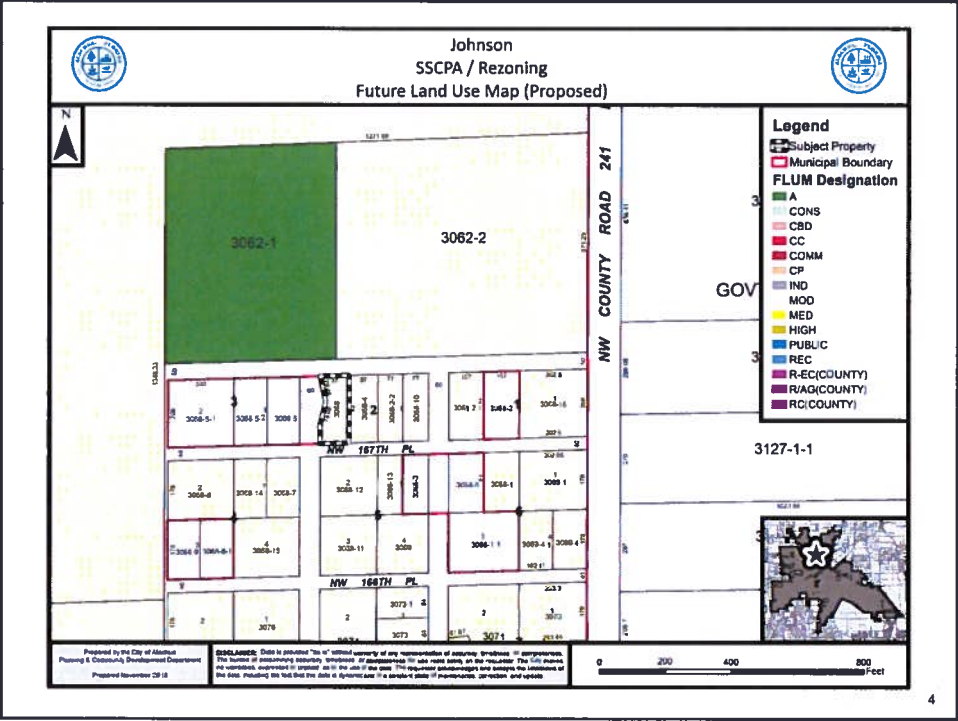
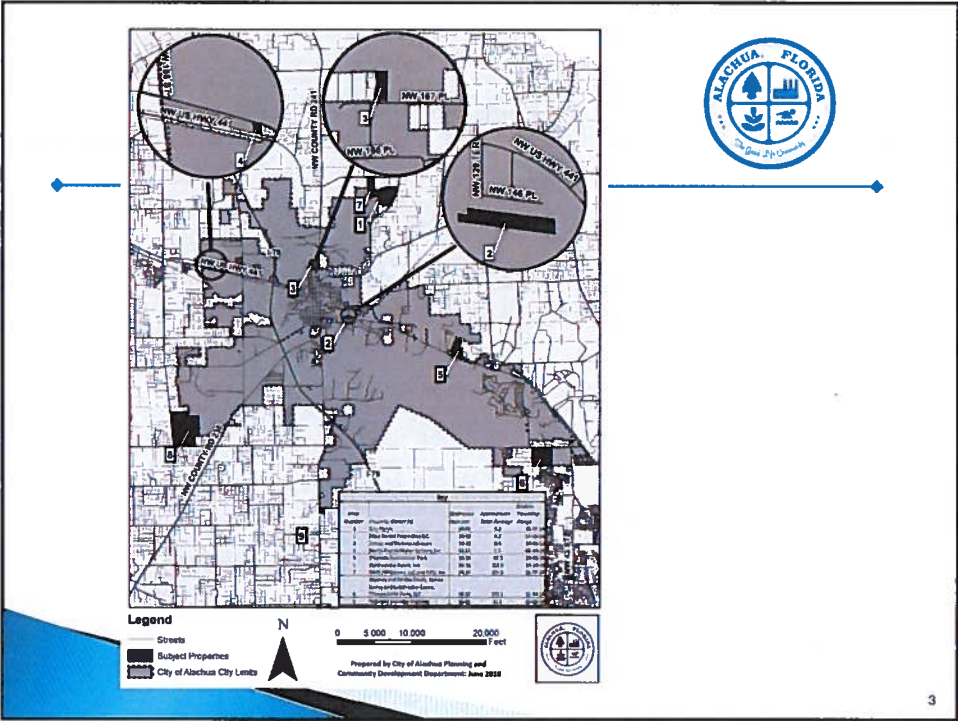
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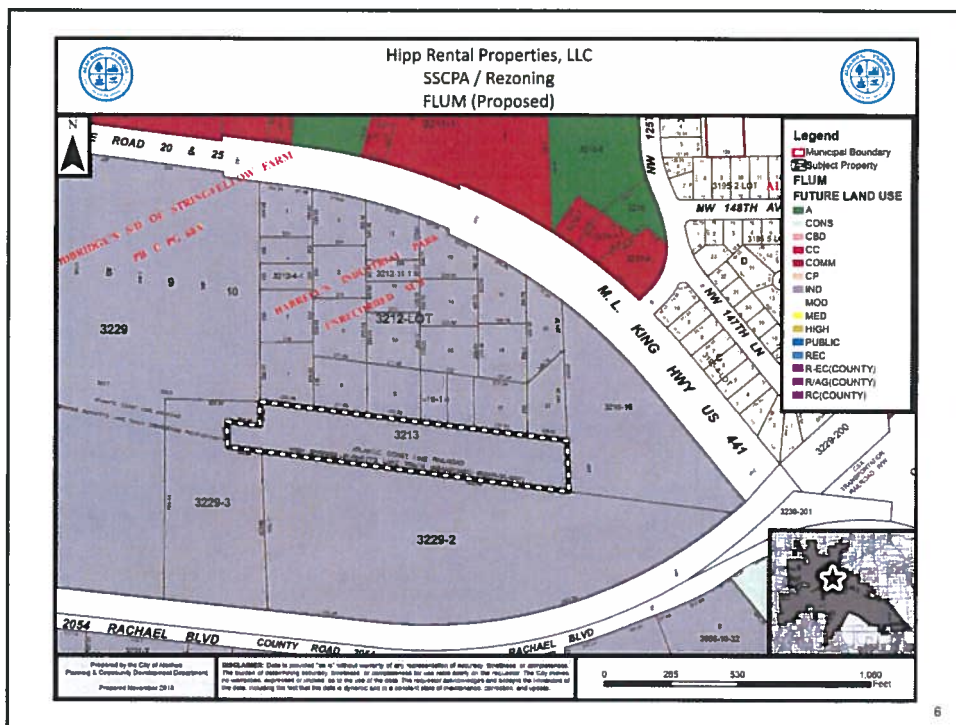
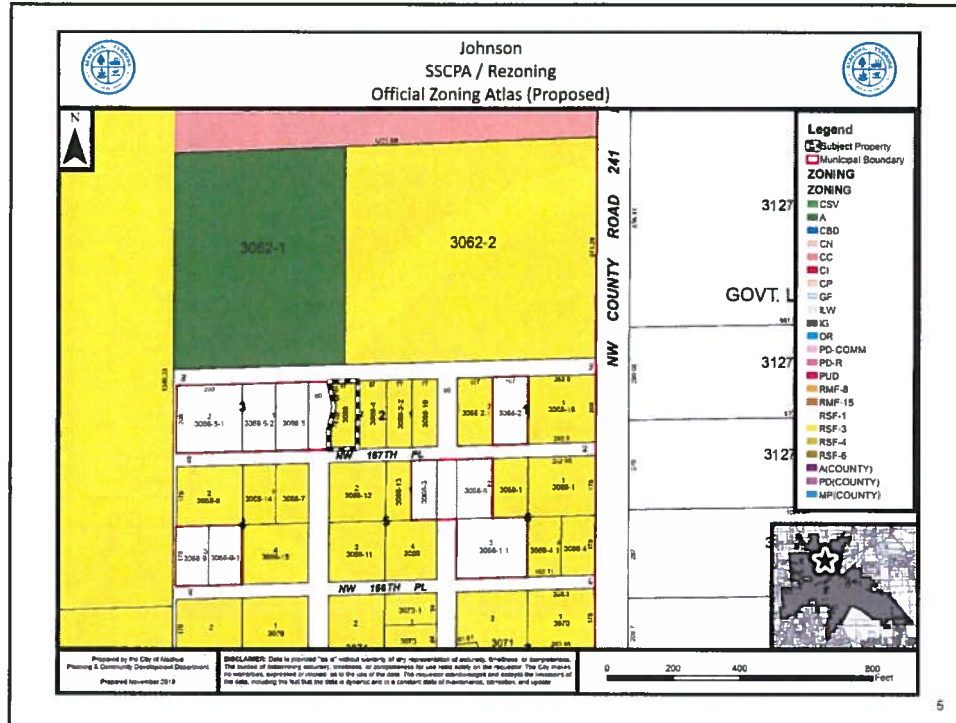


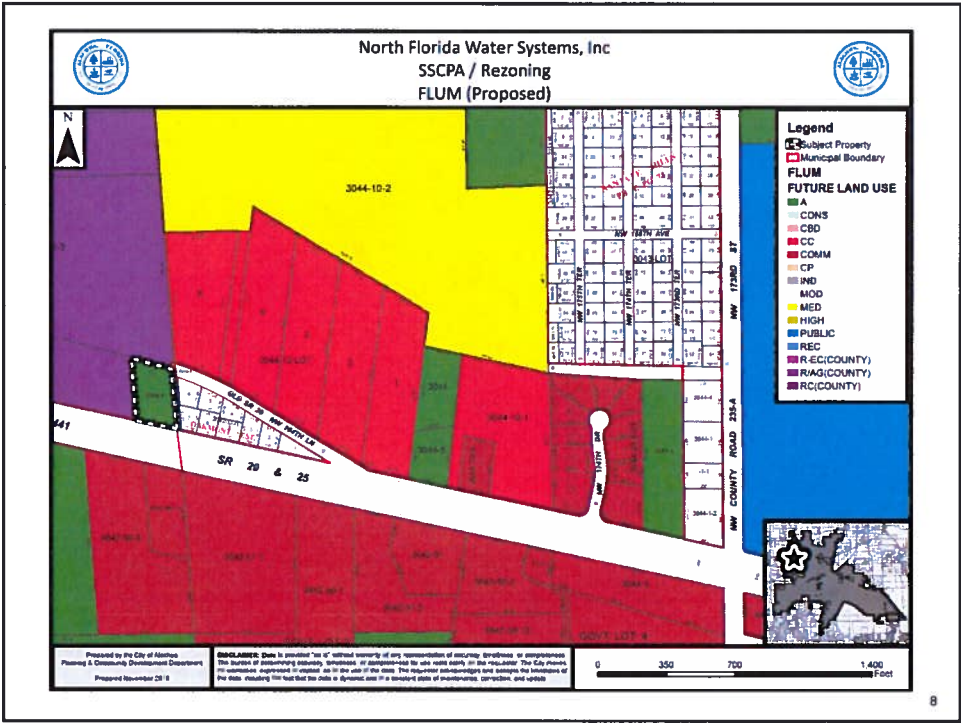
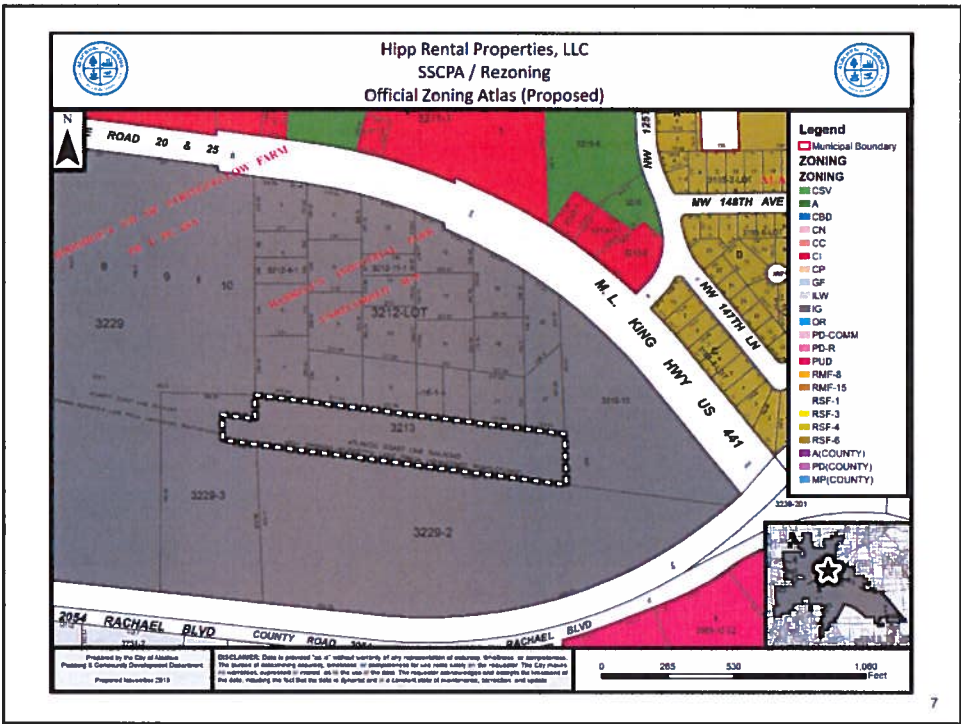
Overview

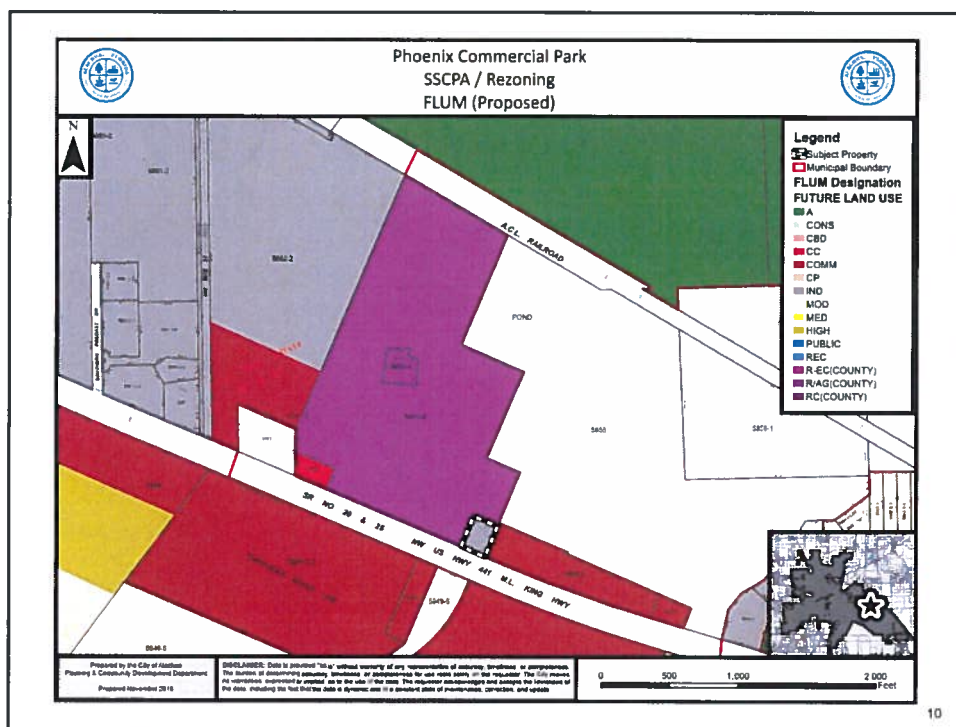
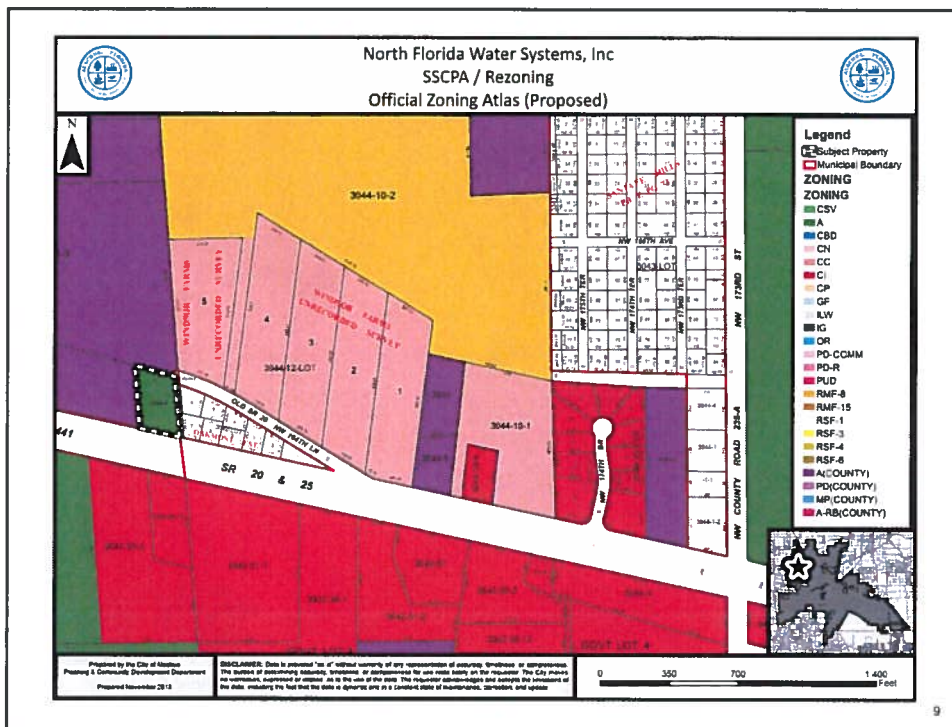
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

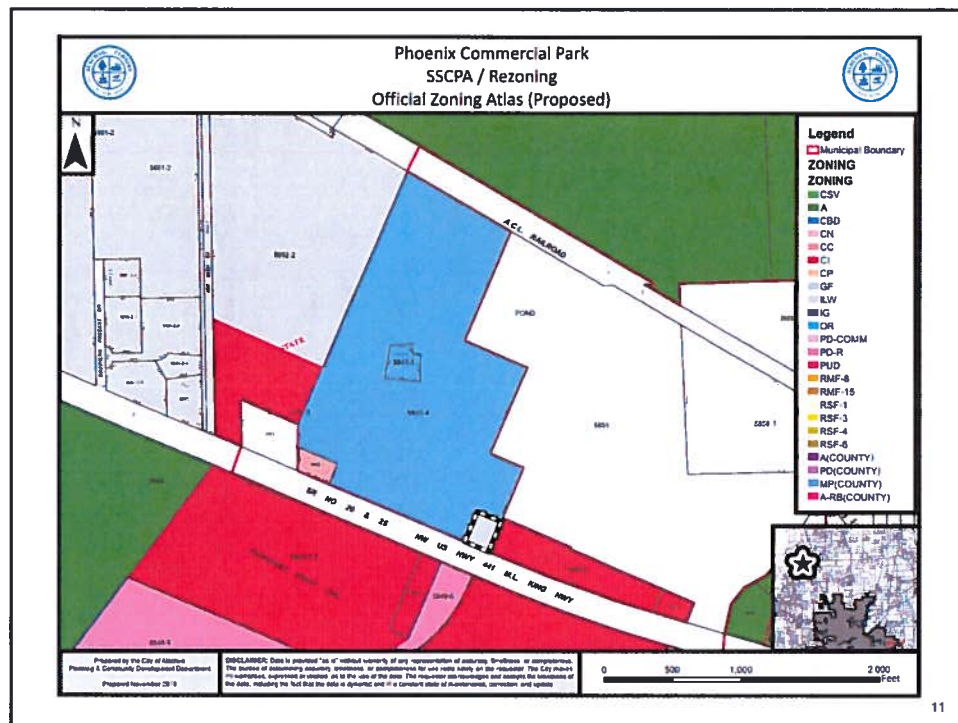
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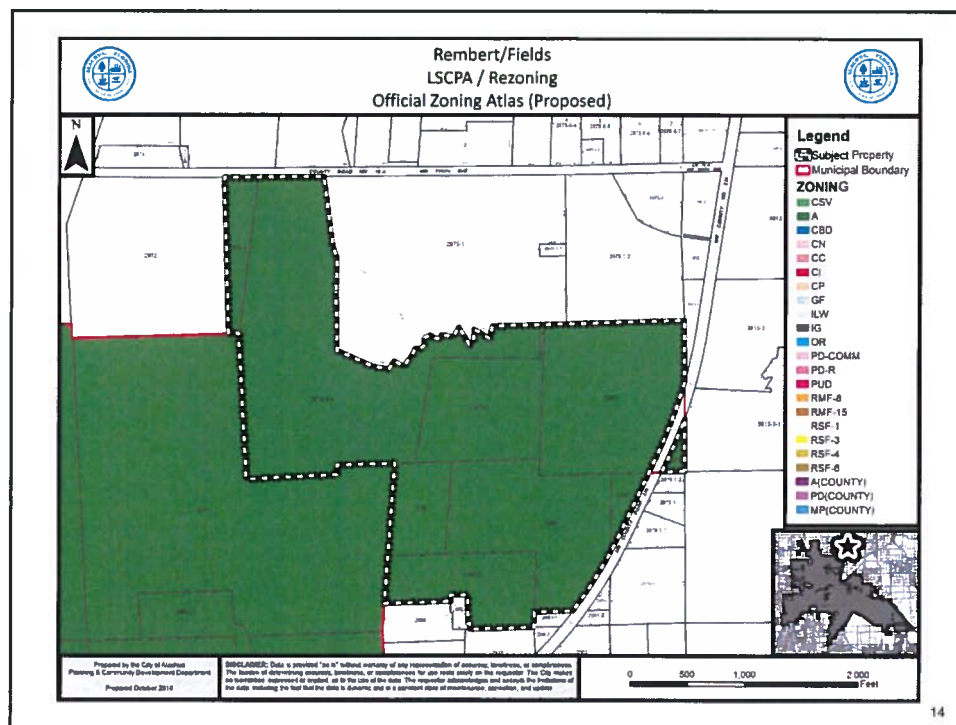
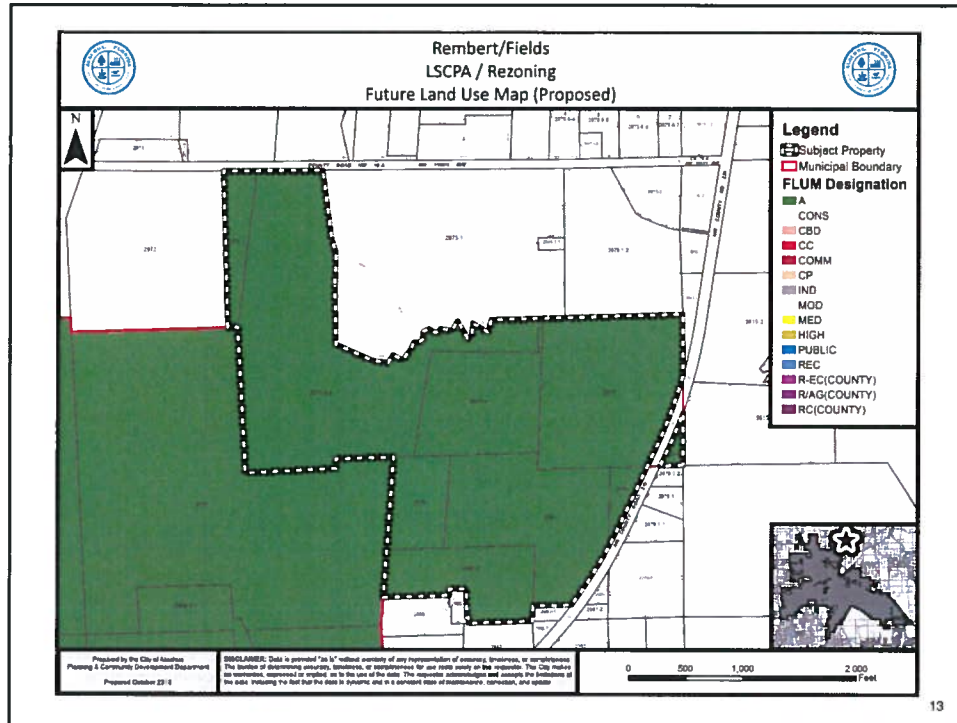


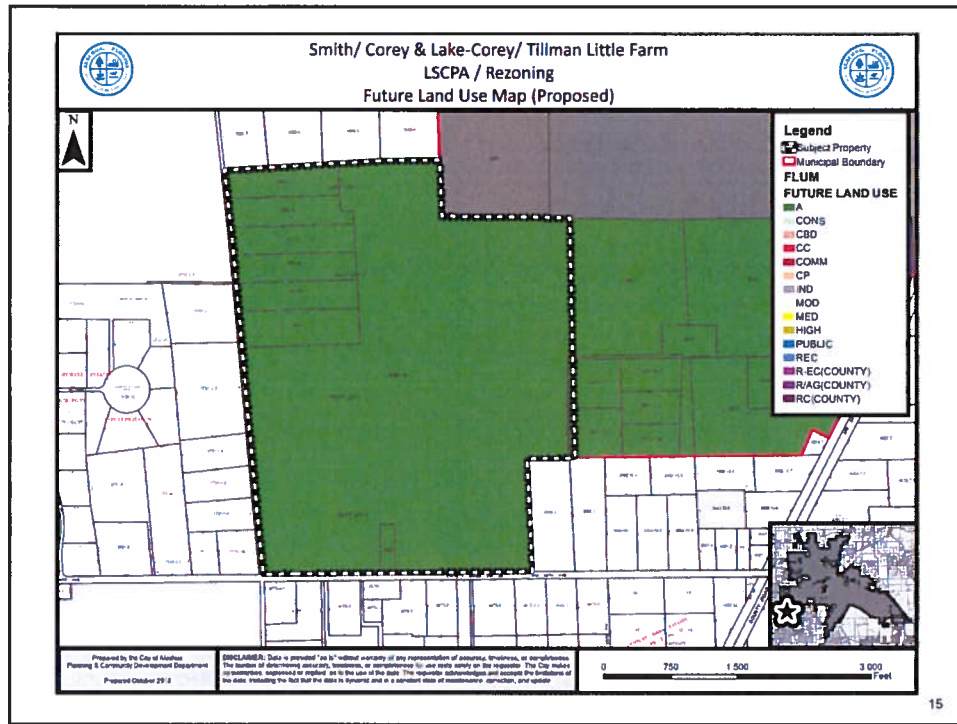
Large Scale CPAs/RZs



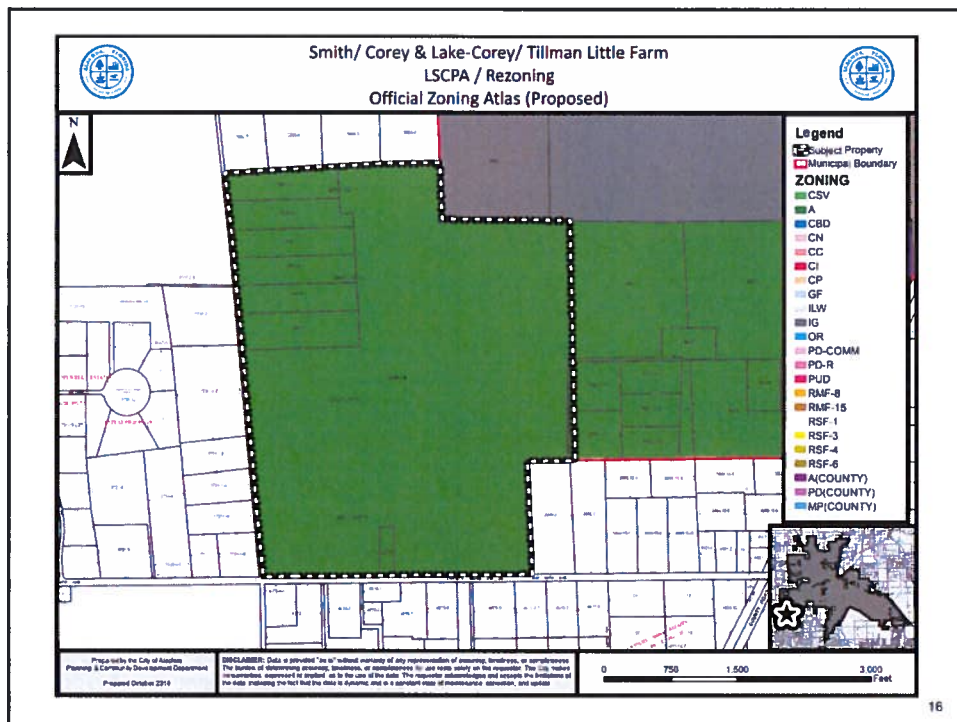
- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

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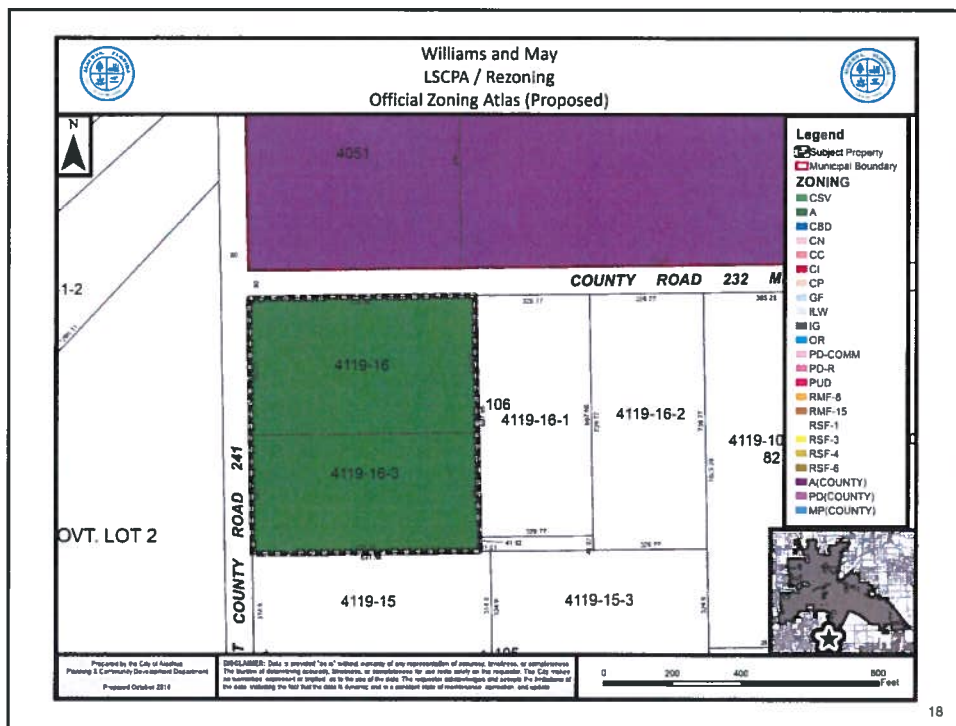
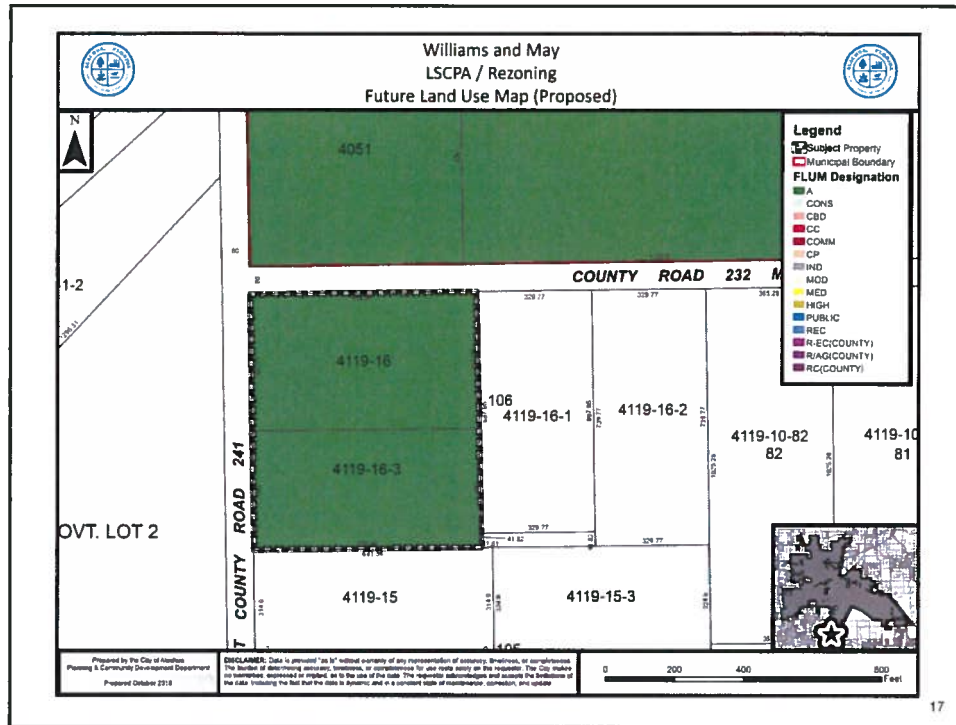


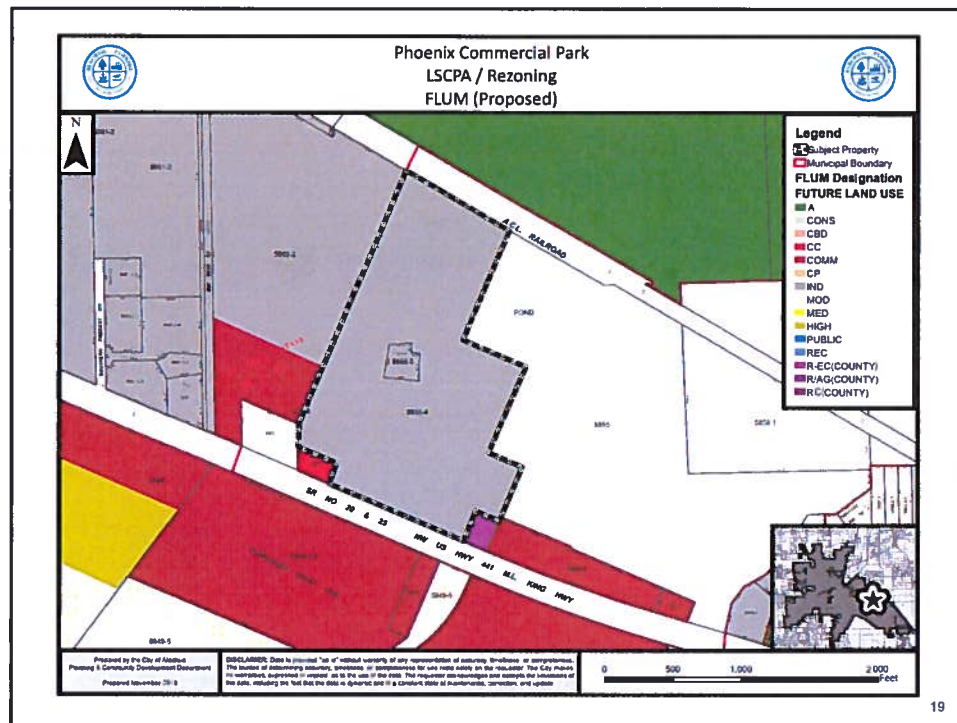


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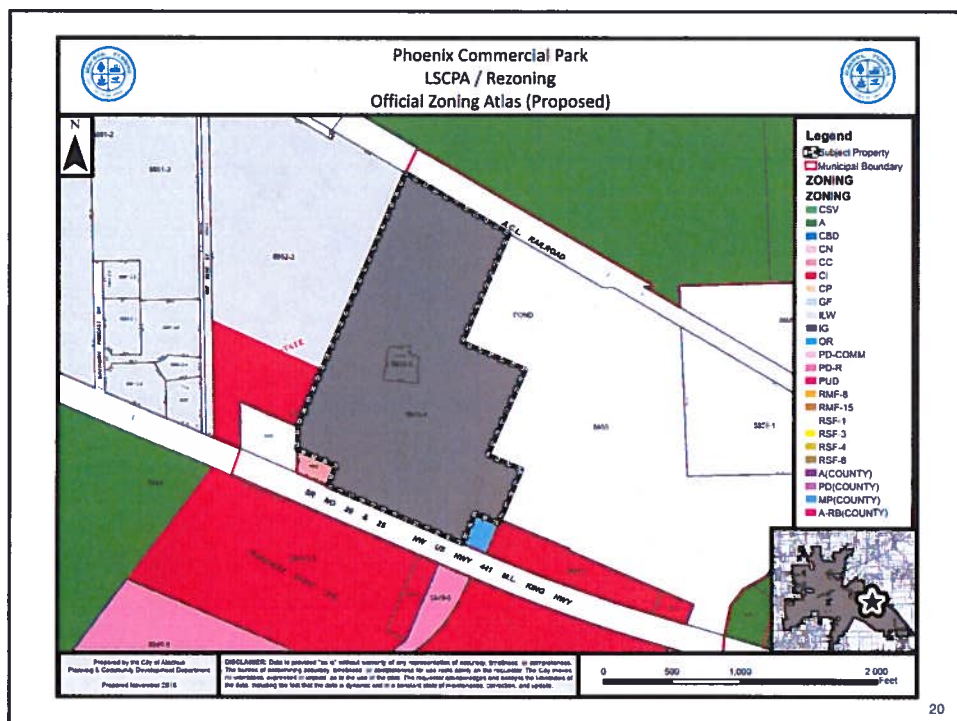


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Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

November 27, 2018

PLEASE PRINT CLEARLY

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of Alachua Comprehensive Plan Amendment Application

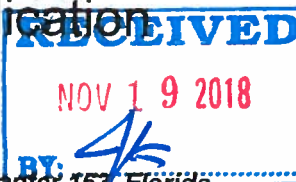
FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____ Acceptance Date: _____

Review Type: P&Z, CC



☒ **Large Scale Comprehensive Plan Amendment** (greater than 10 acres)

☐ **Small Scale Comprehensive Plan Amendment** (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: North Florida Water Systems SSCPA
2. Address of Subject Property: 16539 NW US Highway 441
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Rural Agriculture
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 1.3

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

Revised 9/1/2011

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

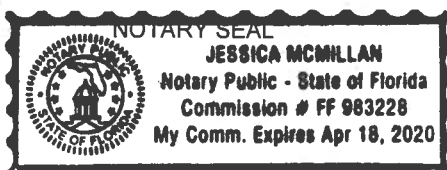
Debra L. McMillan
Signature of Applicant

Signature of Co-applicant

Debra L. McMillan, Corporate Secretary
Typed or printed name and title of applicant
North Florida Water Systems Inc.
State of Florida County of Alachua

Typed or printed name of co-applicant

The foregoing application is acknowledged before me this 19th day of November, 2018 by Debra McMillan, who is/are personally known to me, or who has/have produced personally known as identification.



Jessie McMillan
Signature of Notary Public, State of Florida

Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural; (A)(Alachua County) to Industrial General (IG) on a ±5.92 acre subject property, located south of US Highway 441 and Harrell’s Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Agricultural (A) (Alachua County).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural/Rural Business (A-RB)(Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County).

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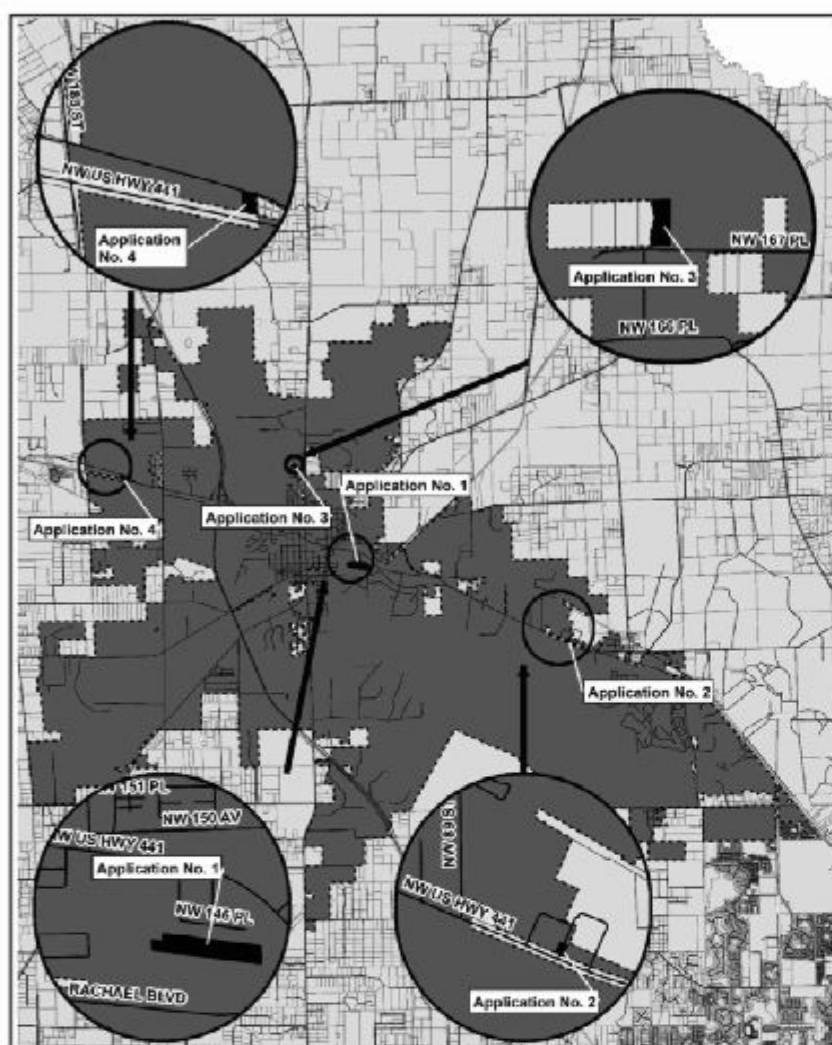
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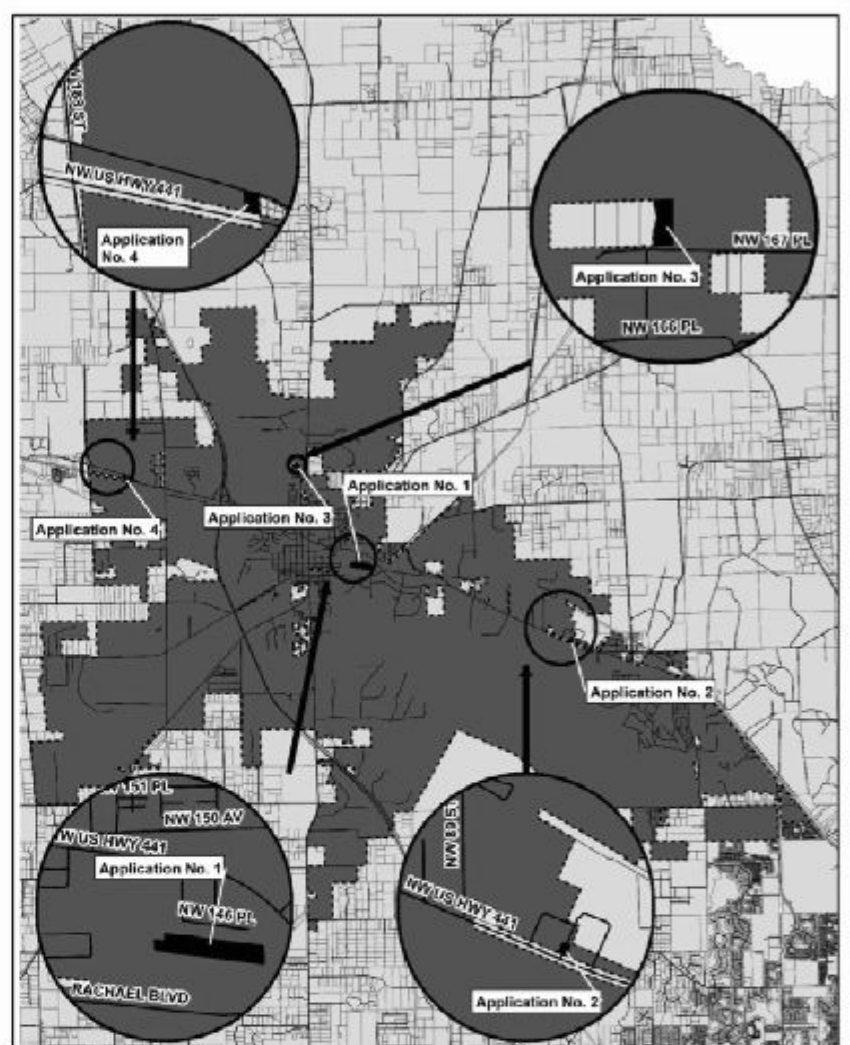
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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



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City of ALACHUA

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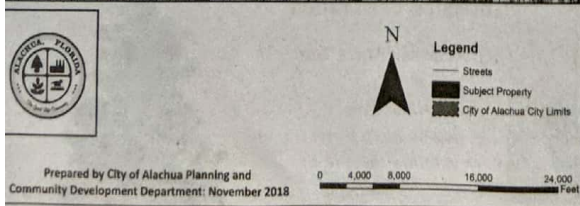
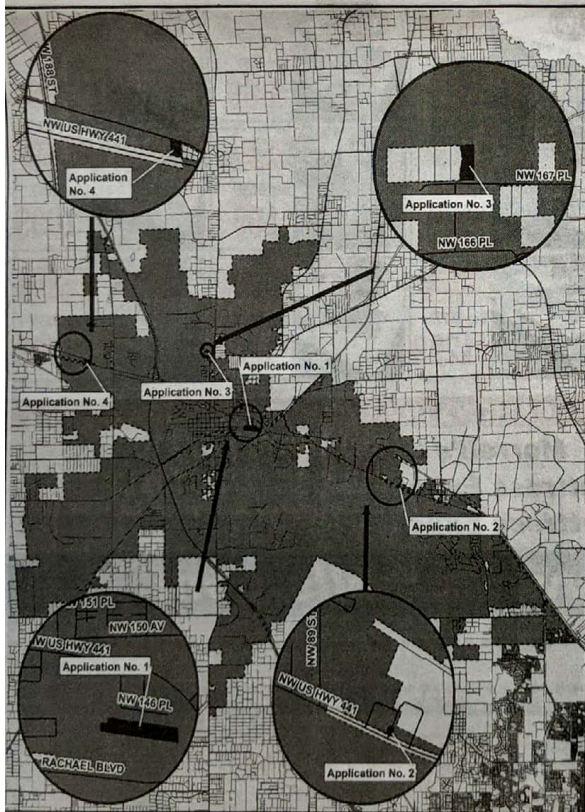
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(Published: Alachua County Today - November 29, 2018)



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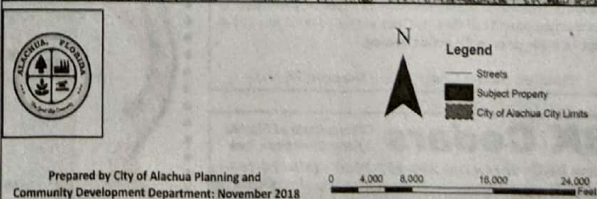
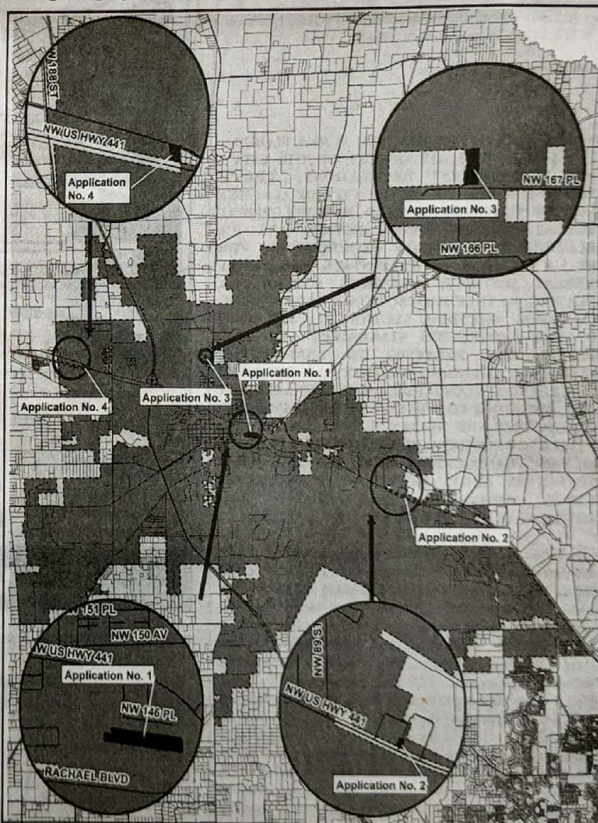
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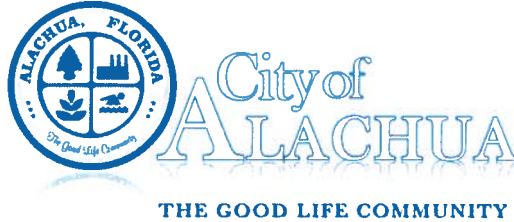
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Mailed
11/21/2018
(KC)

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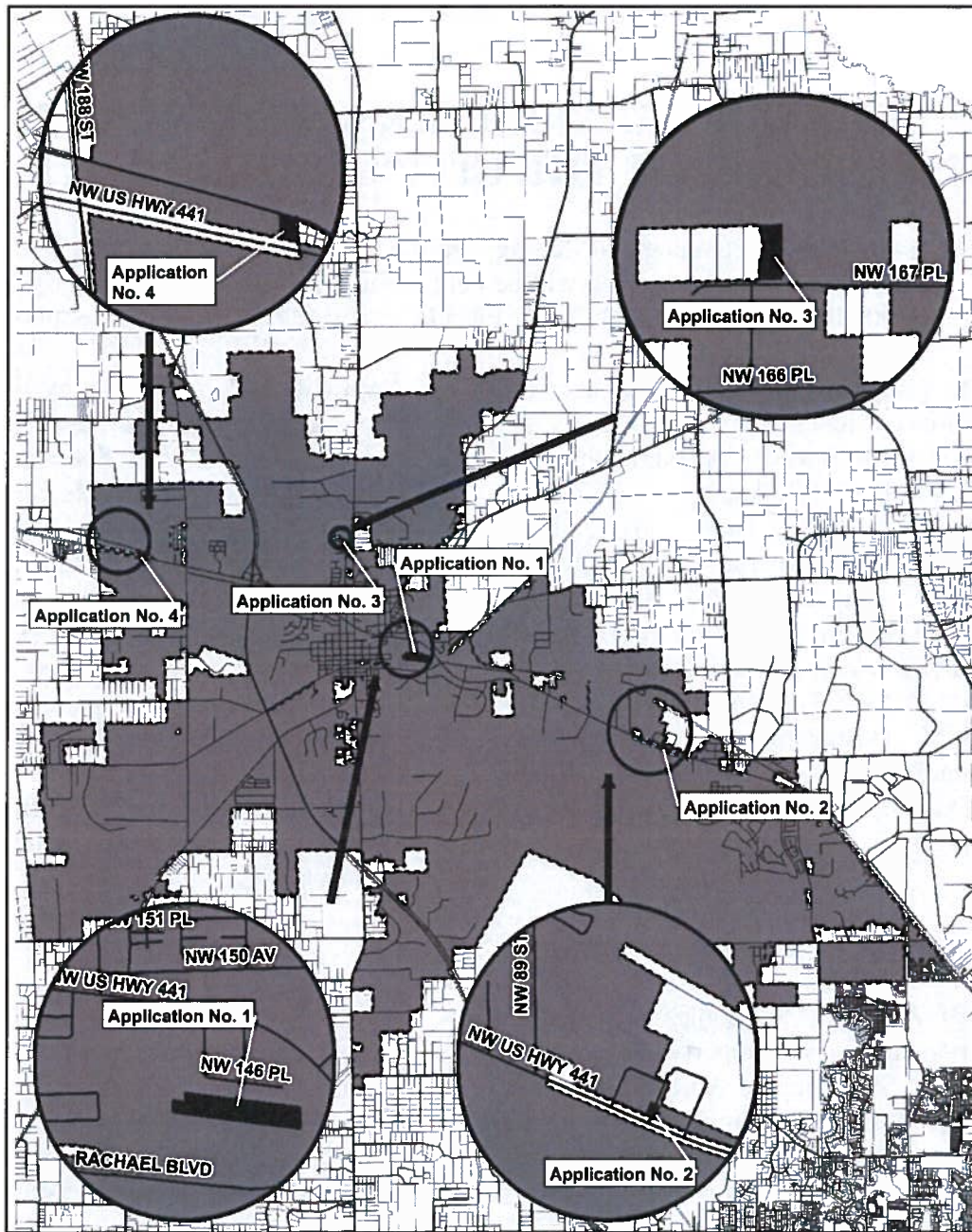
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



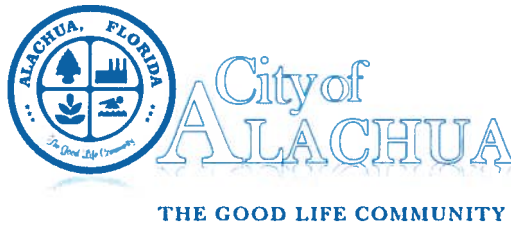
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

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RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

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440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

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MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

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2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

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2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

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ALACHUA FARM & LUMBER INC

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WILKERSON REUBEN

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JONES HENRY

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TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

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JOHNSON & JOHNSON & JOHNSON

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DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

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MCCRAY LILA M

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HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

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PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

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PO BOX 1000

ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
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ALACHUA, FL 32615

MARK MARY
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THE CHRISTOPHER CORPORATION
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PHOENIX COMMERCIAL PARK
PO BOX 1000
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MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
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Gainesville, FL 32641
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Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/2/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM RURAL/AGRICULTURE (ALACHUA COUNTY) TO AGRICULTURE ON APPROXIMATELY 1.30 ACRES, LOCATED AT 16359 US HIGHWAY 441, TAX PARCEL NUMBER 03068-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 11, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearings on January 14, 2019 and January 28, 2019, provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this

amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Rural/Agriculture (Alachua County) to Agriculture for Tax Parcel Number 03068-001-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

DRAFT

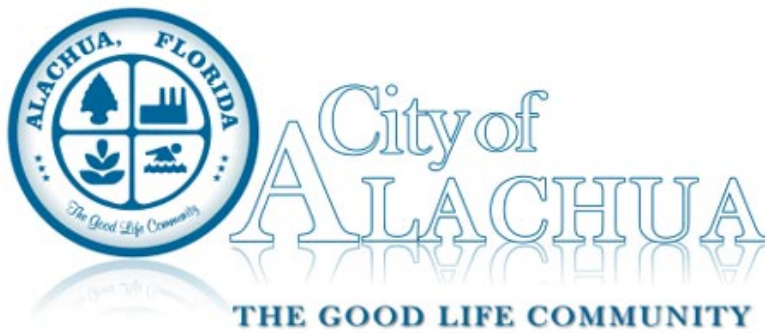
EXHIBIT "A"

Tax Parcel No. 03046-004-000

LEGAL DESCRIPTION:

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning, containing 1.2 acres more or less.



Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by North Florida Water Systems, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural-Rural Business (A-RB)(Alachua County) to Agricultural (A) on a ±1.30 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural- Rural Business ("A-RB") (Alachua County) to Agricultural ("A") on the subject property.

The subject property was annexed through Ordinance 18-13 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution, to comparable City designations.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Agriculture Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the

Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

ATTACHMENTS:

Description

▢ Staff Report

- ▢ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▢ Public Notice Materials for the 12/11/18 PZB Hearing
- ▢ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural- Rural Business("A-RB")(Alachua County) to Agricultural ("A") on a ±1.30 acre subject property

PROPERTY OWNER: North Florida Water Systems, Inc.

LOCATION: 16539 NW US Highway 441, west of Oakmont Estates subdivision, north of Jack's Small Engine Repair, and east of the Jeffords Farm property

**PARCEL ID
NUMBER(S):** 03068-000-000

ACREAGE: ± 1.30

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural- Rural Business ("A-RB") (Alachua County) to Agricultural ("A") on the subject property.

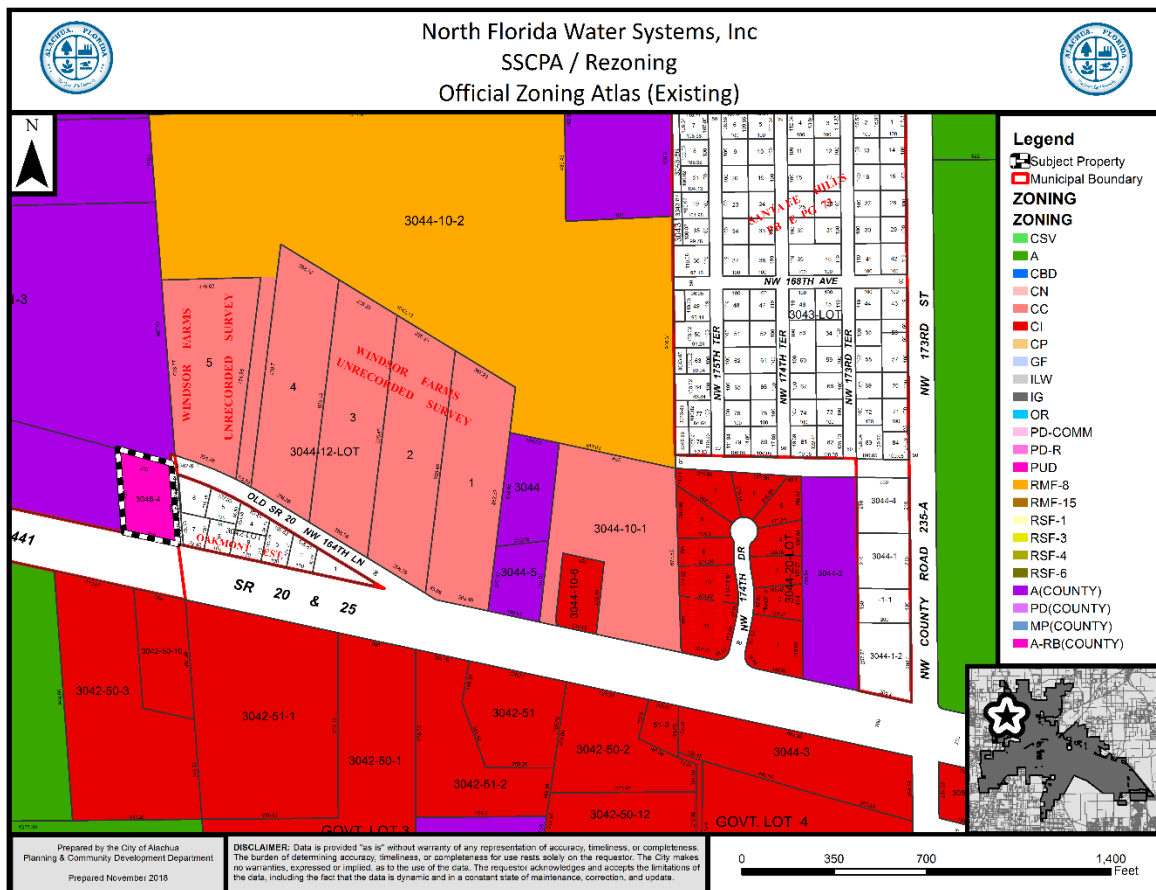
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The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural- Rural Business("A-RB") (Alachua County)	Agricultural ("A")
Max. Gross Density:	1 Dwelling Unit	1 Dwelling Unit
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses; fuel sales; outdoor storage	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units
* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.		

SURROUNDING USES

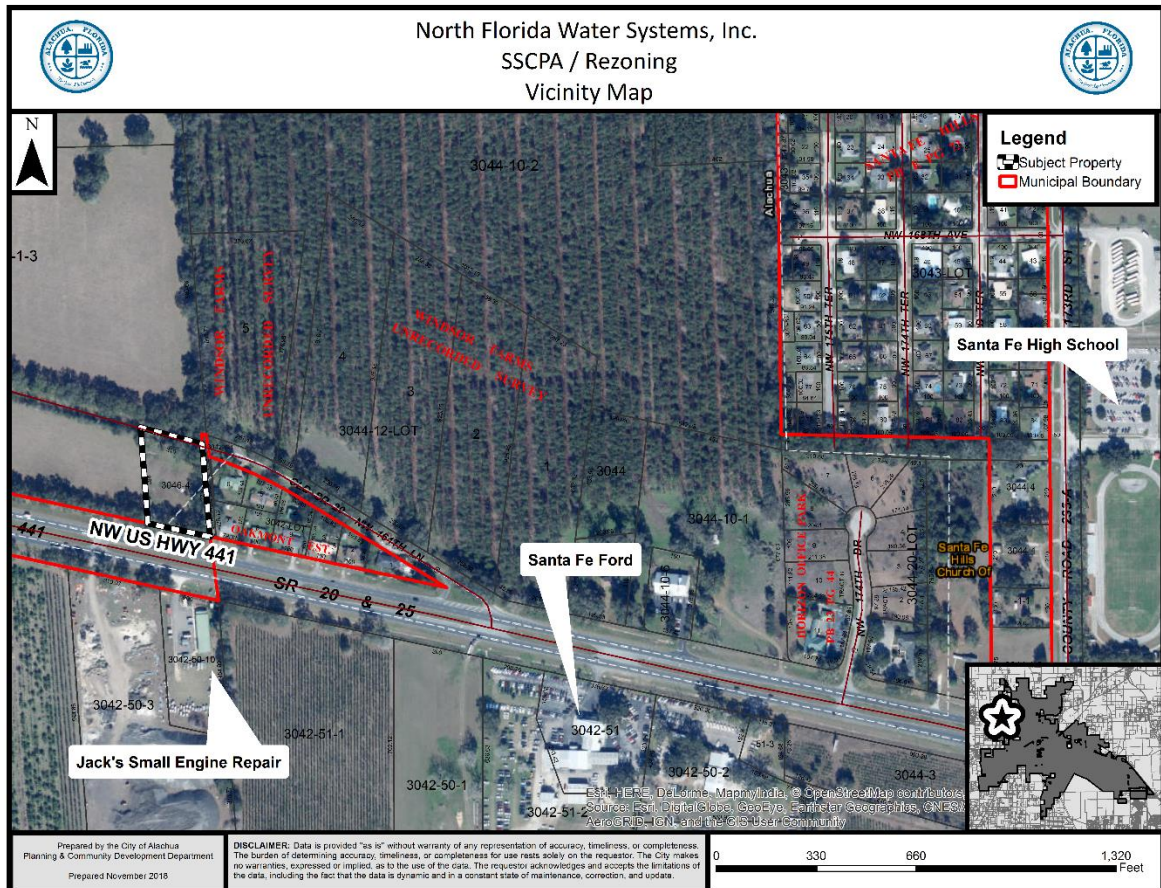
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Community Commercial	A (County)
East	Single Family Residential	Rural/Agricultural (County)	A (County)
West	Agriculture	Community Commercial	A (County)
South	Commercial	Commercial	CI

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

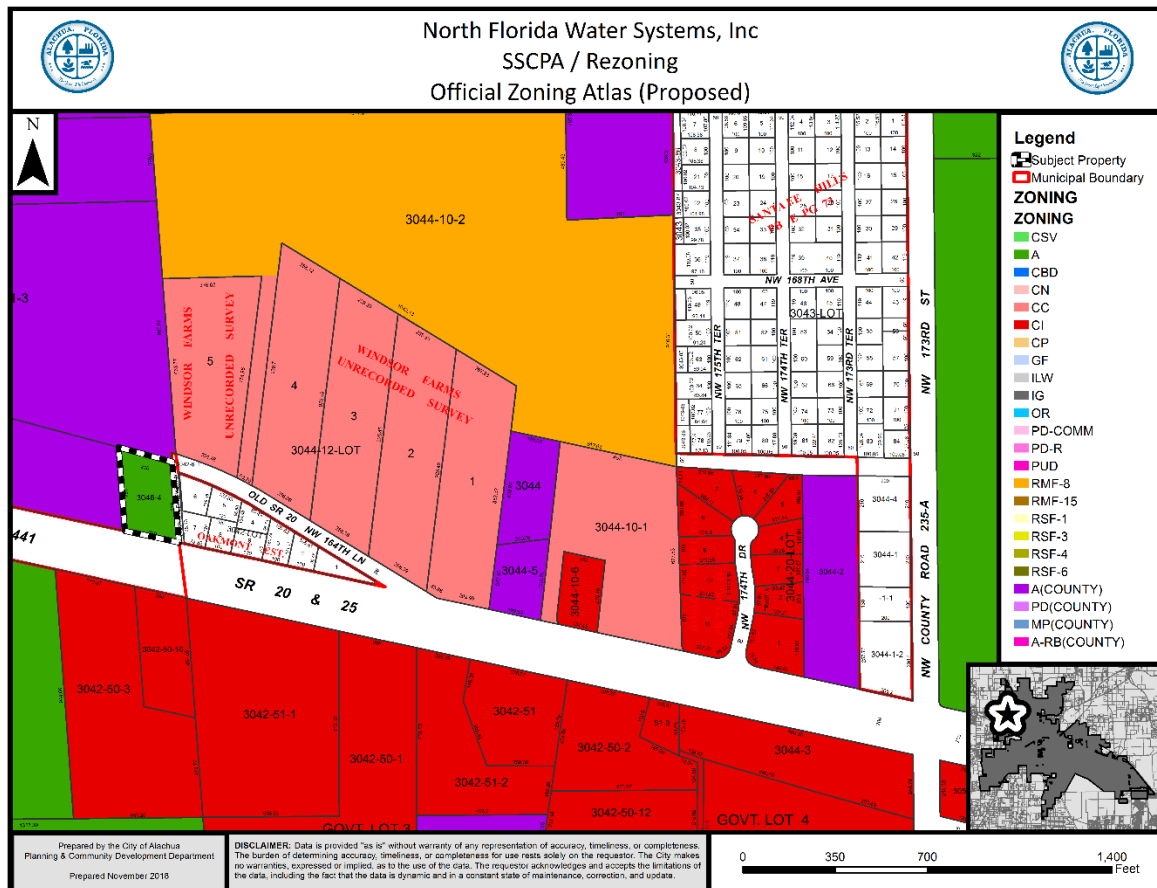


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03046-004-000	Vacant	Rural/ Agriculture (County)	Agriculture	±1.30

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that attended the meeting. A summary of questions which were asked at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural- Rural Business ("A-RB")(Alachua County) to Agricultural ("A"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03046-004-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☒

Based upon the Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small- town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal

flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is not currently available to the property. At the time of development, if the property is determined to be within the City's water or wastewater service area, a connection to the City's systems will be required.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: At the time of development, if the property is determined to be within the City's water or wastewater service area, a connection to the City's systems will be required.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is currently served by the City's potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

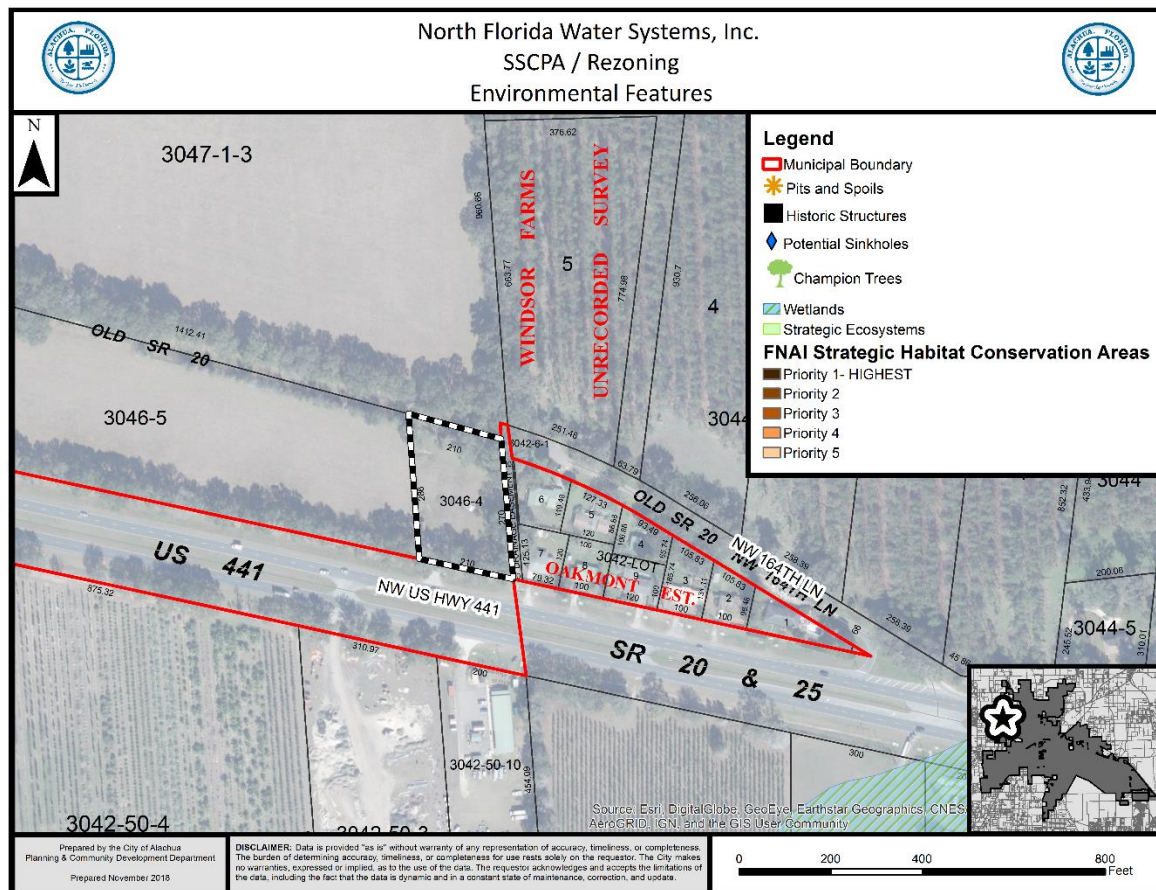
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

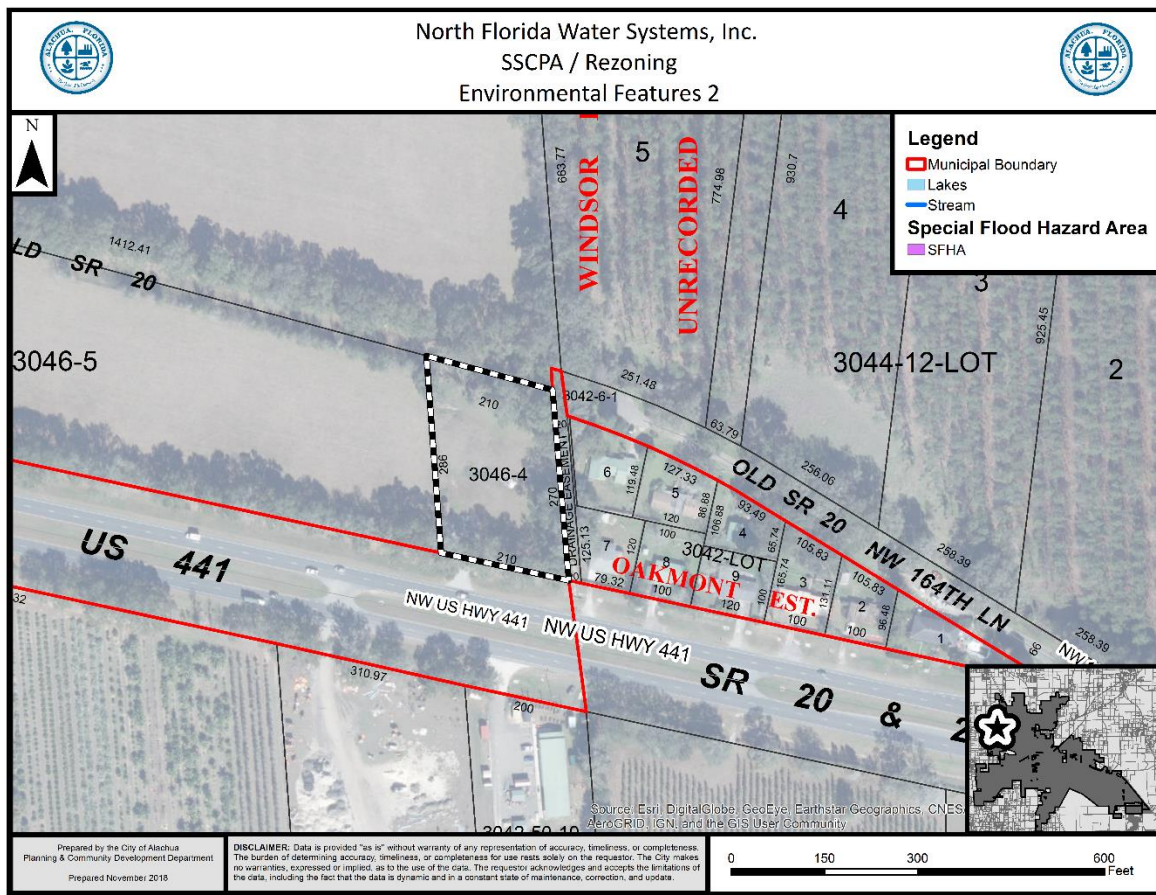
Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4b. Environmental Features





Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	76.10%
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	23.90%

Evaluation: The subject property is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

Evaluation and Findings: The proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

Evaluation and Findings: The proposed amendment would permit agricultural uses in areas located immediately adjacent to existing agricultural uses.

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

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map ("FLUM") Designation.

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

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

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

Evaluation and Findings: The proposed application would agricultural uses adjacent to existing agricultural uses.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Agricultural ("A") lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is not located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning Designation	Proposed Zoning Designation
Z oning Designation:	Agricultural- Rural Business ("A-RB")(Alachua County)	Agricultural ("A")
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	1 dwelling unit	1 dwelling unit

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the

applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107/1407)	US Hwy 441 (from SR 235 to NCL)	4U	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	10 (5/5)	1 (0/1)	1 (1/0)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 9.52 trips per dwelling unit x 1 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 1 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 1 dwelling units (67% entering/33% exiting).

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

Traffic System Category	US Hwy 441 (from SR 235 to NCL) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	39,000
Existing Traffic ³	25,926
Reserved Trips ⁴	2,367
Available Capacity ⁴	10,707
Increase/Decrease in Daily Trips Generated by Development	10
Residual Capacity After Development's Impacts⁵	10,697

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US Hwy 441 (from SR 235 to NCL) ¹
Maximum Service Volume ²	3,510
Existing Traffic ³	2,463
Reserved Trips ⁴	244
Available Capacity ⁴	803
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁵	802
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	275
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report ** City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	250
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
Sources: * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	67.34
Sources: 1 City of Alachua August 2018 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.90 %
1 Source: City of Alachua August 2018 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (.83 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	9.48	1.730
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 1 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
Dwelling, live/work		P							P	P	P	P	P	P		P	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													
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)

Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)		
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)		
Senior center						S	P	P	P	P		P	P	P					P			A	A		4.3.2(A)	
Youth club facility						S	P	P	P	P		P	P	P					P			A	A		4.3.2(A)	
Day care																										
Adult care center			S	S	S	S	S	S	S	S	S	S	S	S							A	A	A	A		
Child care center			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	P	P	A	A	A	A		
School			P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)	
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)	
Government facilities																										
Government maintenance, storage, and distribution facility														S	S	P			P	P	P	A			A	4.3.2(D)

Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	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		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		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P						P		P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses,	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		

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

placement on existing building																									
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(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																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																						4.3.3(A)(1), (2)	

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)
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		S	A		A	A	4.3.4(B)(1)

Manufacturing, light															P	P	P		A			A		
Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services									S		P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	

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

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

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S			P		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									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station													S	S	P	P		P	P		A			

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

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

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

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
NORTH FLORIDA WATER SYSTEMS, INC**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

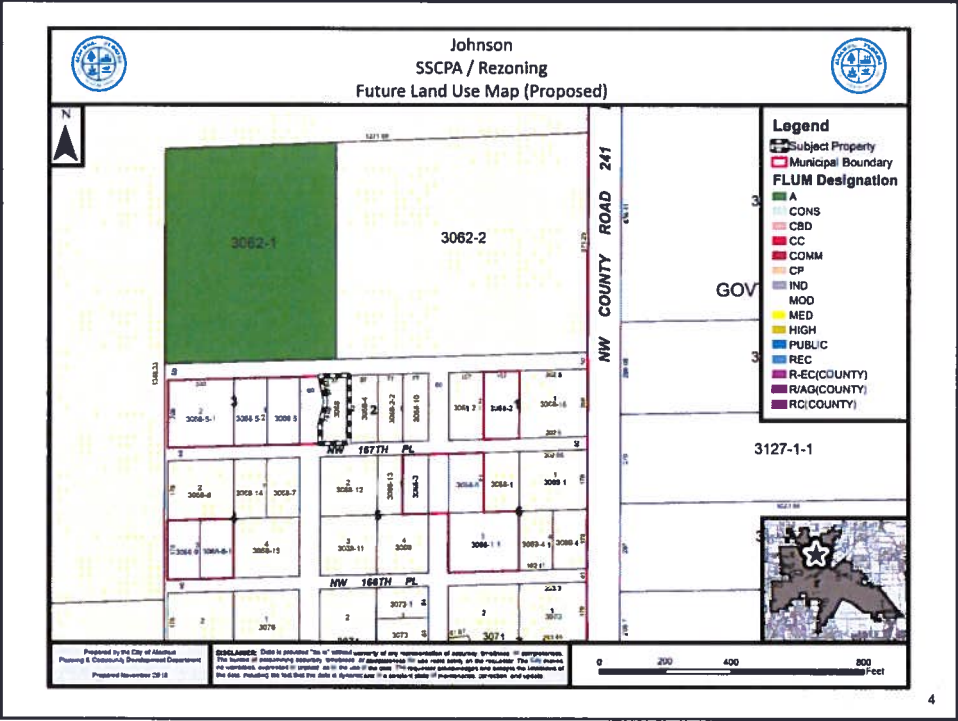
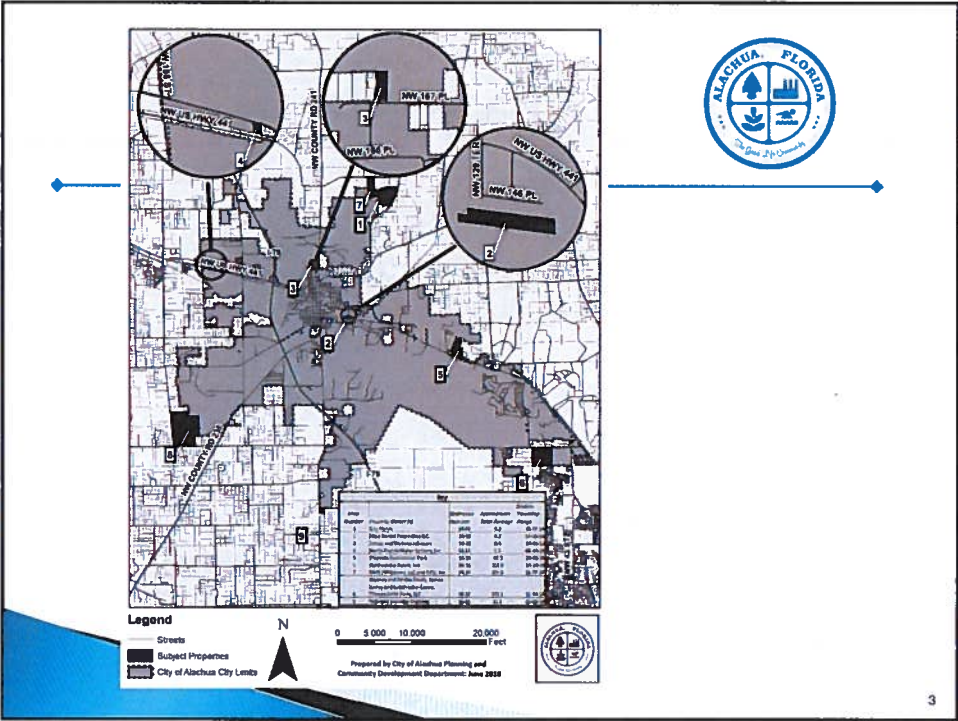
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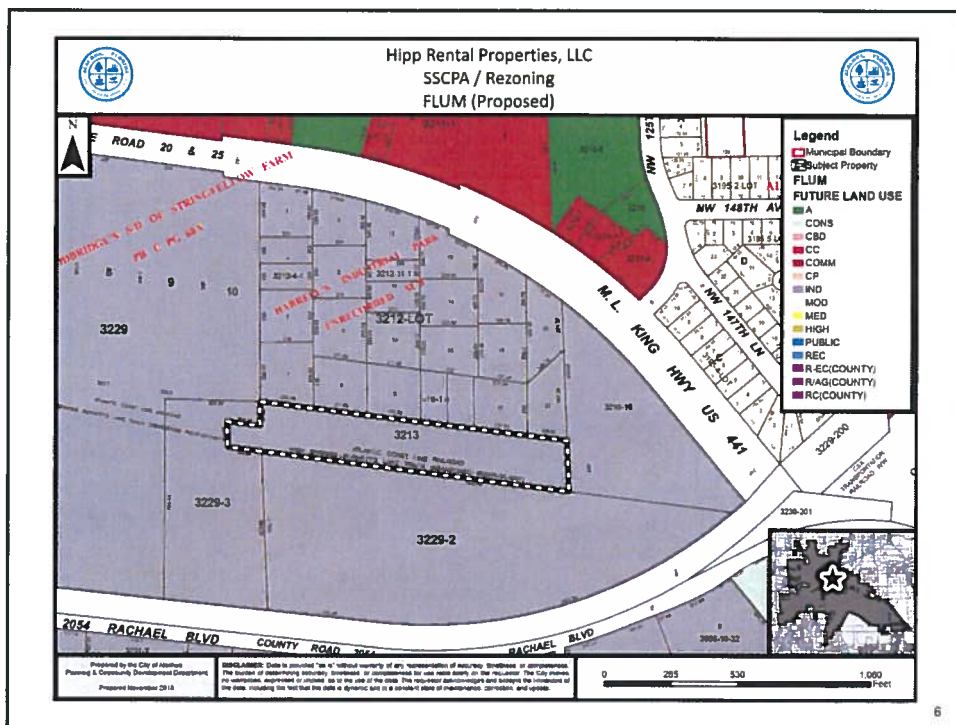
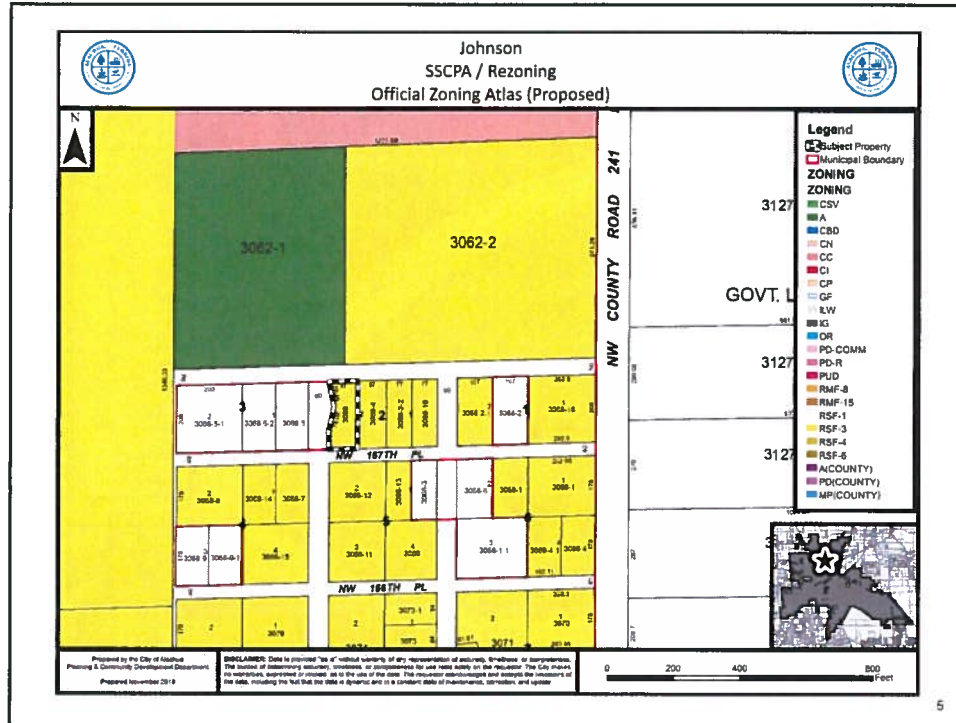


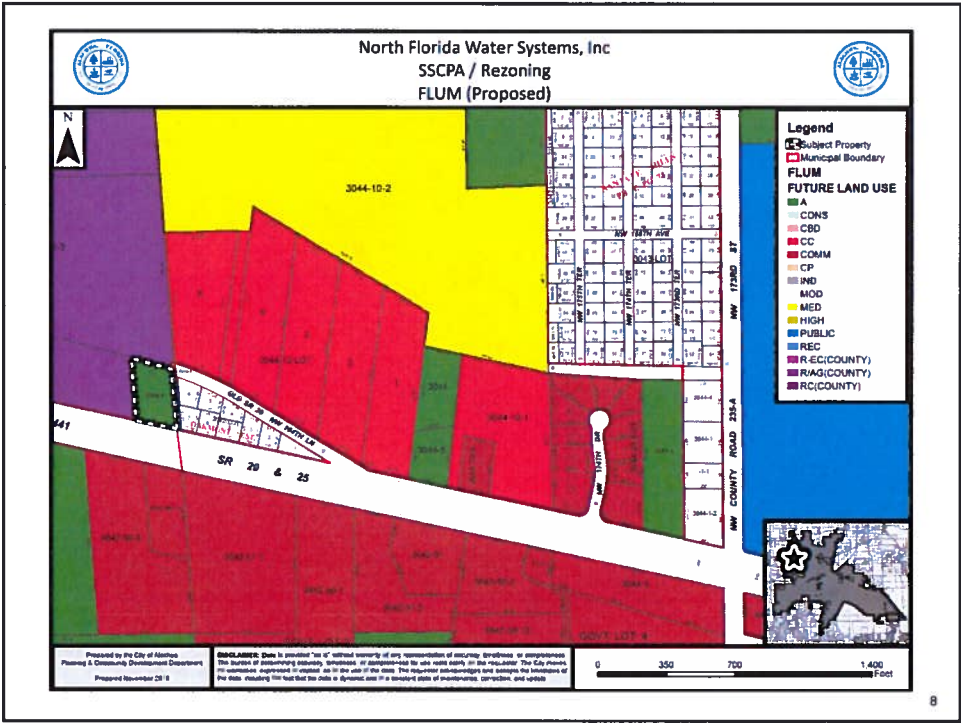
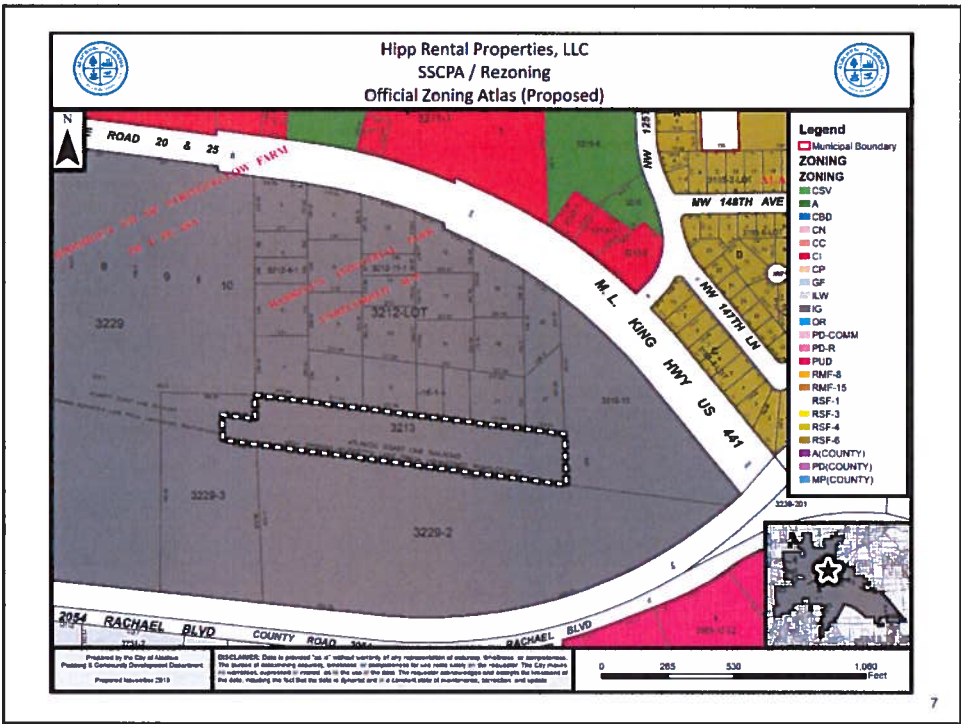
Overview

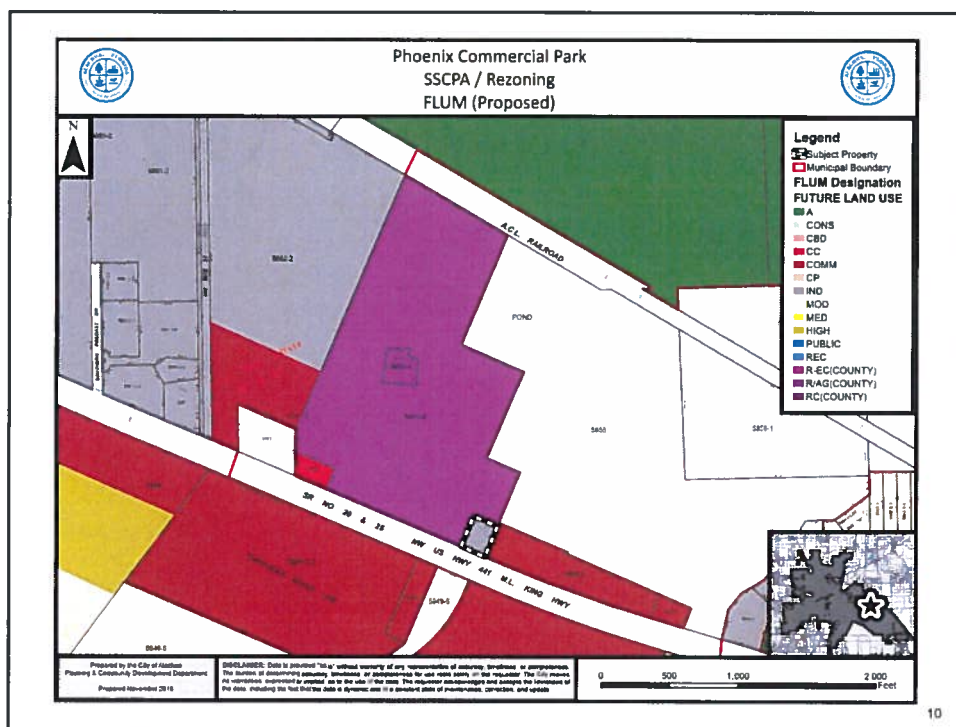
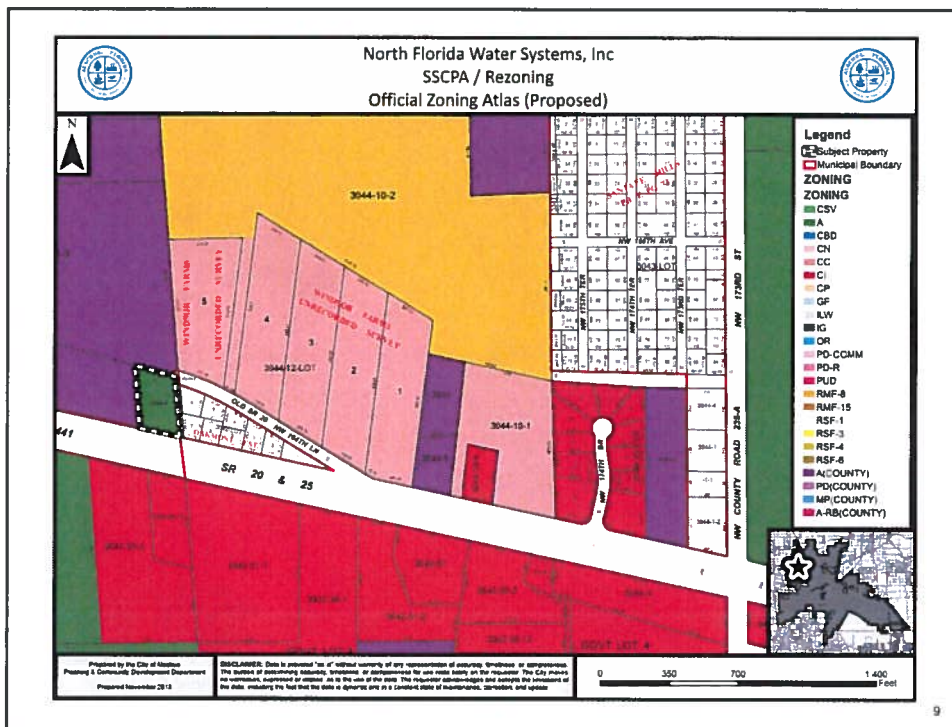
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

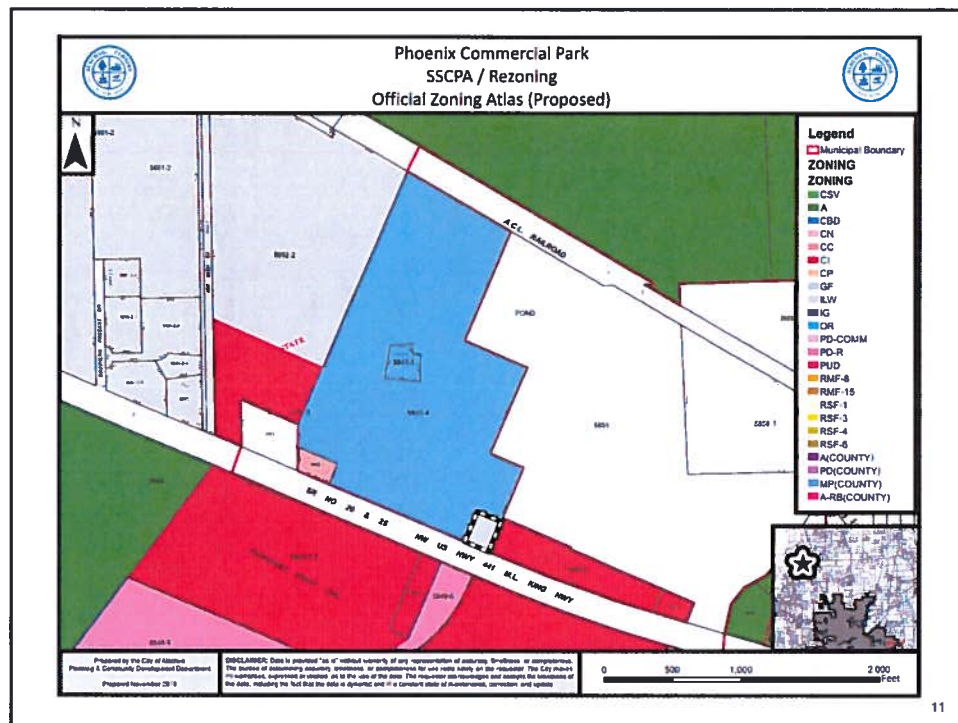
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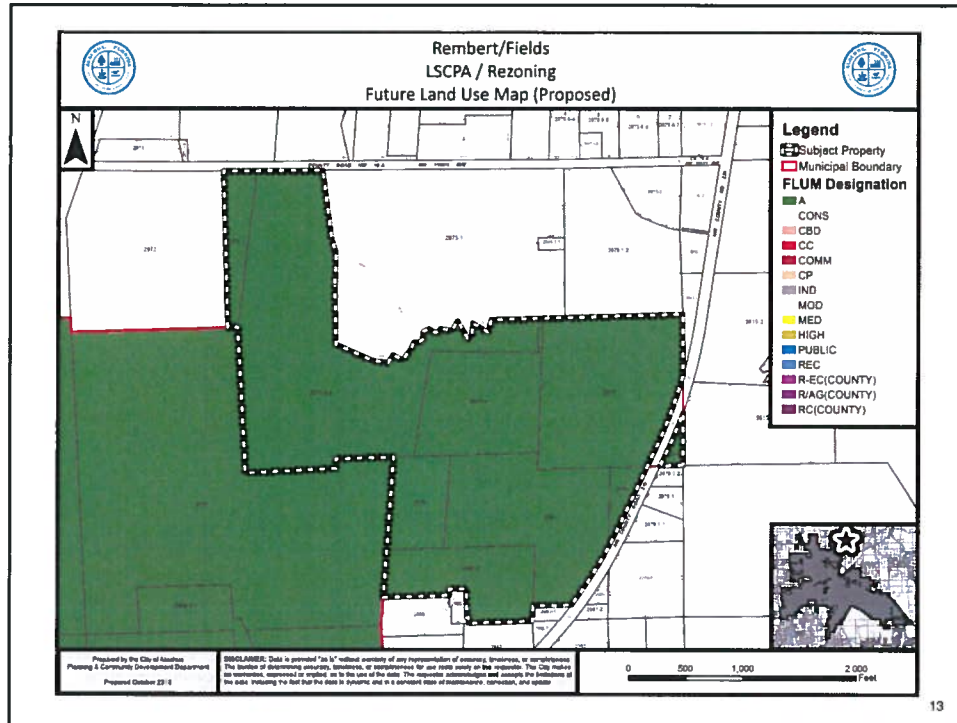


Large Scale CPAs/RZs

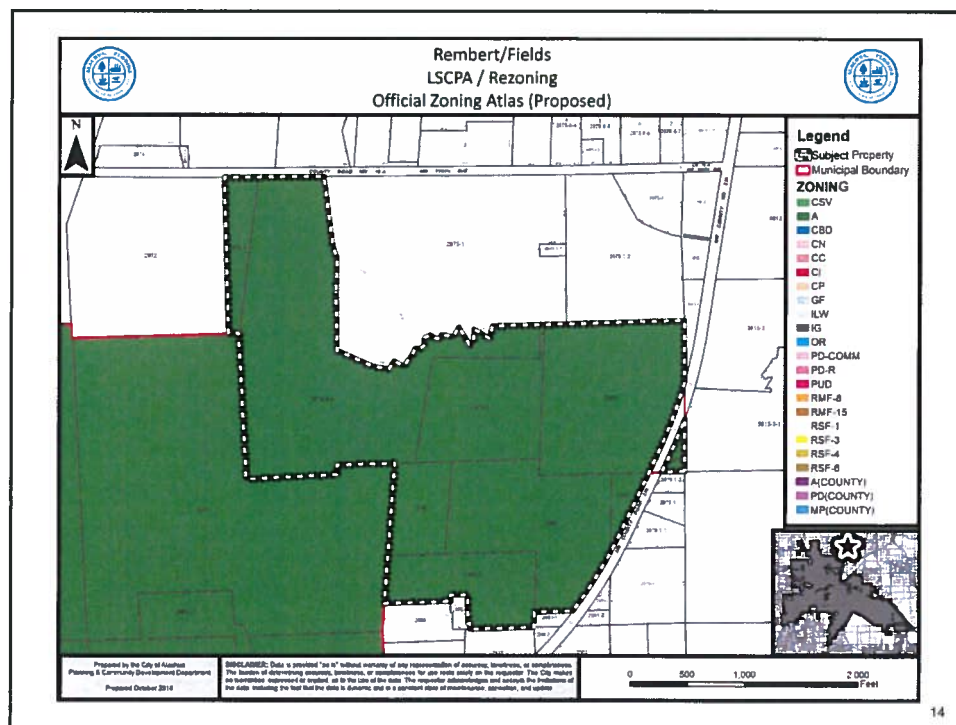


- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

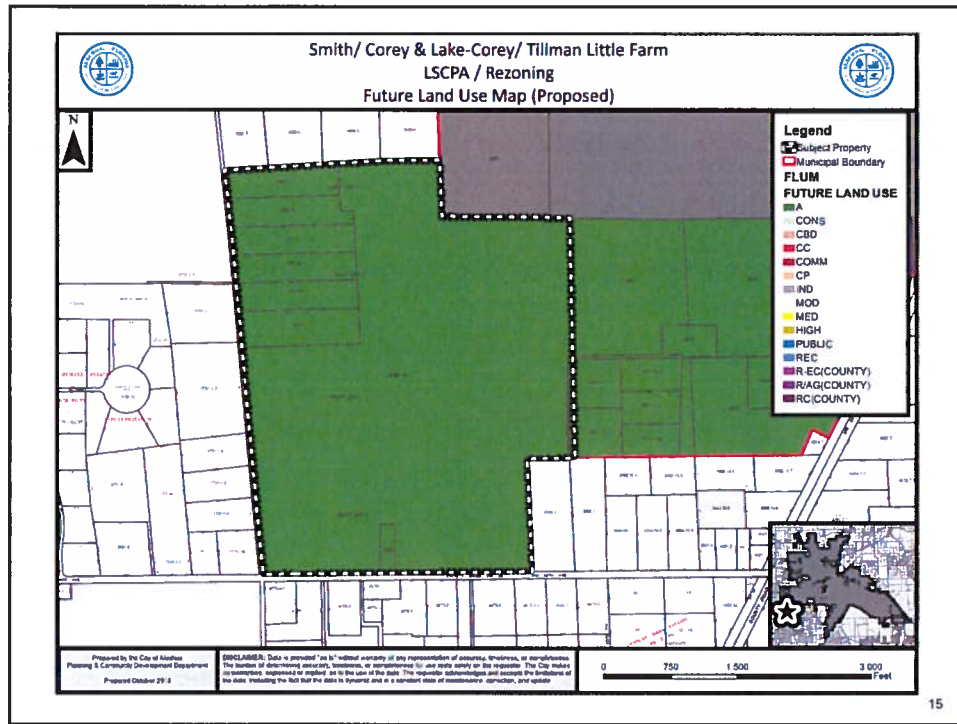
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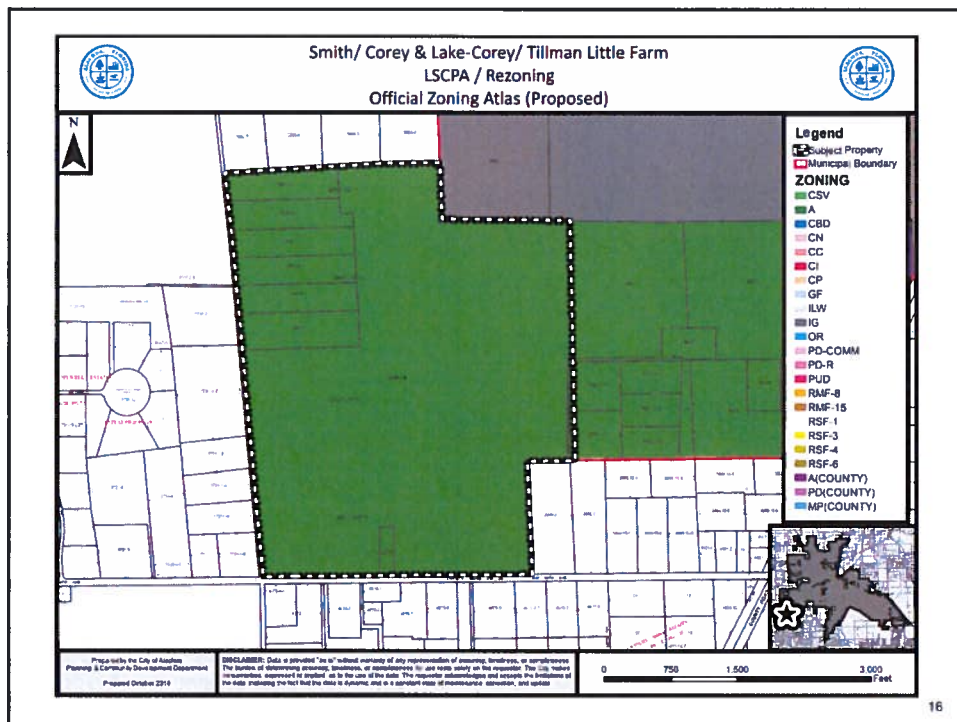
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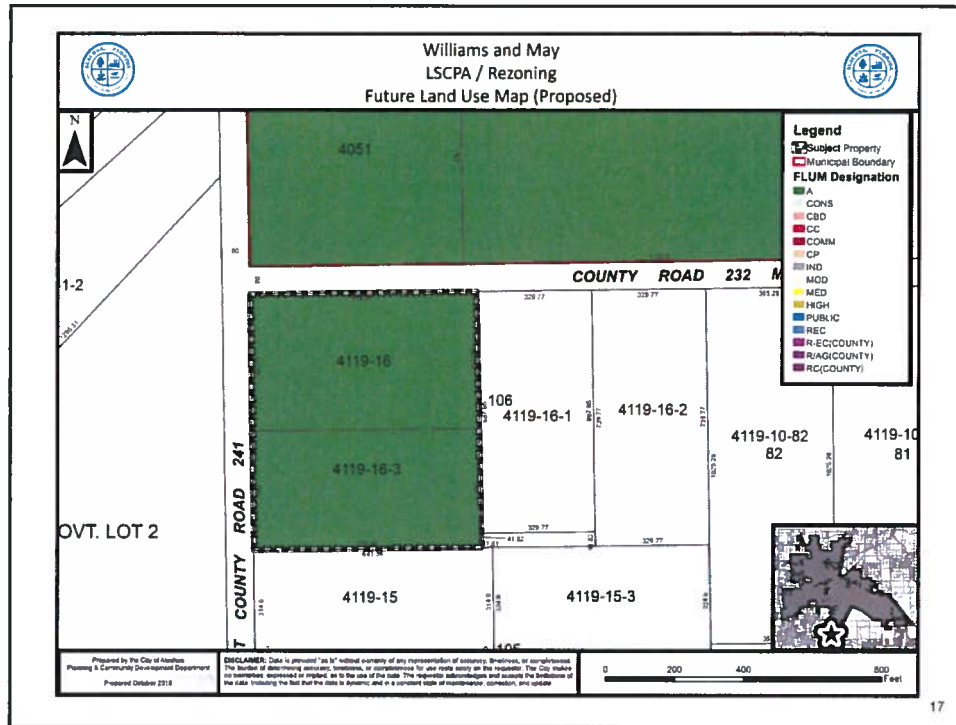
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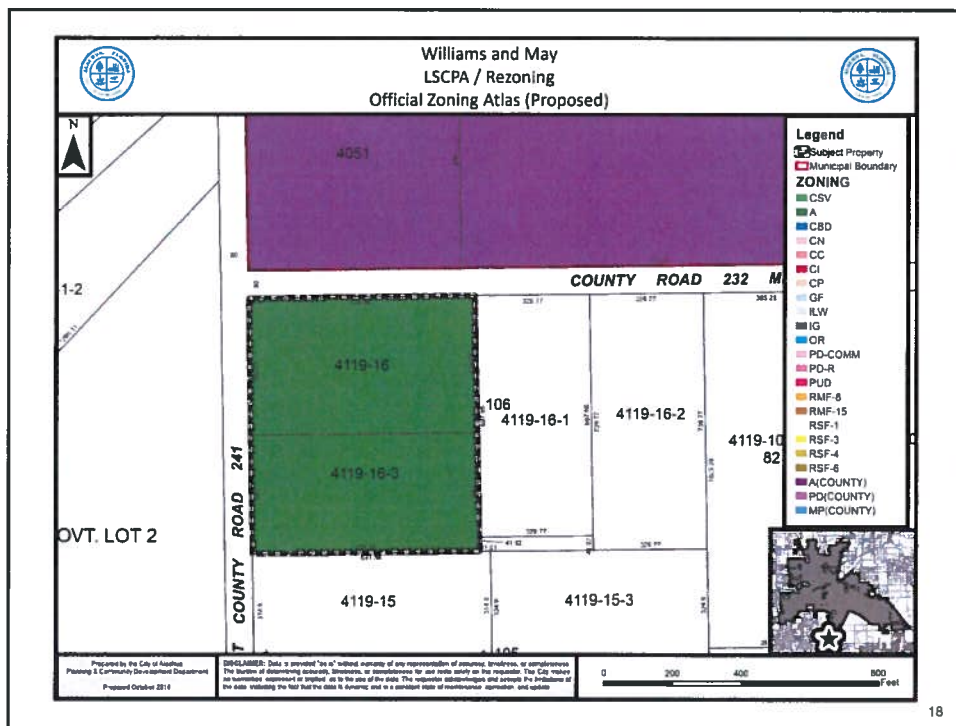
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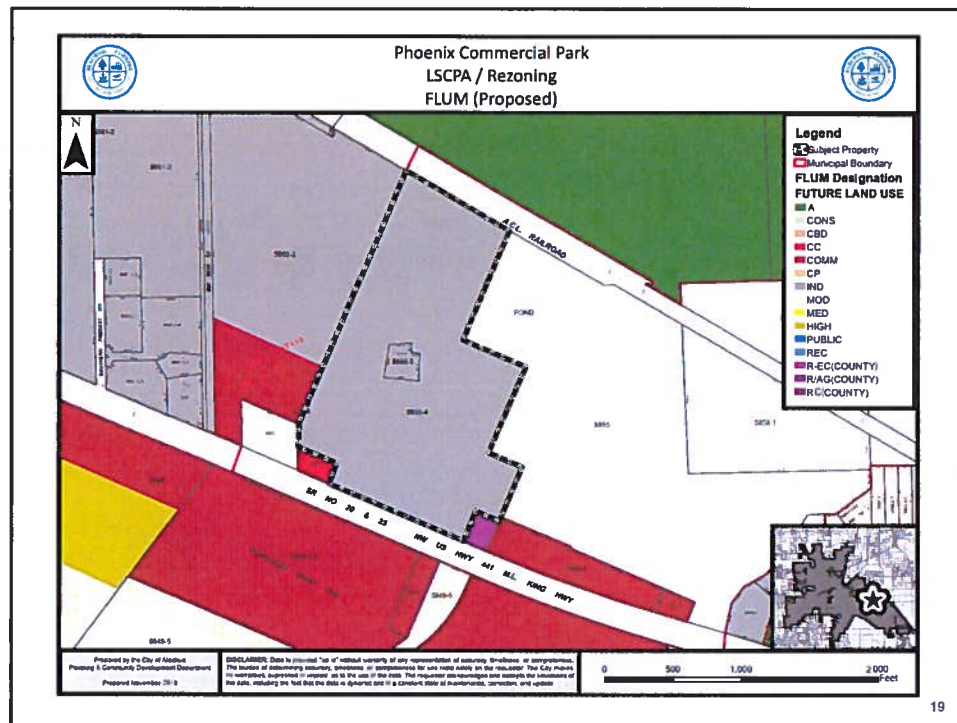
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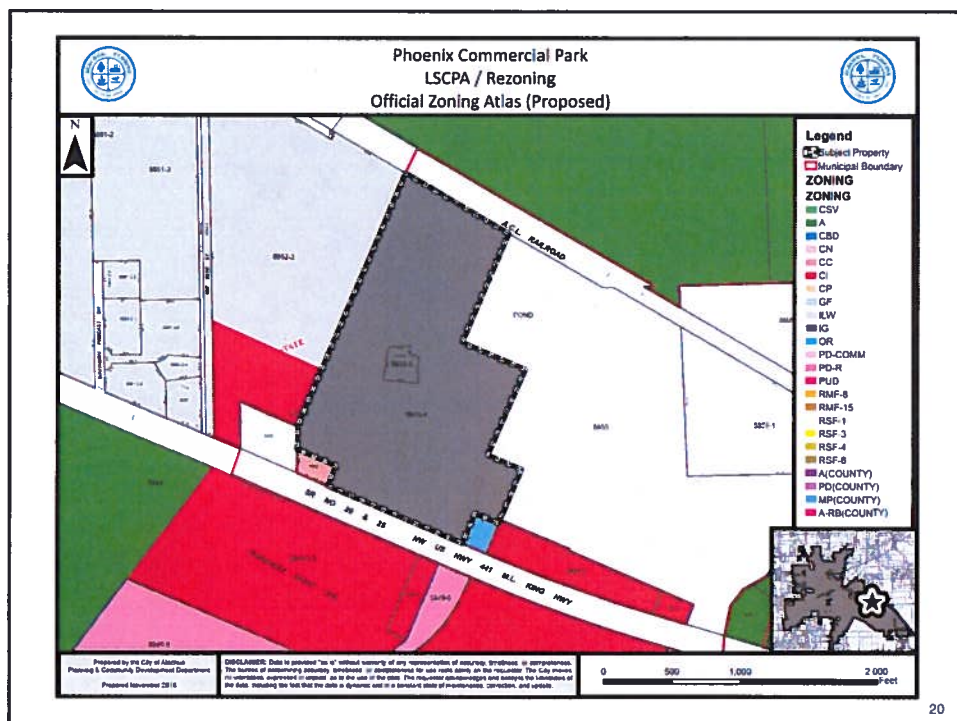
17



18



19



20



Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

PLEASE PRINT CLEARLY

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

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WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE', FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
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GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

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2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
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20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
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GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
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ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
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GARRETT L C
14007 MILLHOPPER RD
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BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
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ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
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ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
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ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
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PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
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Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
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Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
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4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2



A. PROJECT

1. Project Name: North Florida Water Systems RZ
2. Address of Subject Property: 16539 NW US Highway 441
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Ag
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural Rural Business (A-RB)(Alachua County)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 1.3

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

Debra L. McMillan
Signature of Applicant

Signature of Co-applicant

Debra L. McMillan Corporate
Secretary
Typed or printed name and title of applicant
North Florida Water
Systems Inc.
State of Florida County of Alachua

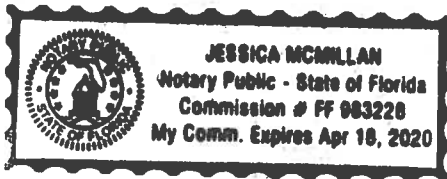
Typed or printed name of co-applicant

The foregoing application is acknowledged before me this 19th day of November 18 by Debra

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

NOTARY SEAL

Jessie McMillan
Signature of Notary Public, State of Florida



Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural; (A)(Alachua County) to Industrial General (IG) on a ±5.92 acre subject property, located south of US Highway 441 and Harrell’s Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Agricultural (A) (Alachua County).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural/Rural Business (A-RB)(Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County).

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

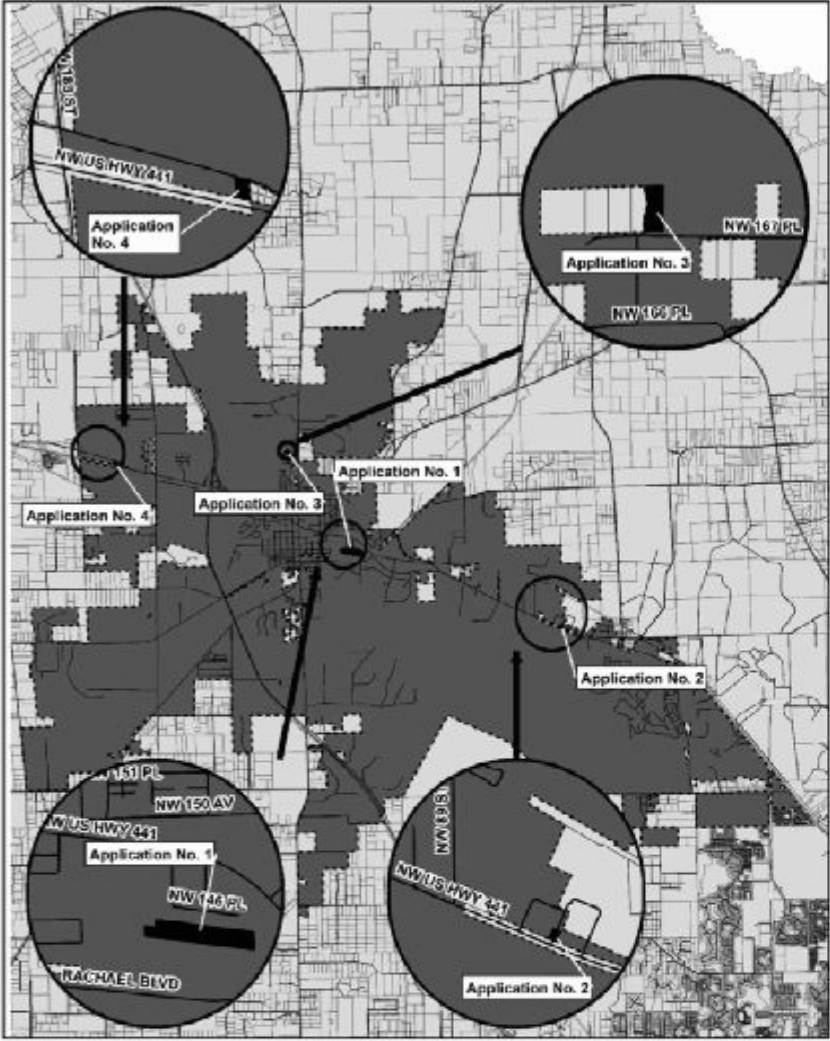
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Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Residential Single Family -3 (RSF-3).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast ; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Light and Warehouse Industrial (ILW).

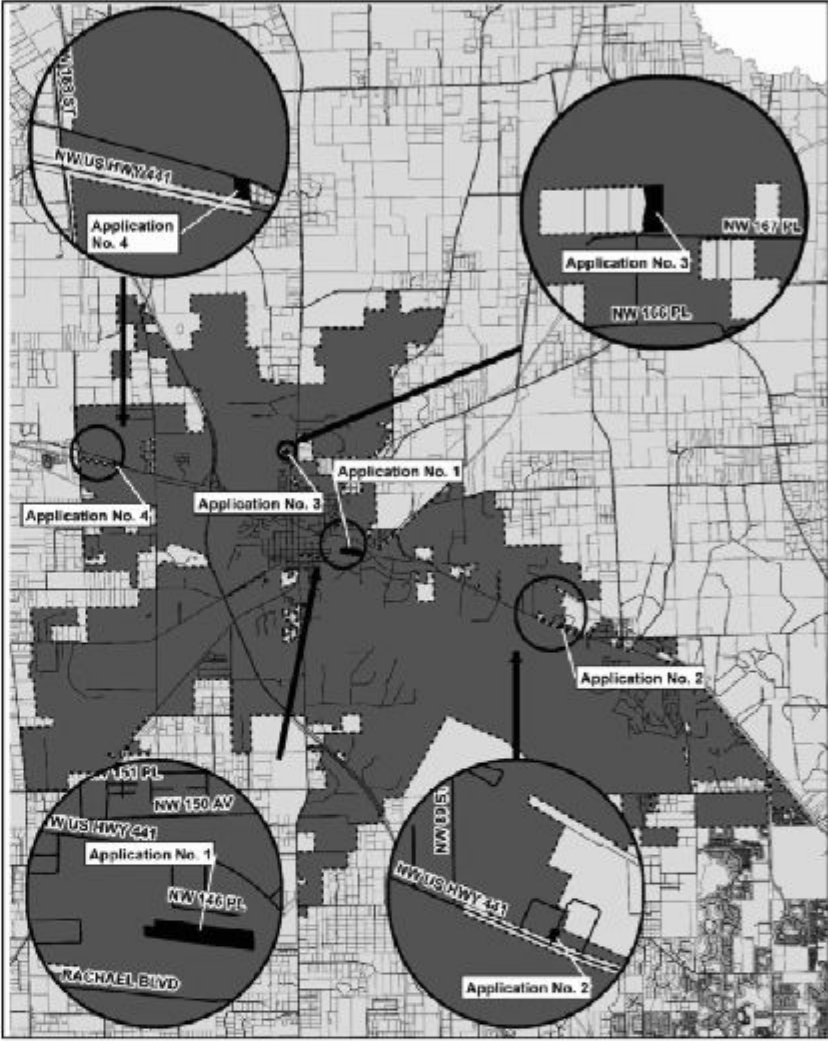
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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

GF-GH45825



Prepared by City of Alachua Planning and Community Development Department: November 2018

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GF-GH45825



City of ALACHUA

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

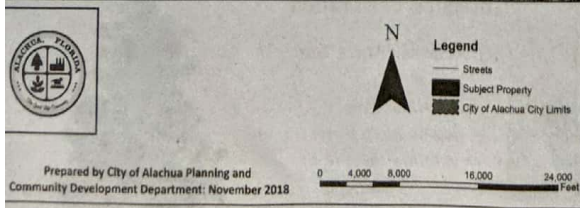
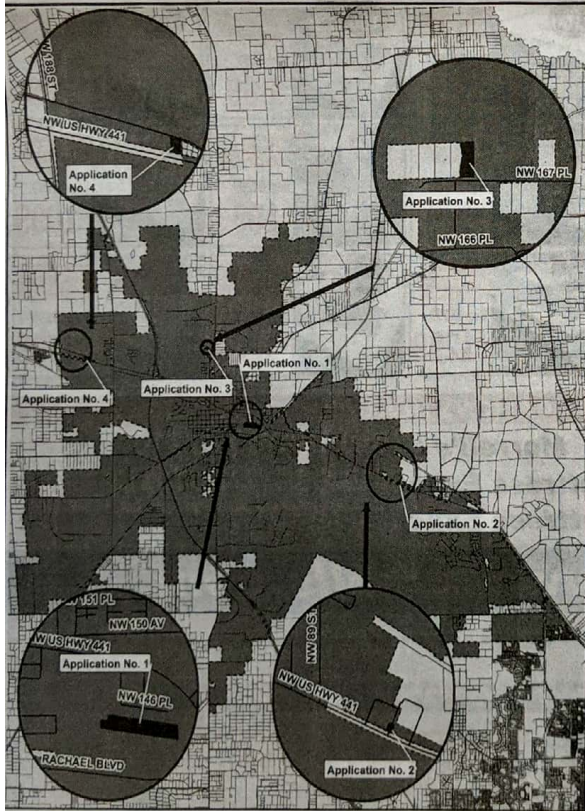
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Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Industrial on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County); Proposed Zoning: Light and Warehouse Industrial (ILW).

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(Published: Alachua County Today - November 29, 2018)



City of ALACHUA

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

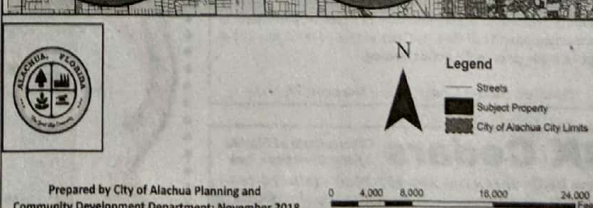
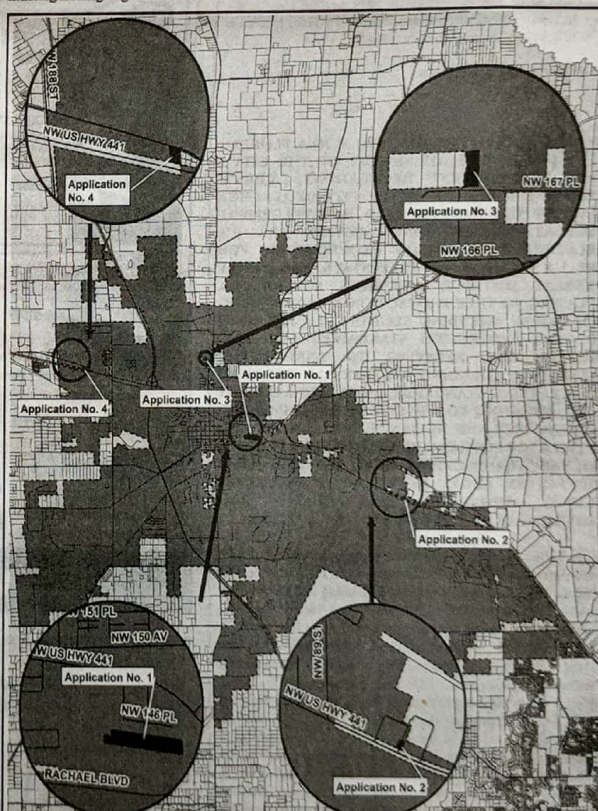
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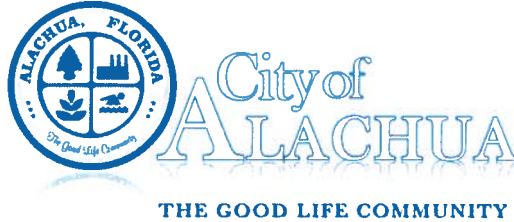
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
(KC)

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

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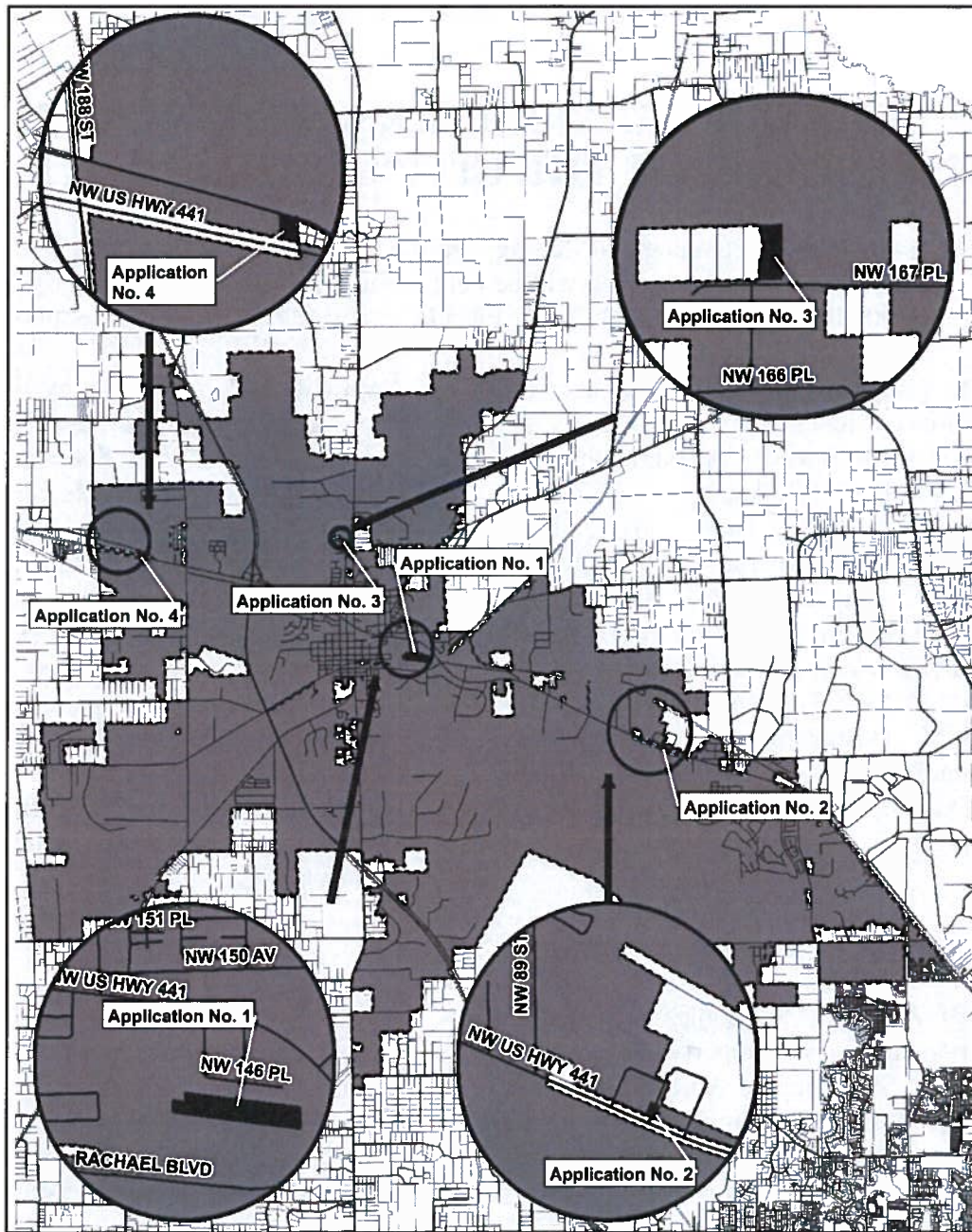
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



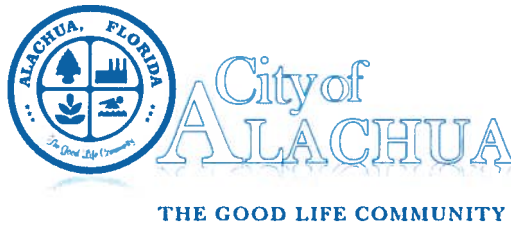
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

NEWTON, IA 50208

RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

16503 NW US HWY 441

ALACHUA, FL 32615

GERARD, GREGORY S

440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

16806 NW 175TH TER

ALACHUA, FL 32615

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

ALACHUA, FL 32616

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

14610 NW 129TH TER

ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC

PO BOX 2290

ALACHUA, FL 32616

WILKERSON REUBEN

PO BOX 687

ALACHUA, FL 32616-0687

JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

CHERRY, PINKIE

5627 EARTHA DR

JACKSONVILLE, FL 32209

JONES HENRY

PO BOX 956

ALACHUA, FL 32616-0956

GOLDEN POND FARMS INC

PO BOX 357133

GAINESVILLE, FL 32635

CARTER, KEVIN L & SHIMA

7853 GUNN HIGHWAY

TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

PO BOX 956

ALACHUA, FL 32616-0956

JOHNSON & JOHNSON & JOHNSON

PO BOX 751

ALACHUA, FL 32616-0751

DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC

11 SE 2ND AVE

GAINESVILLE, FL 32601

JOHNSON & JOHNSON REVOCABLE

PO BOX 751

ALACHUA, FL 32616-0751

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

RICHARDSON, MATTIE HEIRS

815 SE 19TH ST

GAINESVILLE, FL 32641



JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

MCCRAY LILA M

PO BOX 602

ALACHUA, FL 32616-0602

HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

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ALACHUA, FL 32616

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ALACHUA, FL 32615

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PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
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Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
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Gainesville, FL 32611
Lynn Coullias
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Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hill, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexa Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/2/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce get
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Arlan Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL- RURAL BUSINESS (A-RB) (ALACHUA COUNTY) TO AGRICULTURE (A) ON APPROXIMATELY 1.30 ACRES ; LOCATED AT 16539 NW US HIGHWAY 441; TAX PARCEL NUMBER 03068-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on November 29, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on December 11, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on December 27, 2018, and on January 17, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on January 14, 2019, and January 28, 2019, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural- Rural Business (A-RB) (Alachua County) to Agriculture (A) for ±1.30 acres (Tax Parcel Number 03068-000-000) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

DRAFT

ATTEST:

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

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

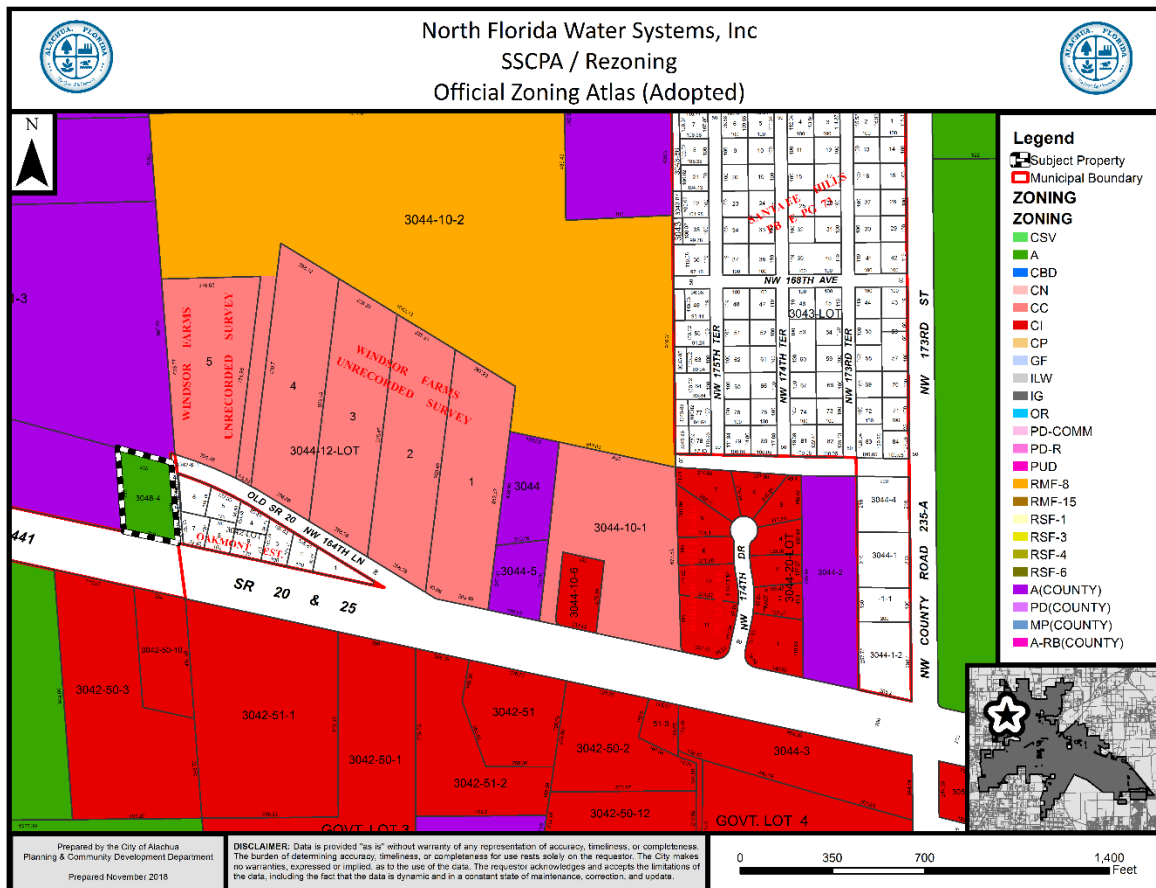
PROPERTY: 03046-004-000

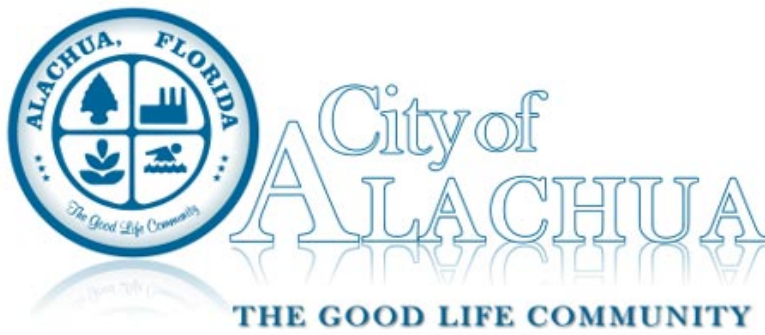
LEGAL DESCRIPTION:

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning, containing 1.2 acres more or less.

EXHIBIT “B”





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Small Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owners, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center to Industrial on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Phoenix Commercial Park, LLP, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural Employment Center (County) to Industrial on a ± 1.03 acre subject property (A Portion of Tax Parcel No 05855-004-000). The subject property is located west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution, to a comparable City designation.

The subject property presently has a Rural Employment Center (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for other adjacent parcels in the immediate vicinity. The property has historically been used for industrial uses.

ATTACHMENTS:

Description

- ❑ Staff Report
- ❑ Exhibit "A" Staff Supporting Materials
- ❑ Public Notice Materials for the 12/11/18 PZB Hearing
- ❑ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±1.03 acre subject property

PROPERTY OWNERS: Phoenix Commercial Park, LLP

LOCATION: West of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua

**PARCEL ID
NUMBER(S):** A portion of 05855-004-000

ACREAGE: ± 1.03

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Phoenix Commercial Park, LLP, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural Employment Center (County) to Industrial on a $\pm$ 1.03 acre subject property (Tax Parcel No 05855-004-000). The subject property is located west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

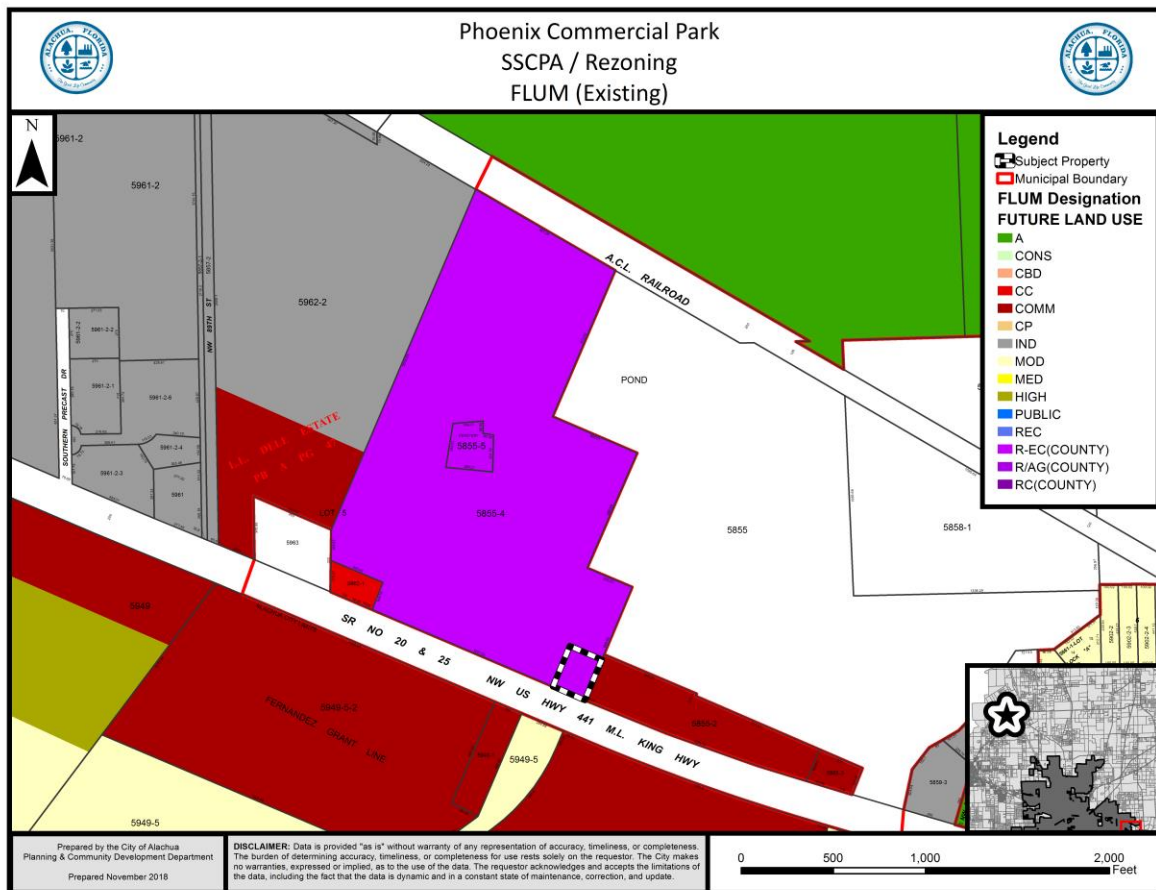
The subject property presently has a Rural Employment Center (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for other adjacent parcels in the immediate vicinity. The property has historically been used for industrial uses.

FLUM DESIGNATION COMPARISON

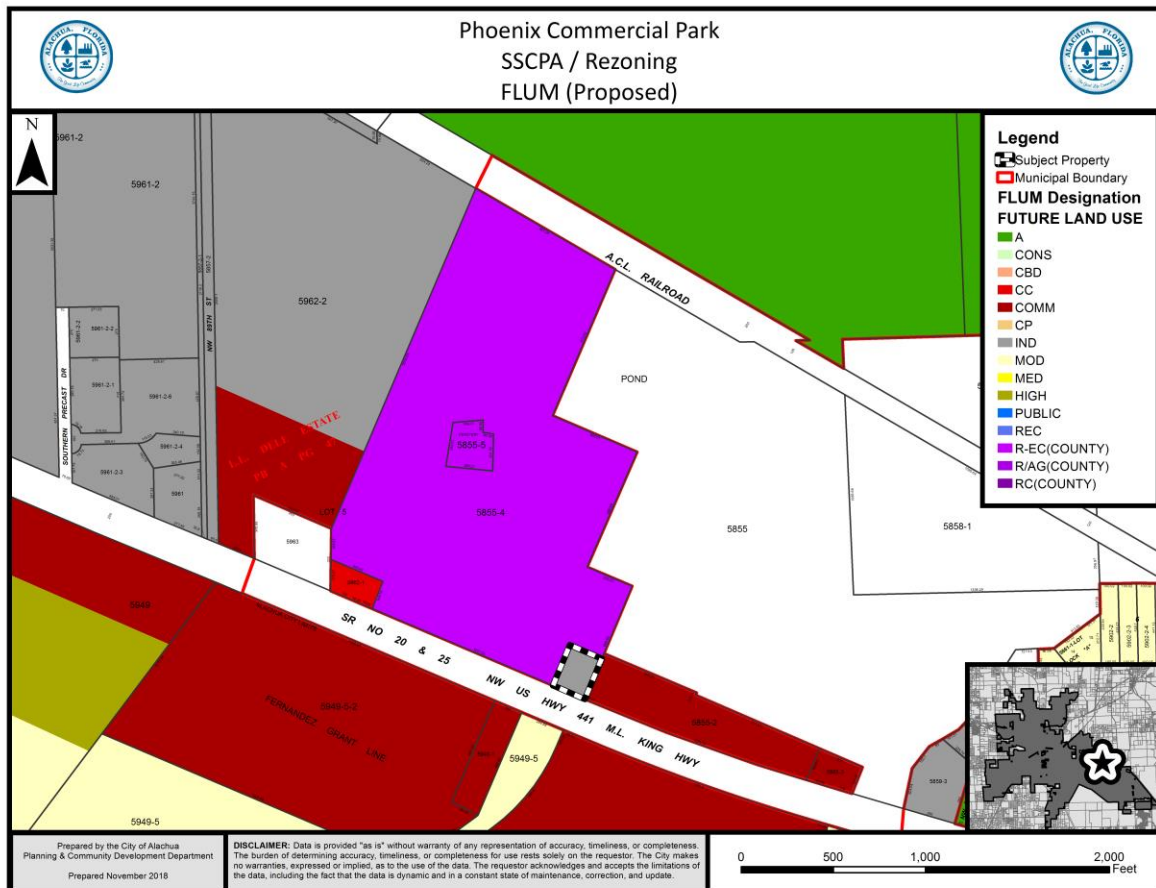
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±1.03)	Proposed FLUM Designation (±1.03 acres)
FLUM District:	Rural Employment Center (County)	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (44,558 square feet)
Typical Uses*:	Business and professional services, retail sales and services, food service, food service, personal services, entertainment and recreation activities and the processing, packaging, warehousing and distribution of agricultural products. Retail sales and services uses shall not exceed 10% of the existing gross square footage within the rural employment center, Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.3.1., Conference and training facilities	Clean industrial, warehousing, research and development, technology industries, self-storage facilities, limited retail sales and services
*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed

by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

EXISTING USES

The subject property is currently vacant.

SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

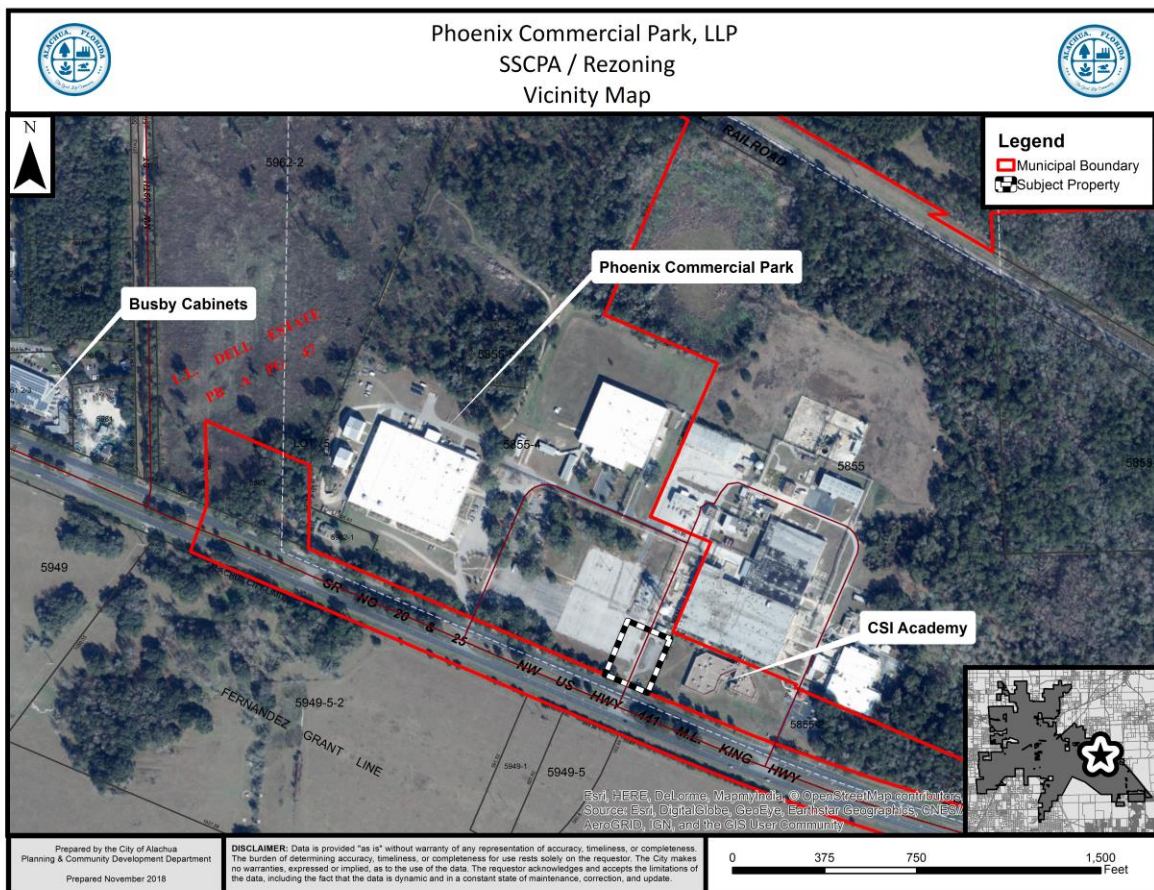


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Rural Employment Center	Industrial Services and Manufacturing (“MP”) (County)
East	Commercial	Commercial	Commercial Intensive (“CI”)
West	Industrial	Rural Employment Center	Industrial General (IG)
South	Vacant Commercial and Residential	Commercial and Moderate Density Residential	Commercial Intensive (“CI”) and Planned Development Residential (“PD-R”)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
A portion of 05855-004-000	Industrial	Rural Employment Center (County)	Industrial	±1.03

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a.,

Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.. The subject property may be within the City's water and wastewater service areas. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County

Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Proposed land use amendment would help encourage infill and redevelopment of an existing neighborhood.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. (XIII) Results in the loss of significant amounts of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment's consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use

Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

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

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

2. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
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Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitted	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution

- on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
 8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
 9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
 10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
 11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Analysis of Consistency with Objective 1.5: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also

require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: The subject property has historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the

Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not currently served by the City's wastewater system, but may be located within the City's wastewater service area. If located within the City's wastewater service area, connection to the City's wastewater system would be required at time of development.

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

FACILITY TYPE

Solid Waste Landfill

LEVEL OF SERVICE STANDARD

.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's wastewater service area, connection to the City's potable water system would be required at time of development.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. The minimum threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

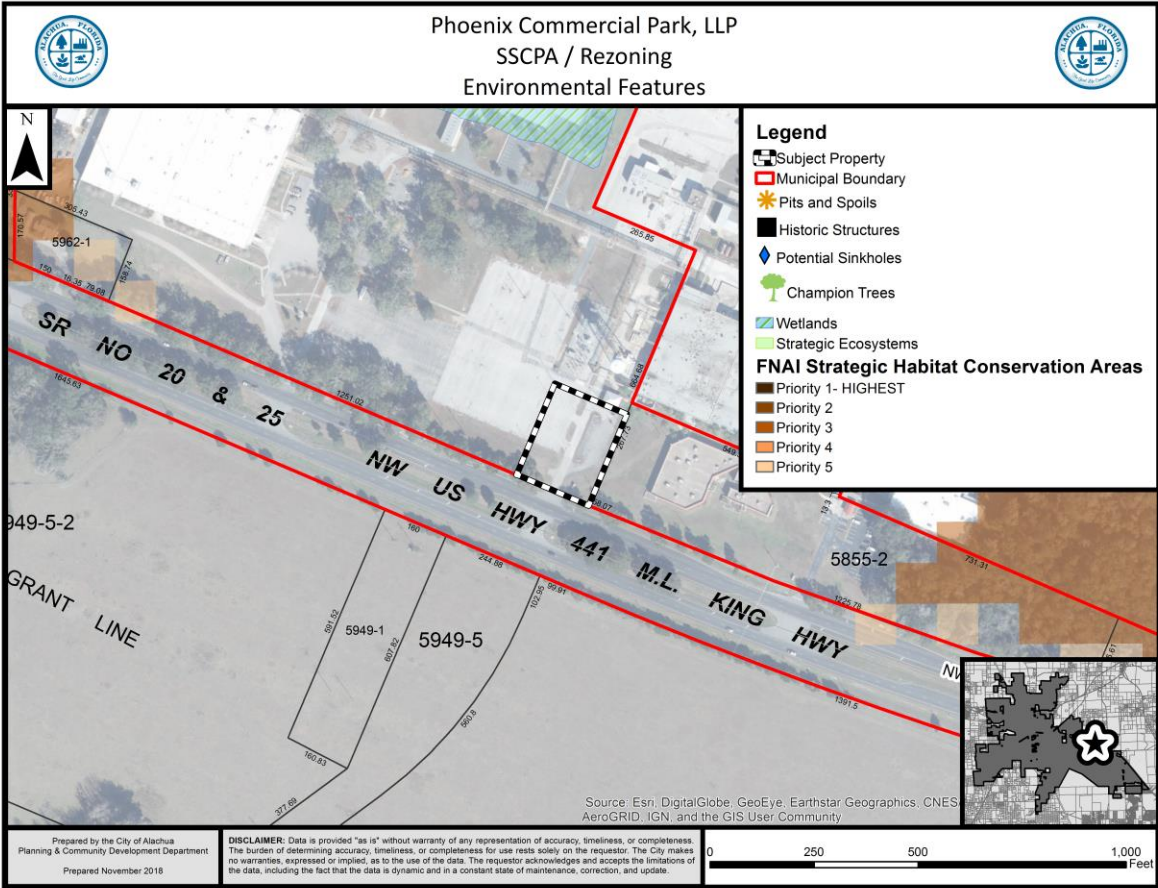
Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

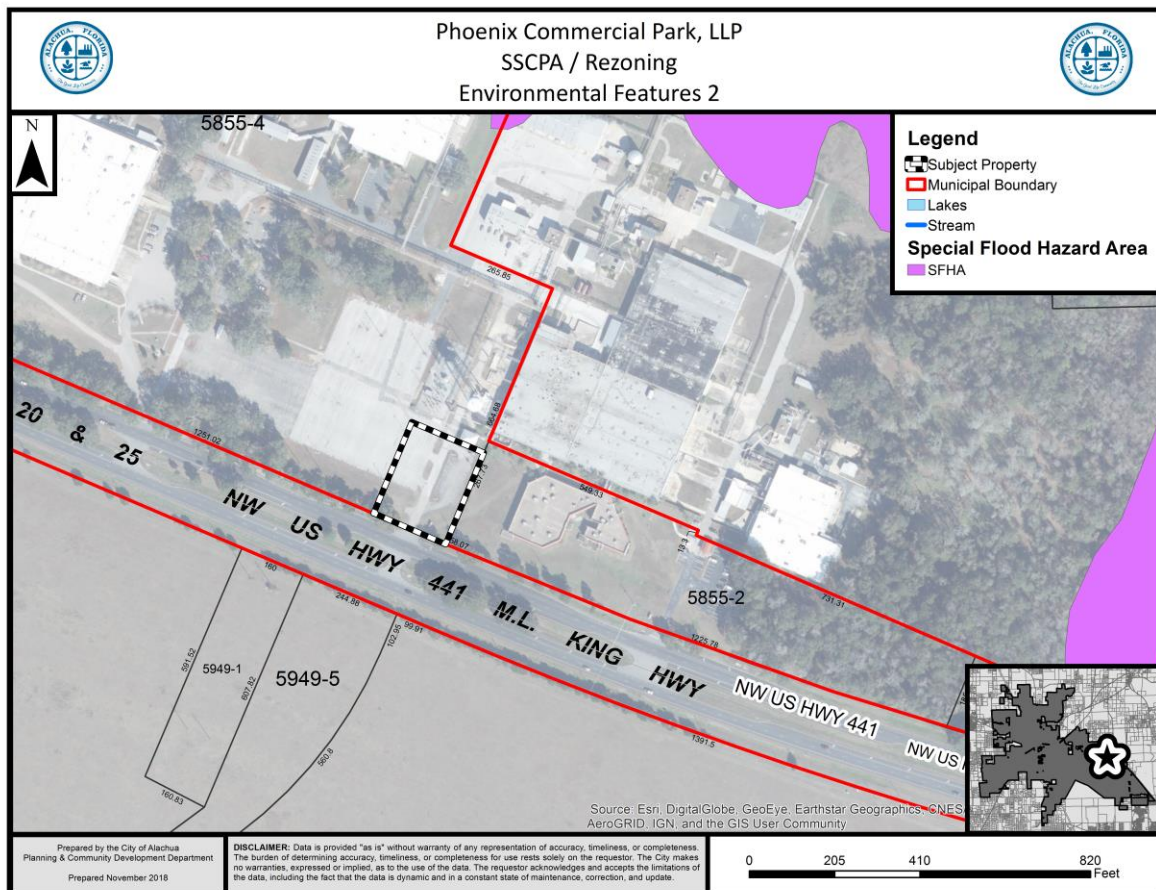
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private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

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

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer . If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	34.90%
Millhopper-Urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	65.10%

Evaluation: The entire site is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural Employment Center	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (44,867 square feet)
Maximum Density/ Intensity	N/A	44,867 square feet non-residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Industrial)	Warehousing ² (ITE Code 150 (10th ed.))	152 (76/76)	18 (13/5)	20 (7/13)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 5.05 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30) (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30)(36% entering/65% exiting).

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase/Decrease in Daily Trips Generated by Development	152
Residual Capacity After Development's Impacts⁵	25,544

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ **The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.**

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	20
Residual Capacity After Development's Impacts⁵	2,126

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.**

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category		Gallons Per Day
Current Permitted Capacity*		2,300,000
Less Actual Potable Water Flows*		1,236,000
Reserved Capacity*		37,817
Potential Potable Water Demand from Proposed Amendment **		450
Residual Capacity		1,025,733
Percentage of Permitted Design Capacity Utilized		55.40%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per employee per day (30 x 15) FAC64E-6</i>		

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category		Gallons Per Day
Treatment Plant Current Permitted Capacity*		1,500,000
Less Actual Treatment Plant Flows*		687,000
Reserved Capacity*		33,789
Projected Potential Wastewater Demand from Proposed Amendment **		450
Residual Capacity		778,761
Percentage of Permitted Design Capacity Utilized		48.08%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**15 gallons per employee per day (30 x 15) FAC64E-6</i>		

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	120	21.90
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> <i>1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)</i> <i>2 City of Alachua August 2018 Development Monitoring Report</i> <i>3 Policy 2.1.a, CFNGAR Element (Formula: 30 employees x 0.73 tons per year)</i> <i>4 New River Solid Waste Facility, April 2018</i>		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

EXHIBIT “A”

TO

**PHOENIX COMMERCIAL PARK, LLP SMALL SCALE COMPREHENSIVE
PLAN AMENDMENT APPLICATION
STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

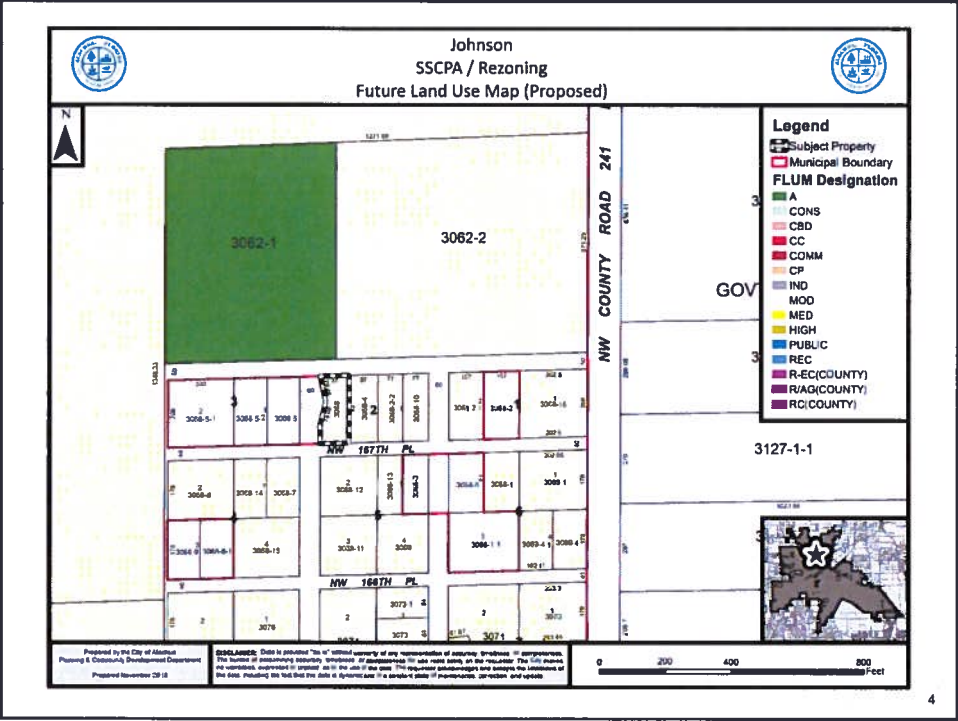
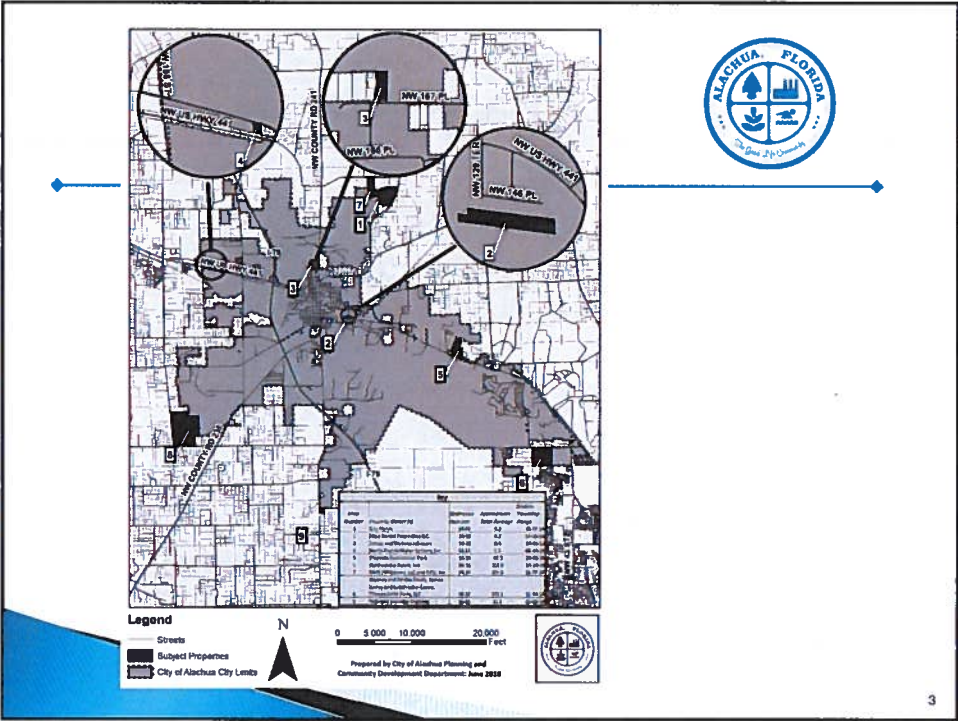
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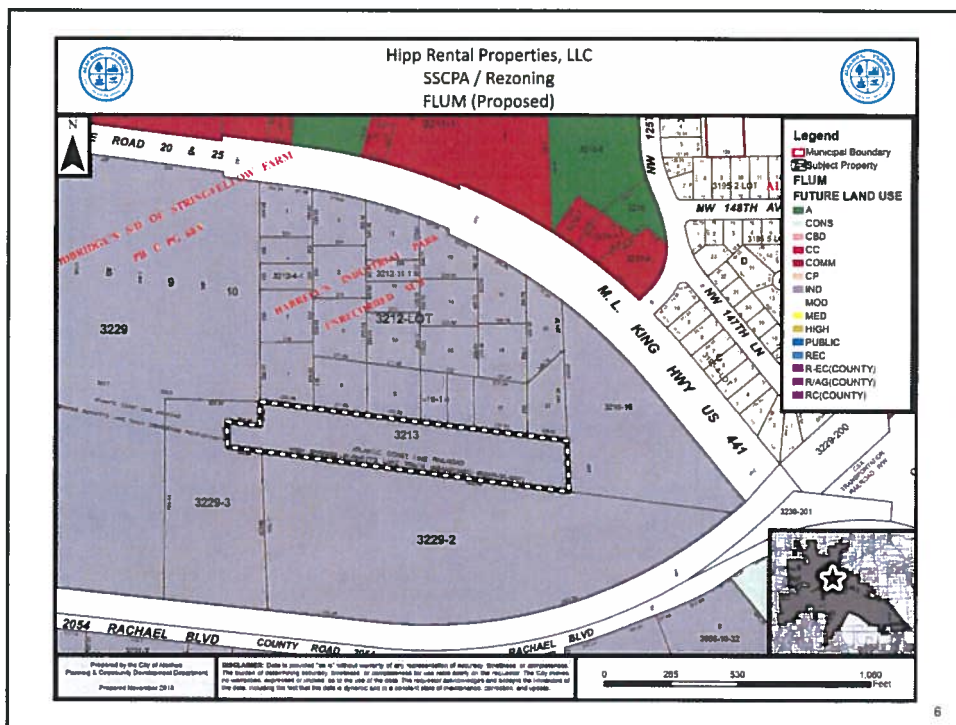
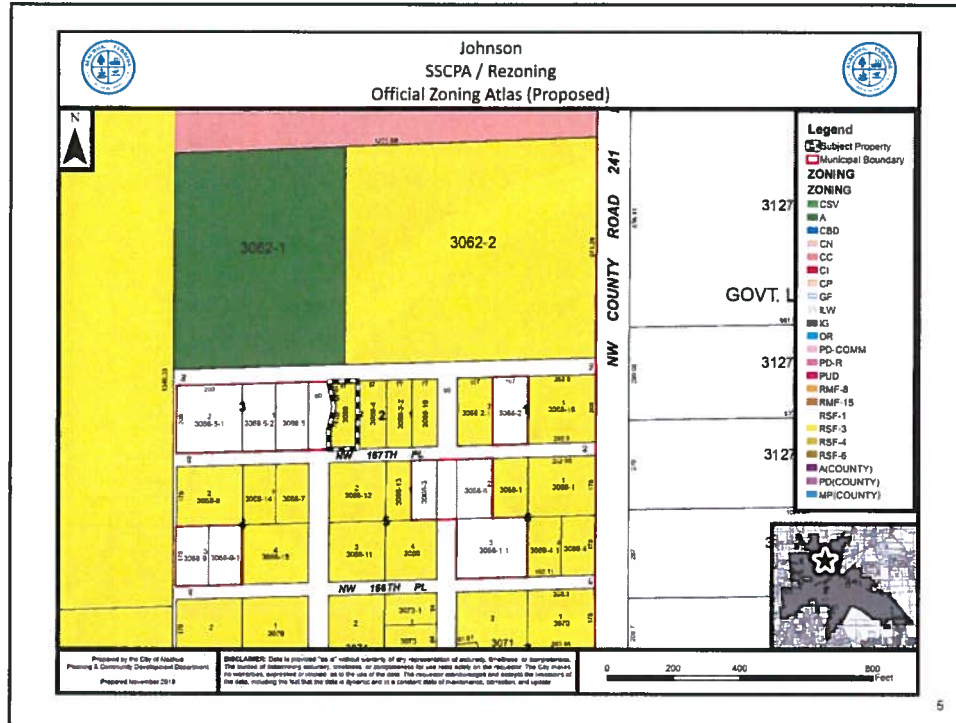


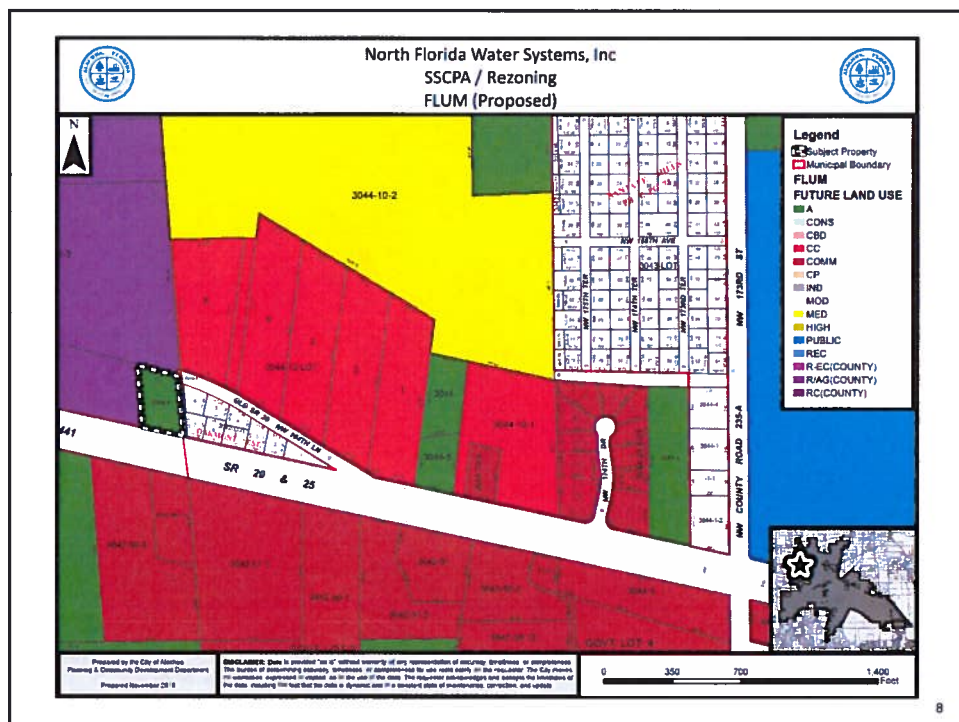
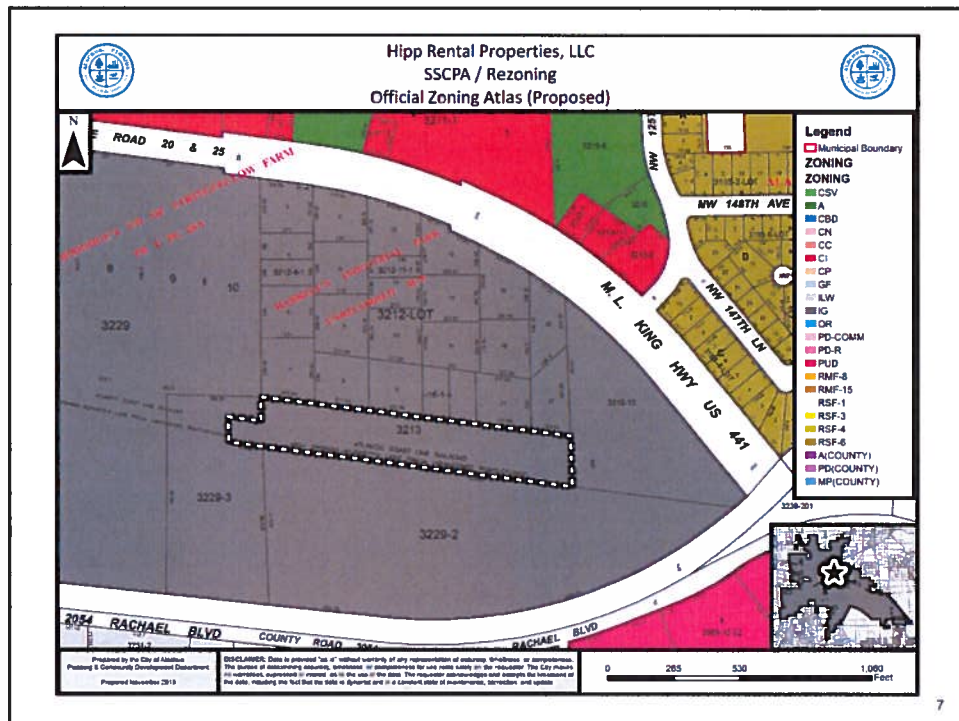
Overview

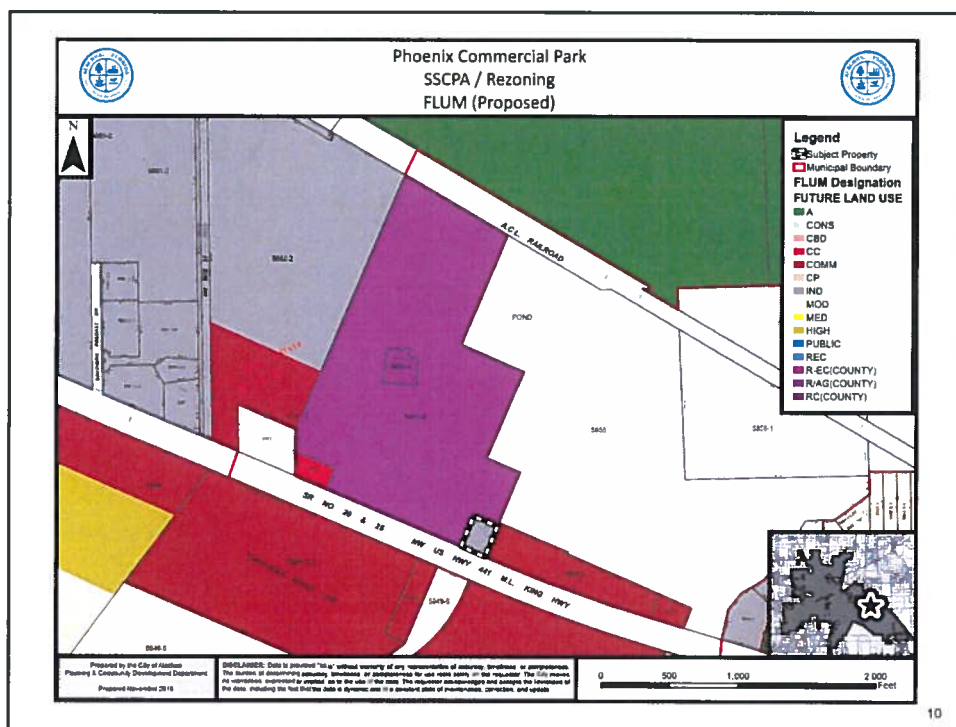
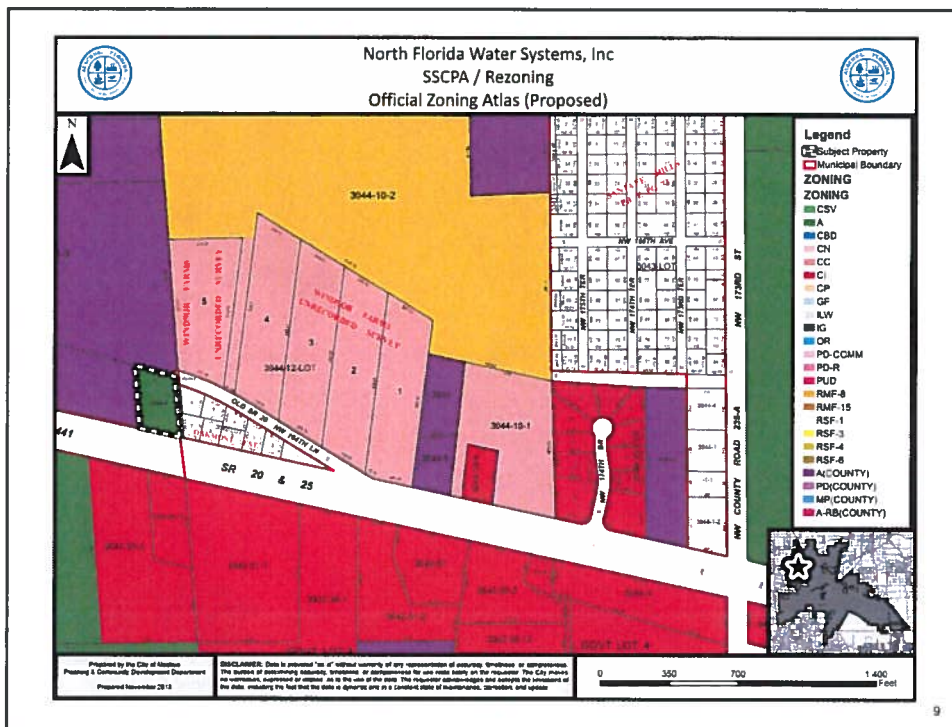
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

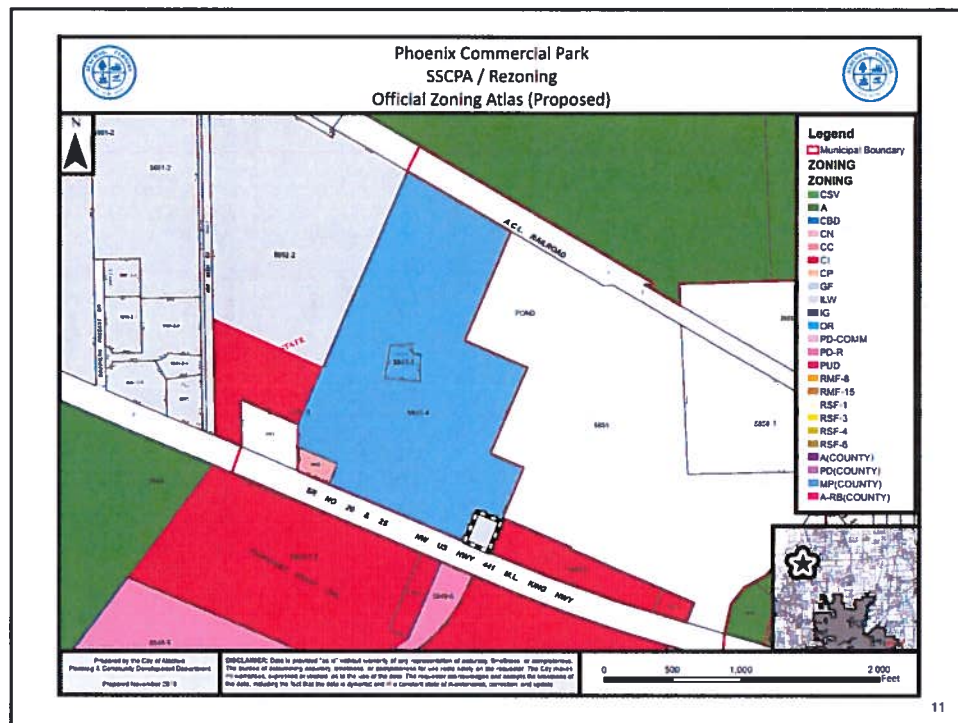
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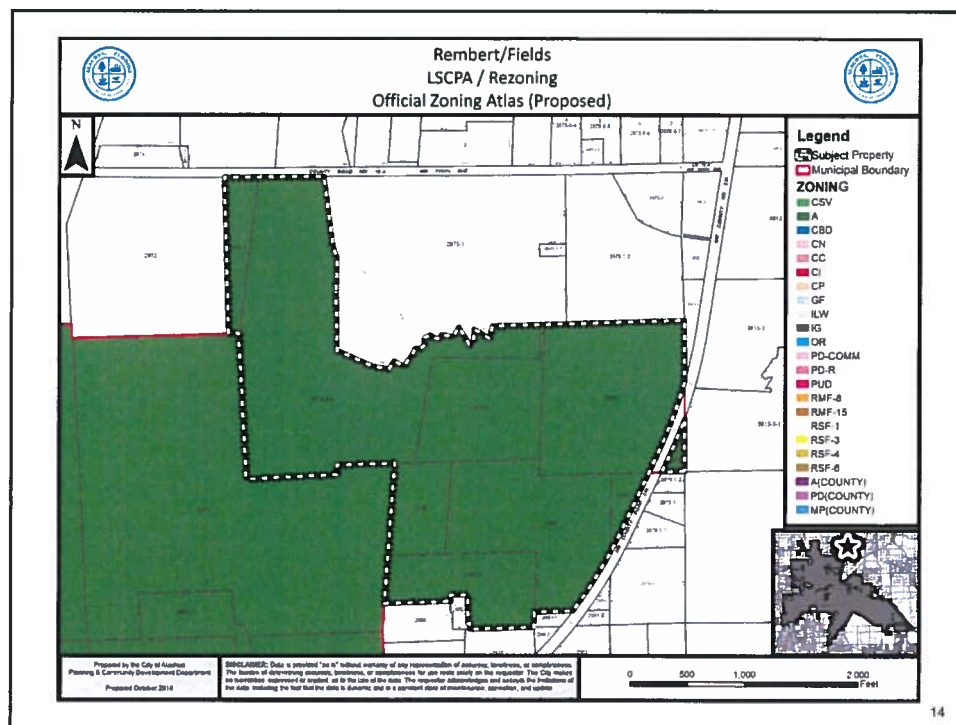
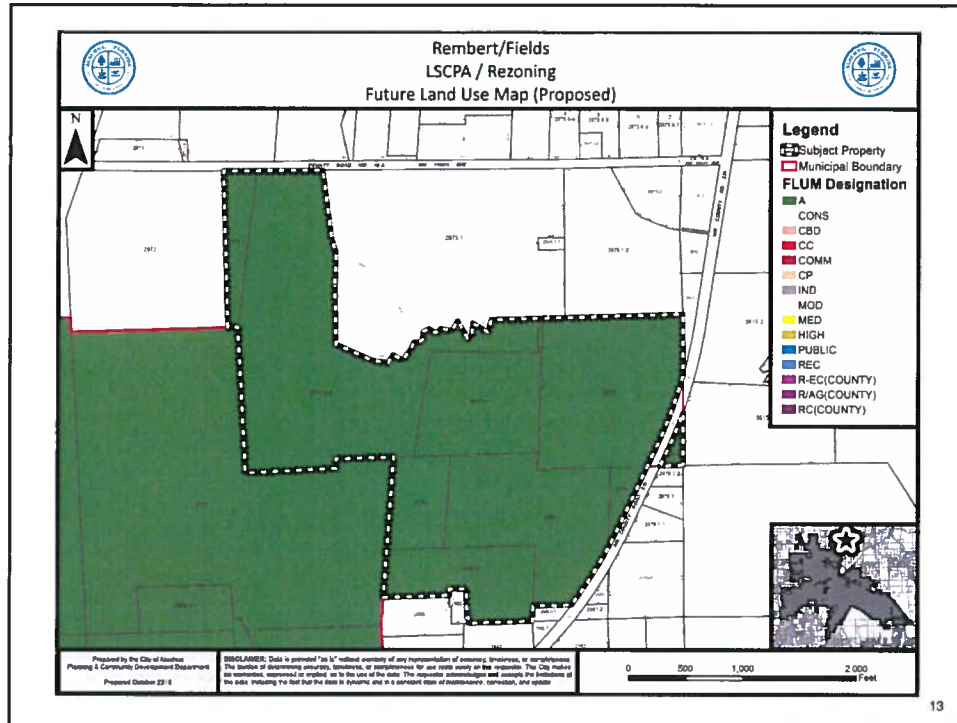


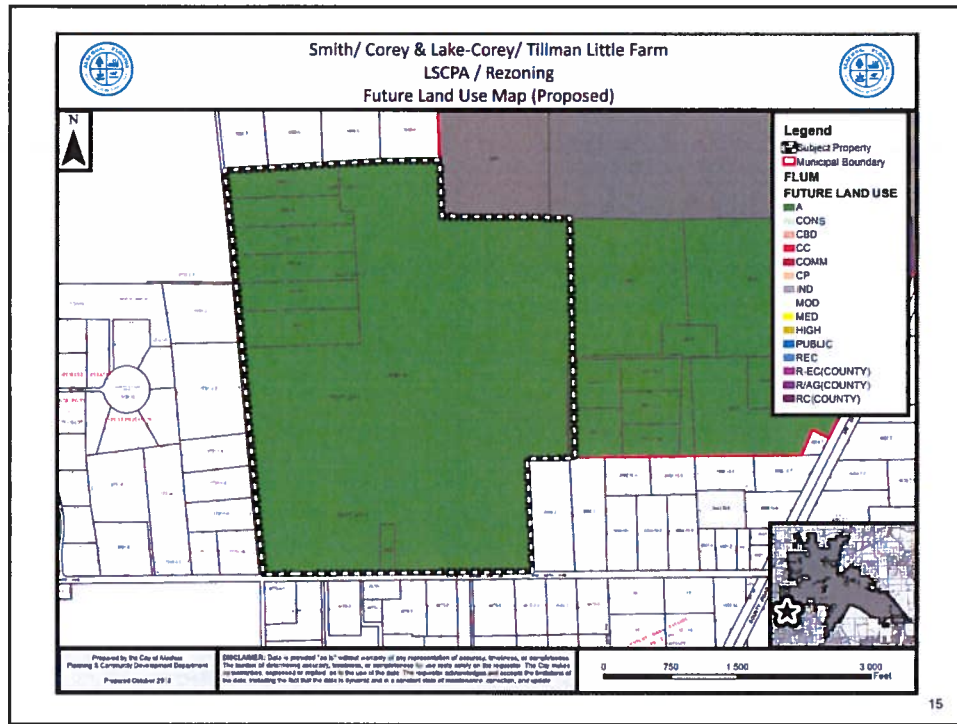
Large Scale CPAs/RZs



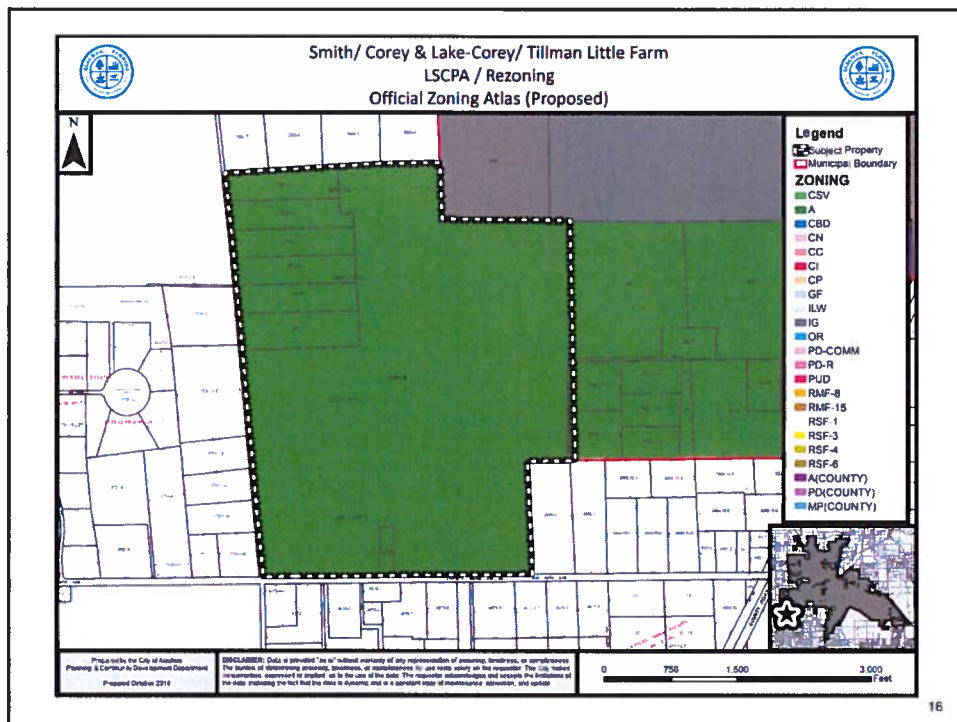
- There are 4 large scale CPAs/RZs
 - Rembert/Fields
 - Smith, Tillman Little Farms, Corey and Lake-Corey
 - Williams and May
 - Phoenix Commercial Park, LLP

12

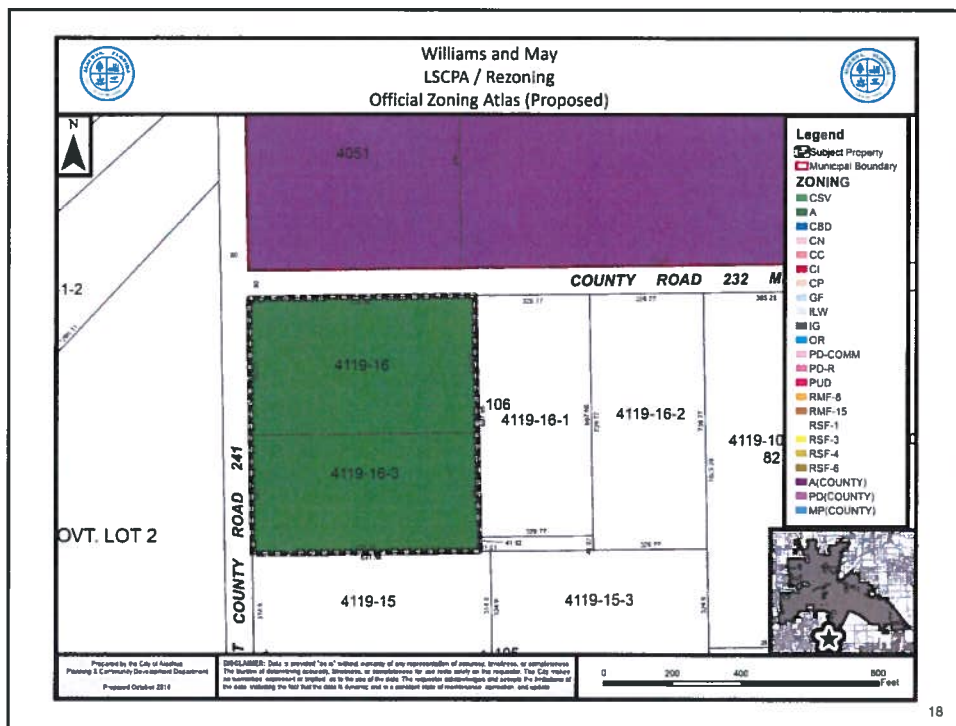
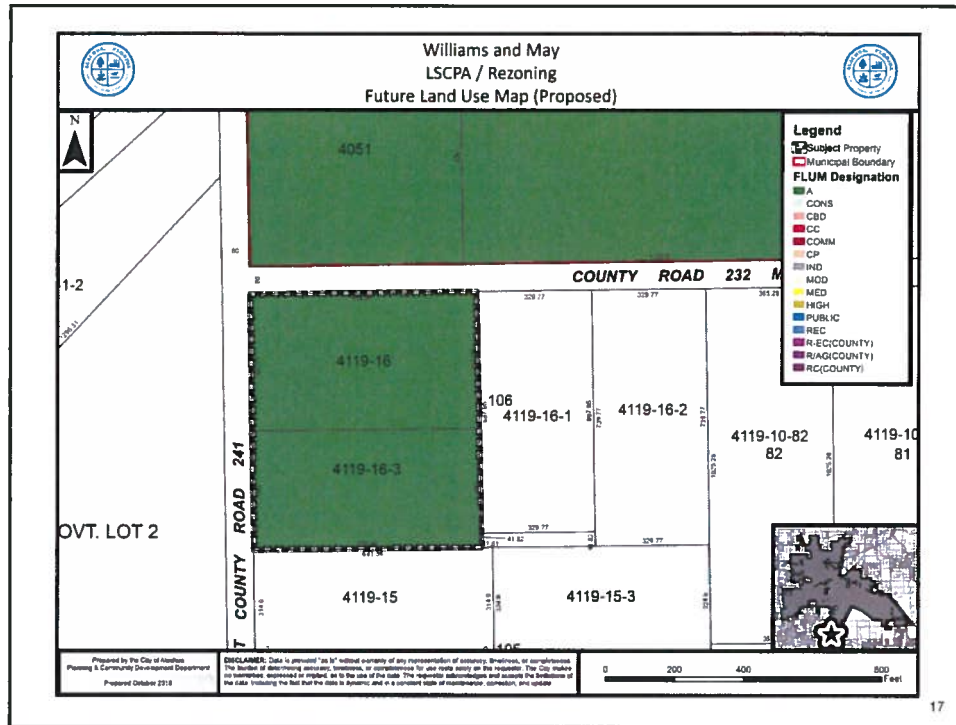


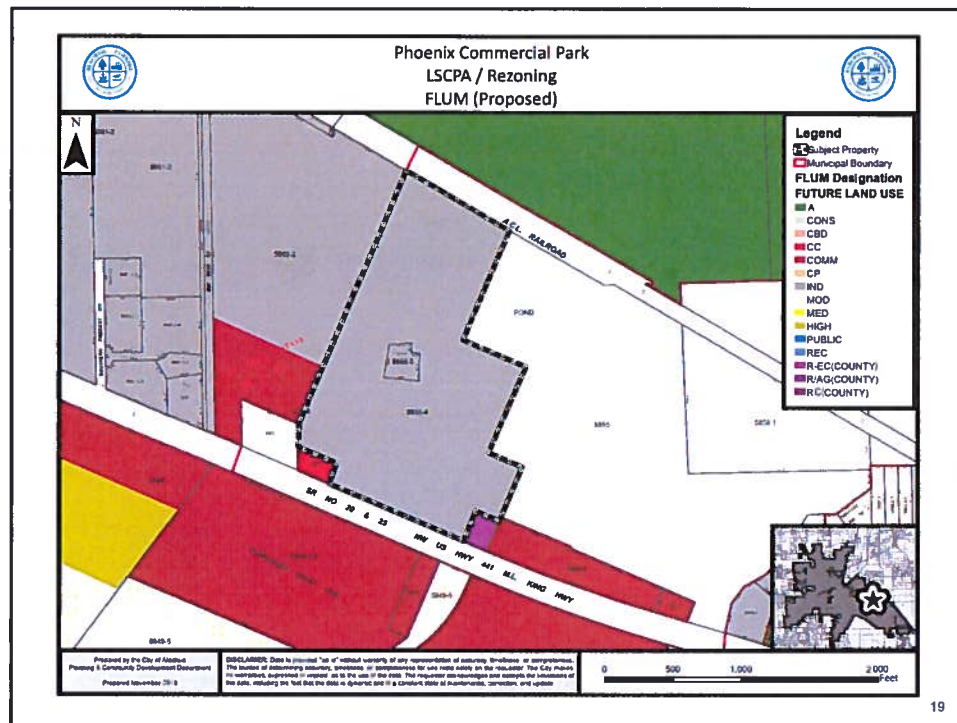


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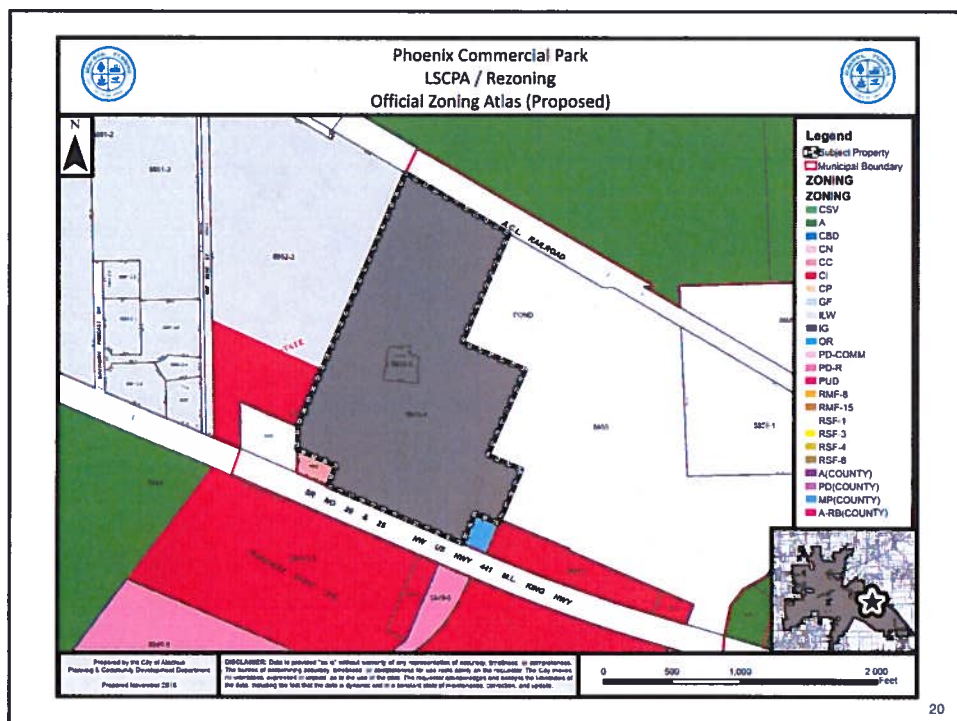


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Next Steps

- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

PLEASE PRINT CLEARLY

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

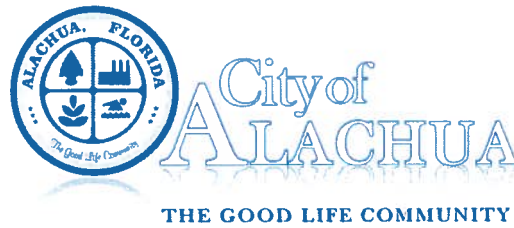
Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)



Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE, FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Phoenix SSCPA
2. Address of Subject Property: _____
3. Parcel ID Number(s): Portion of 05855-004-000
4. Existing Use of Property: Industrial
5. Existing Future Land Use Map Designation: Rural Employment Center
6. Proposed Future Land Use Map Designation: Industrial
7. Acreage: 1

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Virginia Johns Title: MNGR
Company (if applicable): Phoenix Commercial Park, LLP
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

Signature of Co-applicant

Virginia H Johns
Typed or printed name and title of applicant

Typed or printed name of co-applicant

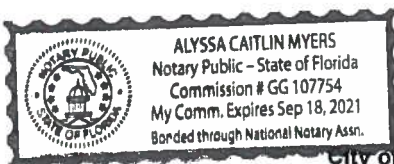
State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2018, by Virginia Johns

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

NOTARY SEAL

Alyssa Caitlin Myers
Signature of Notary Public, State of Florida



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

Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

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

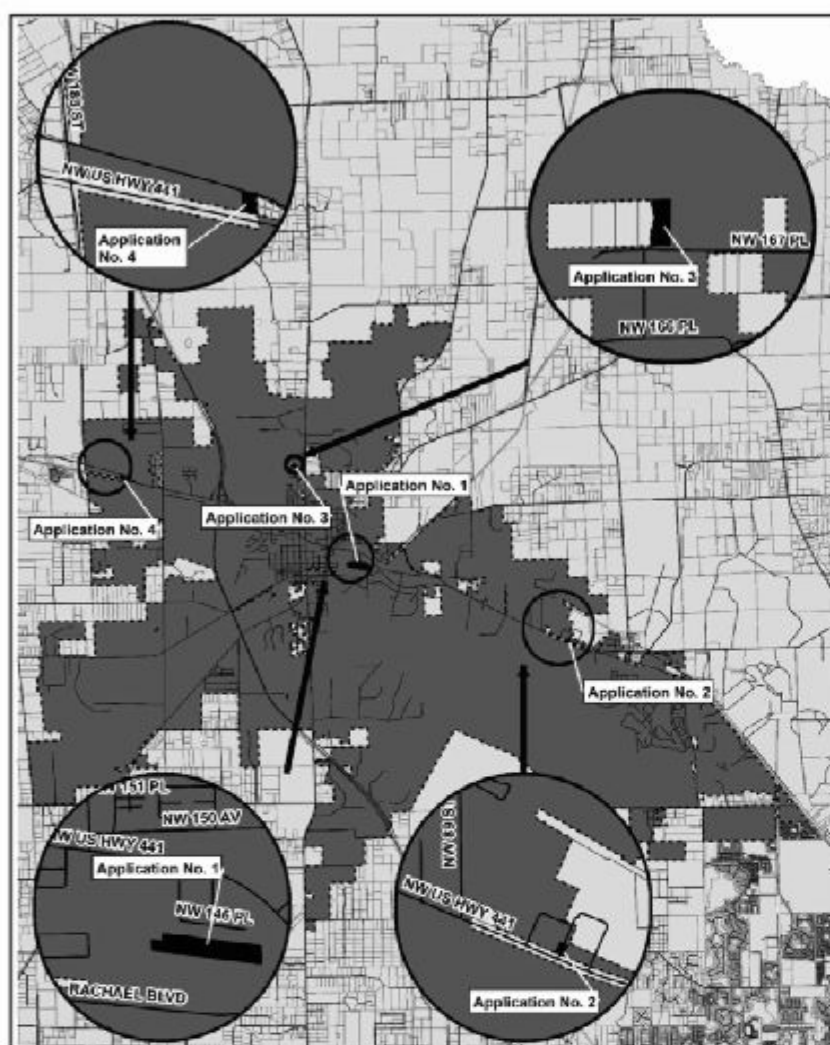
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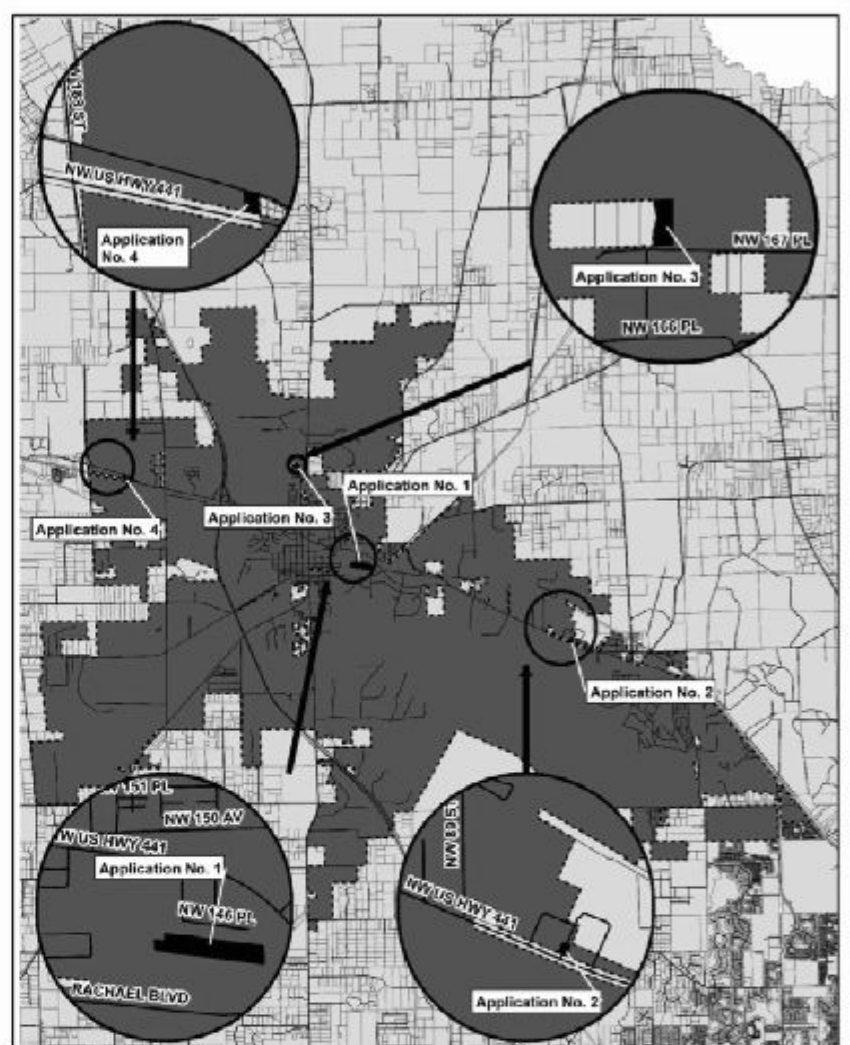
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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



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City of ALACHUA

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

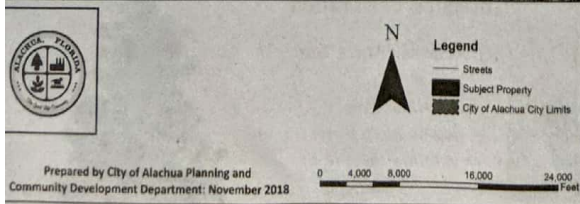
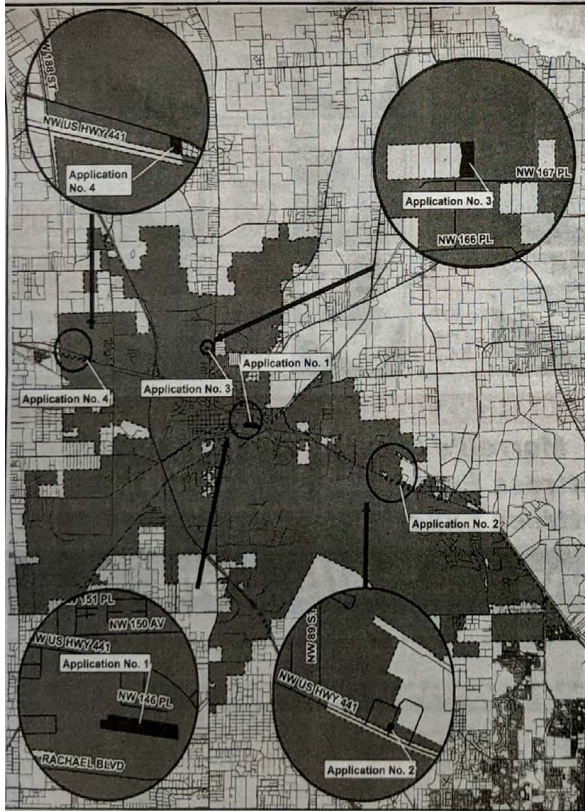
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(Published: Alachua County Today - November 29, 2018)



City of ALACHUA

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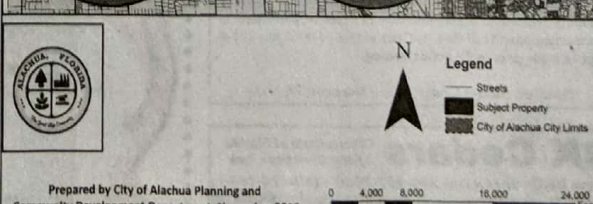
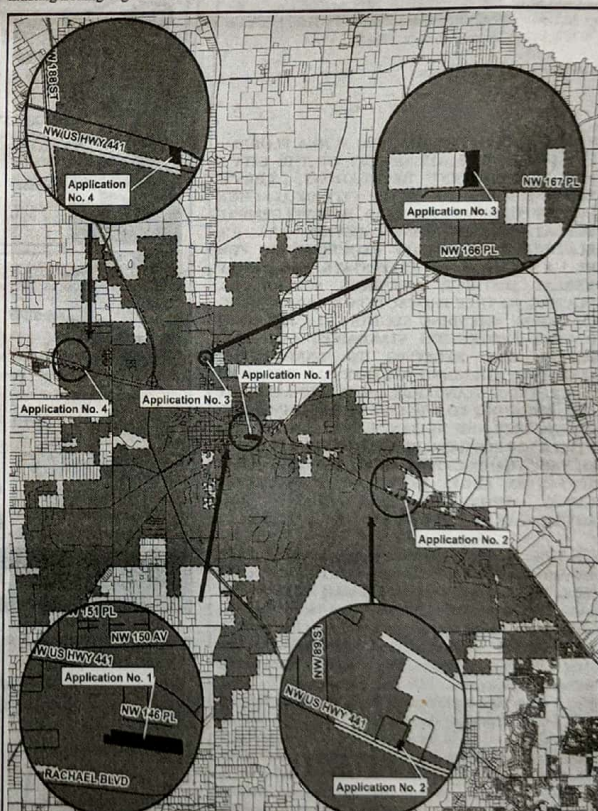
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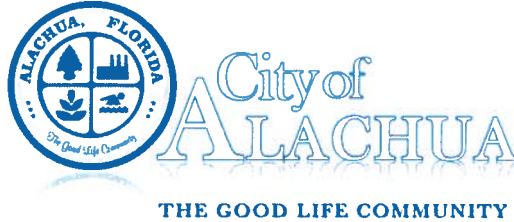
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
(KC)

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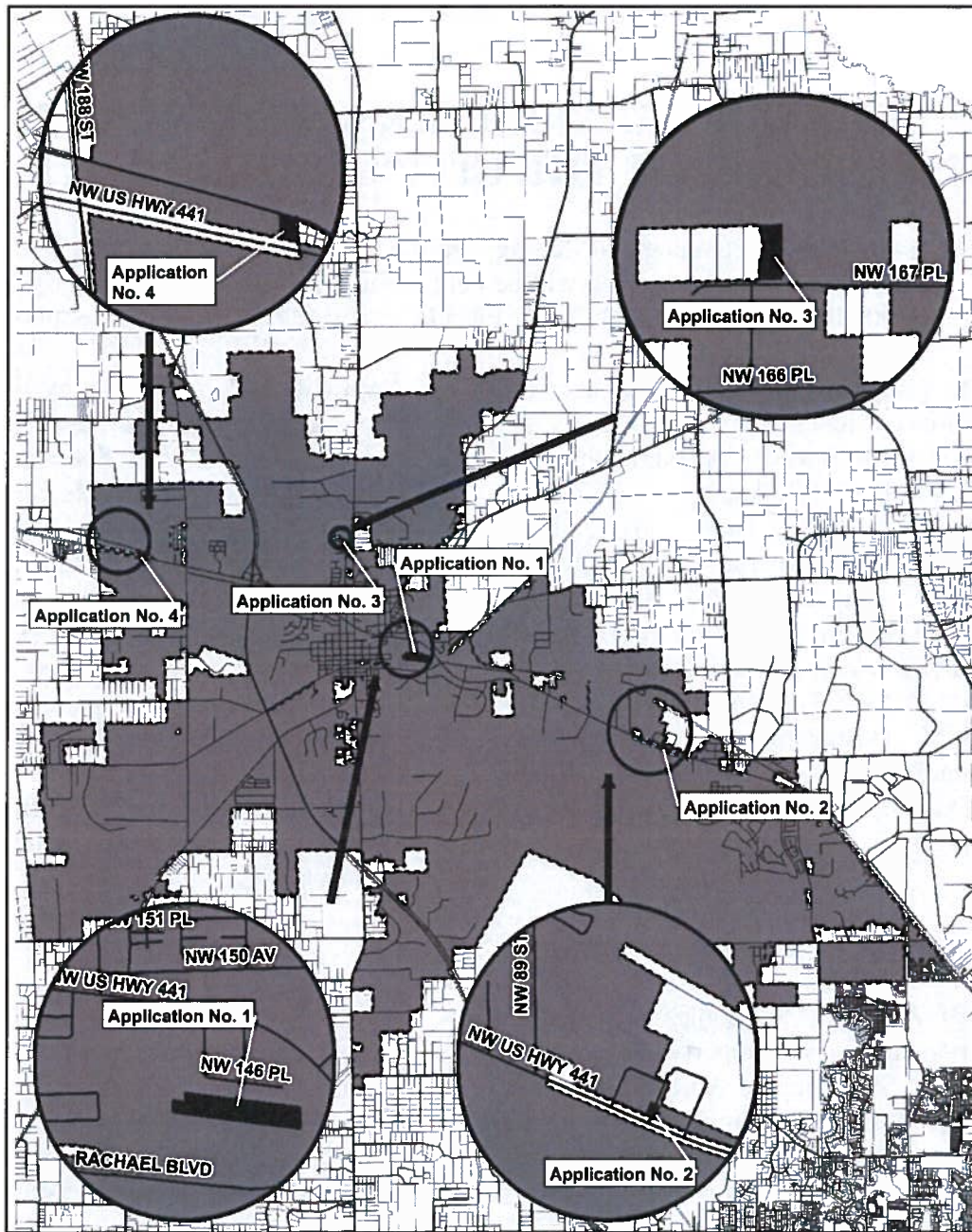
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



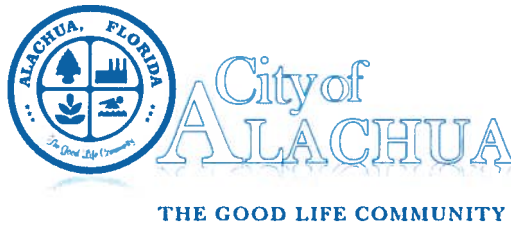
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

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815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

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440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

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ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

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5560 EMERALD RIDGE BLVD

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WILKERSON REUBEN

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NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

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PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

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ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

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GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

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ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

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HOWARD & HOWARD CO-TRUSTEES

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TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

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ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

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ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

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ALACHUA, FL 32615

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PO BOX 1000

ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

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BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

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ALACHUA, FL 32615-8696



COYLE & COYLE
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THE CHRISTOPHER CORPORATION
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PHOENIX COMMERCIAL PARK
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Dan Rhine
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Richard Gorman
5716 NW 93rd Avenue
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FL Department of Environmental Protection
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Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexis Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Arlan Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM RURAL EMPLOYMENT CENTER (ALACHUA COUNTY) TO INDUSTRIAL ON APPROXIMATELY 1.03 ACRES, LOCATED IN THE 12000 BLOCK OF US HIGHWAY 441; A PORTION OF TAX PARCEL NUMBER 05855-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 11, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearings on January 14, 2019 and January 28, 2019, provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this

amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and incorporated herein by reference.

The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Rural Employment Center (Alachua County) to Industrial for a portion of Tax Parcel Number 05855-004-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 14th day of January, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

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

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Portion of Tax Parcel No. 05855-004-000

LEGAL DESCRIPTION:

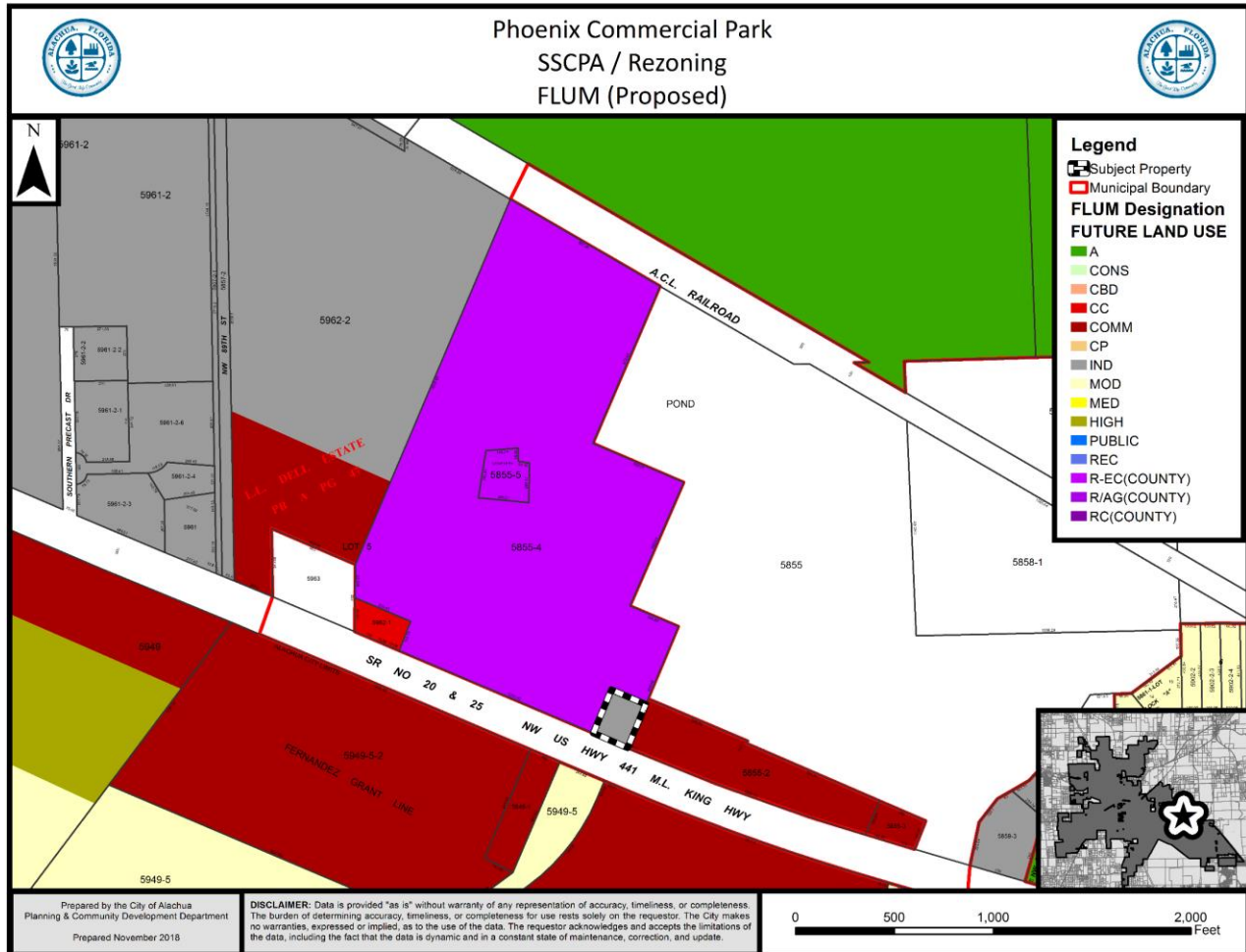
LEGAL DESCRIPTION: (PREPARED BY THIS FIRM)

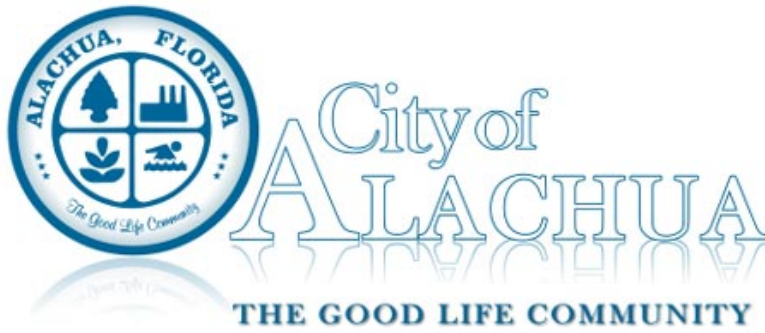
A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3527 AT PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441, (STATE ROAD NUMBER 25/20, 200 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 101.41 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 66°00'17"WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 188.59 FEET TO THE EASTERLY EASEMENT LINE OF A DUKE ENERGY 160 FOOT WIDE RIGHT OF WAY, (FORMERLY FLORIDA POWER CORPORATION) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 219 AT PAGE 571, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 23°58'26"EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID EASEMENT LINE, A DISTANCE OF 237.92 FEET; THENCE RUN SOUTH66°00'17"EAST, DEPARTING SAID EASEMENT LINE, A DISTANCE OF 188.71 FEET; THENCE RUN SOUTH24°00'13"WEST, A DISTANCE OF 237.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES MORE OR LESS.

EXHIBIT “B”





Board/Committee Agenda Item

MEETING DATE: 12/11/2018

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Small Scale): A request by Phoenix Commercial Park, LLP, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial ("ILW") on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP")(Alachua County) to Light and Warehouse Industrial ("ILW") on the subject property.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution, to comparable City designations.

The subject property currently has a Rural Employment Center (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Industrial Future Land Use designation.

The Light and Warehouse Industrial ("ILW") Zone District is described as follows in Section 3.5.2 of the Land Development Regulations (LDRs):

ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established

by these LDKs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

ATTACHMENTS:

Description

- ▢ Staff Report
- ▢ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ▢ Public Notice Materials for the 12/11/18 PZB Hearing
- ▢ Draft Ordinance



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP")(Alachua County) to Light and Warehouse Industrial ("ILW") on a ±1.03 acre subject property

PROPERTY OWNER: Phoenix Commercial Park, LLP

LOCATION: West of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua

**PARCEL ID
NUMBER(S):** A portion of 05855-004-000

ACREAGE: ± 1.03

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

**RECOMMENDED
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP")(Alachua County) to Light and Warehouse Industrial ("ILW") on the subject property.

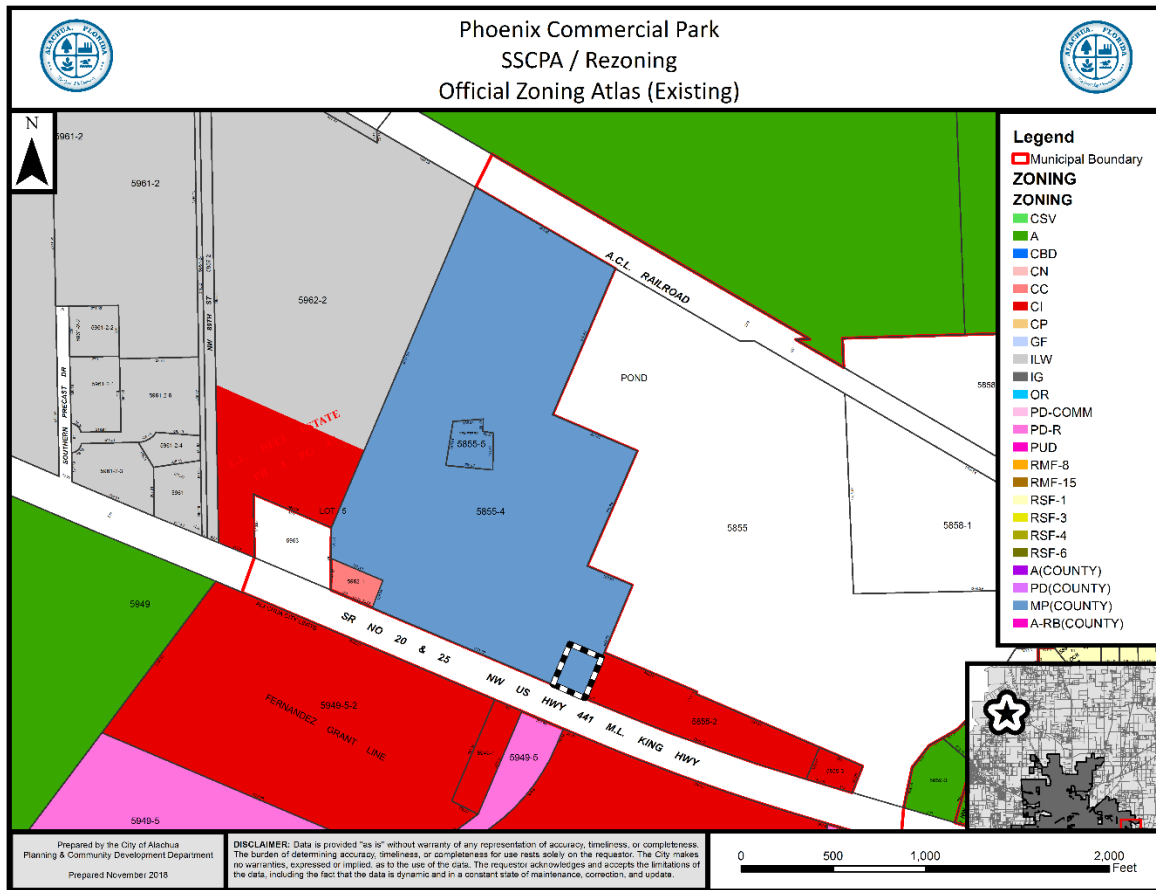
The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

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Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Industrial Services and Manufacturing (“MP”)(Alachua County)	Light and Warehouse Industrial (“ILW”)
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (44,558 square feet)
Typical Uses*:	Wholesaling, warehouse, storage, and distribution, building supply and lumber sales, manufactured and mobile home sales, light industrial, heavy industrial	Industrial services, Manufacturing and production, Warehouse and Freight Movement
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>		

SURROUNDING USES

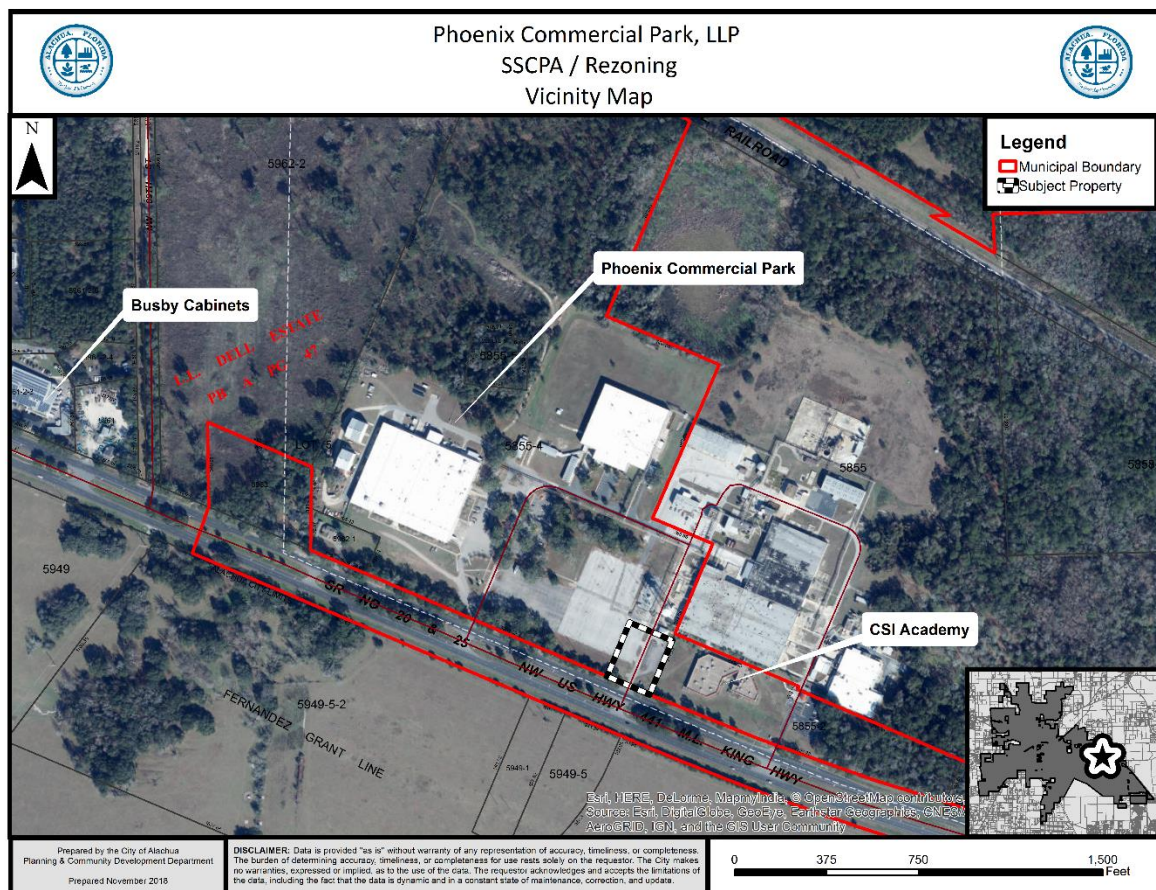
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Rural Employment Center	Industrial Services and Manufacturing (“MP”) (County)
East	Commercial	Commercial	Commercial Intensive (“CI”)
West	Industrial	Rural Employment Center	Industrial General (IG)
South	Vacant Commercial and Residential	Commercial and Moderate Density Residential	Commercial Intensive (“CI”) and Planned Development Residential (“PD-R”)

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

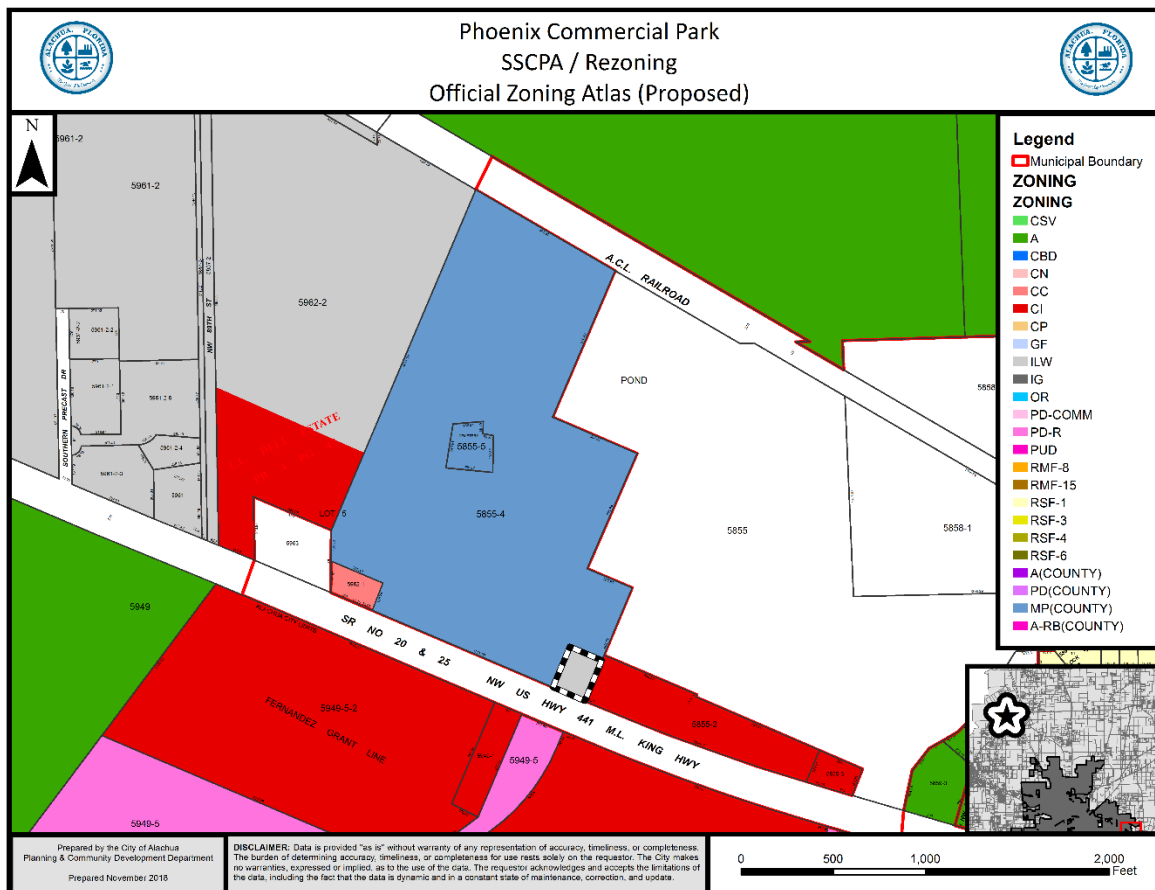


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
A portion of 05855-004-000	Industrial	Industrial Services and Manufacturing ("MP")(Alachua County)	Light and Warehouse Industrial ("ILW")	±1.03

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that

attended the meeting. A summary of the questions that were asked at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Industrial Services and Manufacturing (“MP”) (Alachua County) to Light and Warehouse Industrial (“ILW”). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designation. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
A portion of 05855-004-000	Rural Employment Center	Industrial	Light and Warehouse Industrial (“ILW”)	☒

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua’s Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

Based upon the Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft. Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft. maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

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

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

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

Analysis of Consistency with Objective 1.5: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location,

and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not currently served by the City's wastewater system, but may be located within the City's wastewater service area. If located within the City's wastewater service area, connection to the City's wastewater system would be required at time of development.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's wastewater service area, connection to the City's potable water system would be required at time of development.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

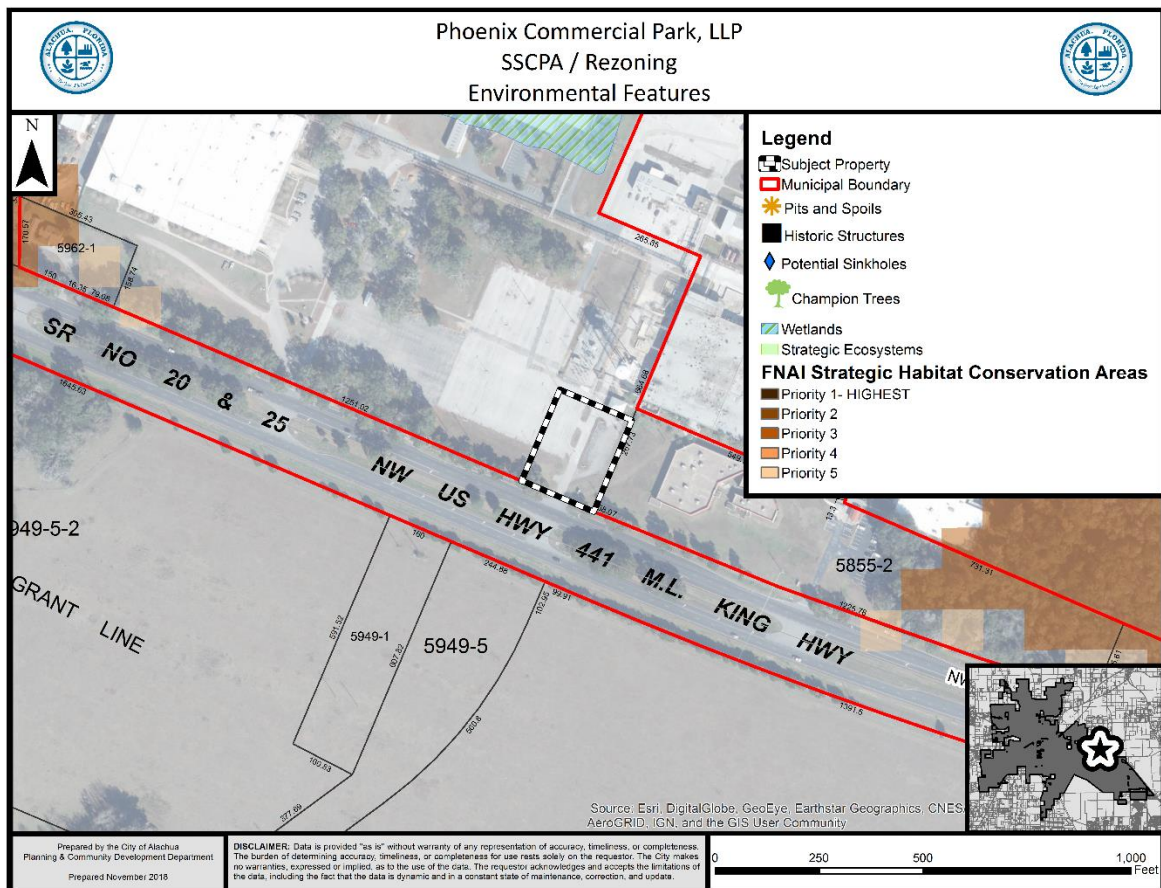
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:

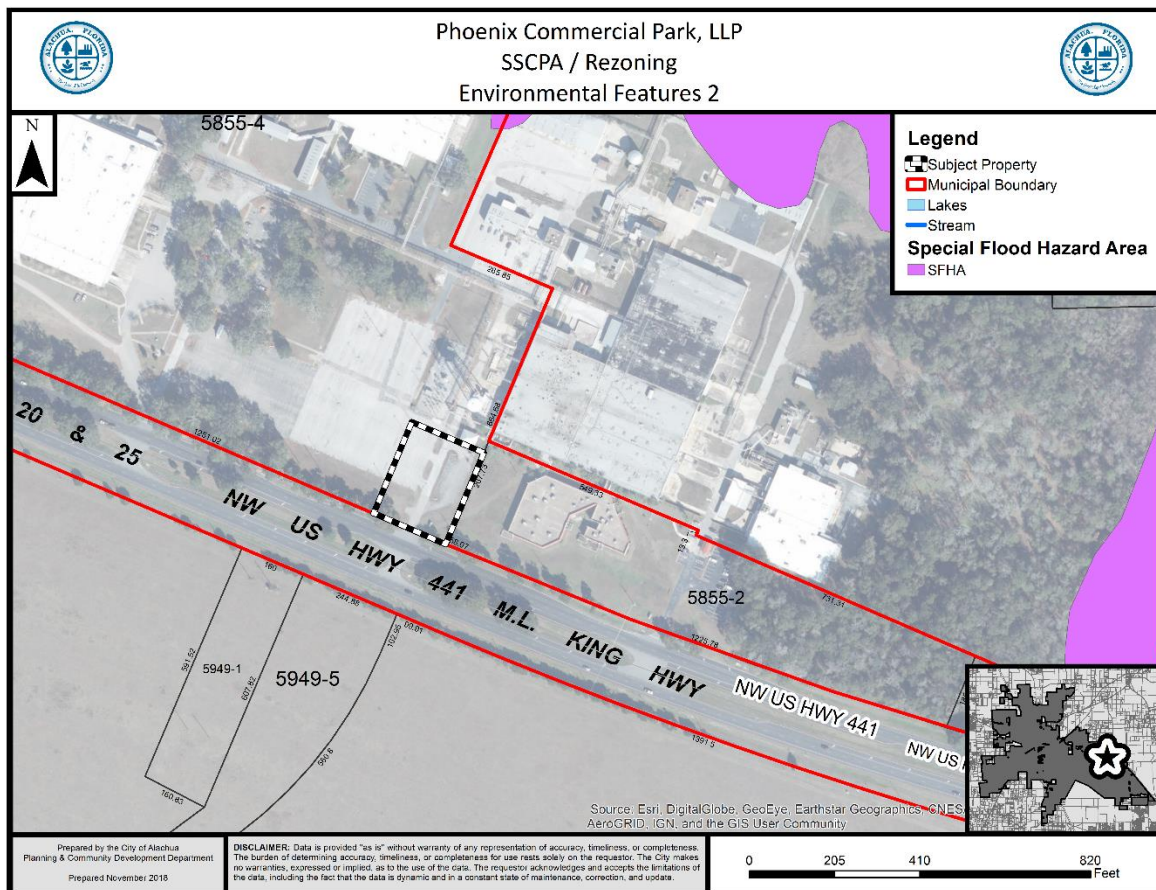
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	34.90%
Millhopper-Urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	65.10%

Evaluation: The entire site is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

Evaluation and Findings: The proposed amendment would permit industrial uses in a historically industrial area.

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

Evaluation and Findings: The proposed amendment pertains to land already developed and in industrial use.

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

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

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

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

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

Evaluation and Findings: The proposed amendment would permit industrial uses adjacent to an industrial area.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment would permit industrial uses adjacent to an industrial area and zoning districts. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water,

wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property may be located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning Designation	Proposed Zoning Designation
Zoning Designation:	Industrial Services and Manufacturing ("MP") (Alachua County)	Light and Warehouse Industrial ("ILW")
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (44,867 square feet)
Maximum Density/Intensity	N/A	44,867 square feet non-residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must

be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Industrial)	Warehousing ² (ITE Code 150 (10th ed.))	152 (76/76)	18 (13/5)	20 (7/13)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 5.05 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30 (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 30 employees (1 employee/ 1,500 square feet gfa (44,867/ 1,500= 30)(36% entering/65% exiting).

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

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase/Decrease in Daily Trips Generated by Development	152
Residual Capacity After Development's Impacts⁵	25,544

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	20
Residual Capacity After Development's Impacts⁵	2,126
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i> ² <i>Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</i> ³ <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).</i> ⁴ <i>Source: City of Alachua August 2018 Development Monitoring Report.</i> ⁵ <i>The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	450
Residual Capacity	1,025,733
Percentage of Permitted Design Capacity Utilized	55.40%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per employee per day (30 x 15) FAC64E-6</i>	

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	450
Residual Capacity	778,761
Percentage of Permitted Design Capacity Utilized	48.08%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **15 gallons per employee per day (30 x 15) FAC64E-6	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	120	21.90
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) 2 City of Alachua August 2018 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: 30 employees x 0.73 tons per year) 4 New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P				P	P																4.3.1(A)(1)	
Dwelling, multiple-family					S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached					P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)	

Dwelling, single-family detached		P	P	P	P	P			P	P	P				P		P				A	A		4.3.1(A)(4)	
Dwelling, townhouse				S	S	S			P	P	P					P	P				A	A	A	4.3.1(A)(3)	
Dwelling, two- to four-family				S	S	P			P	P	P				P	P	P				A	A	A	4.3.1(A)(3)	
Mobile home park								P																4.3.1(A)(1)	
Upper story dwelling									P	P	P	P	P	P	P	P	P				A		A	A	
Group living																									
Co-housing		P				P	P	P																4.3.1(B)(1)	
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P				P							A	A	4.3.1(B)(2)(b)	
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)	
Dormitory		P							S	P				P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S												A		
Roominghouse				S	S	S			P	P															
PUBLIC AND INSTITUTIONAL USES																									
Community services																									
Community center		S				S	S	S	S	S			P		P					P	A	A	A		4.3.2(A)

Cultural facility								S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library					S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center					S	P	P	P	P			P	P	P				P		A	A		4.3.2(A)
Youth club facility					S	P	P	P	P			P	P	P				P		A	A		4.3.2(A)
Day care																							
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S					A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		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	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P				P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																							
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A		A	4.3.2(D)

Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)	
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)	
Health care facilities																								
Blood collection facility														P	P	P	P		A			A		
Birth center											P	S	P	P	P	P			A		A	A		
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P			A		A	A		
Medical and dental lab													P		P	P	P	P	A			A		
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P				A		A	A	4.3.2(E)(2)	
Institutions																								
Assisted living facility		S			S	S			P	P	S								A	A	A	A		
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	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		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		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P						P		P			A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

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

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

[illegible]

Animal hospital		P										P		S					A				4.3.3(C)(1)
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		S	A		A	A	4.3.4(B)(1)

Manufacturing, light																P	P	P			A			A		
Medical marijuana processing																										
Medical radioisotope laboratory																P										
Non-medical marijuana processing																										
Offices																										
Business services											P	P	P	P	P	P					A			A	A	
Financial services											P	P	P	P	P	P					A			A	A	
Professional services										S	P	P	P	P	P	P					A			A	A	
Radio and television broadcasting studio													P	P	P	P	P	P			A				A	
Sales													P	P	P	P					A			A	A	
Parking, commercial																										
Parking lot													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(1)	
Parking structure													P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(2)	
Recreation/entertainment, indoor																										
Banquet hall													P	P	P	P			P		A			A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P			P	P	A	A	A	A		

Internet Café/simulated gaming establishment																									
Neighborhood recreation center			S	S	S			P	P		P				P			P	A	A	A				
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	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		S	A		A	A		
Recreation/entertainment, outdoor																									
Archery range		P													P			P							
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S													P			P	A		A	A			
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A		
Retail sales and services																									
Auction house		P													P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)	

Convenience store								S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home										S		P	P	P					A				4.3.4(G)
General media store												P	P	P	P				A	A	A		4.3.4(G)
Liquor store												S	P	P	P				A		A		4.3.4(G)
Laundromat														P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P	P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S	S					A				4.3.4(G)(7)
Self-service storage																							
All uses													P	P	S		P		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									4.3.4(I)
Vehicles, sales and services																							
Automobile body shop														P		P	P						4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A				
Automobile rental and sales												S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)

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

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

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																		S	P	P	P			
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
PHOENIX COMMERCIAL PARK, LLP.**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP 
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.



Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications
for Annexed Properties

November 27, 2018

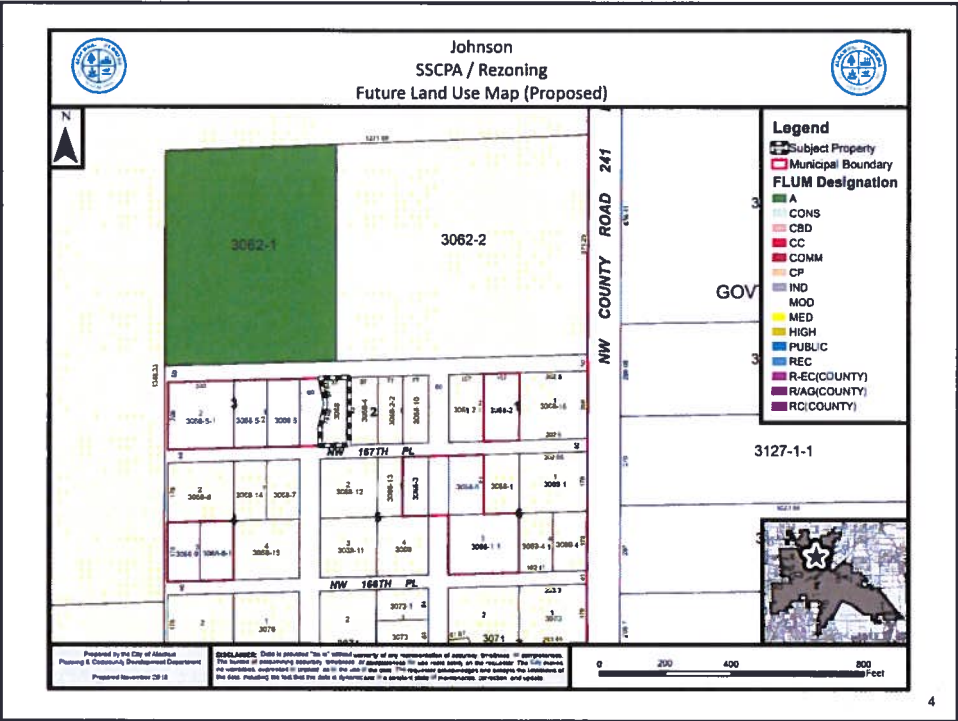
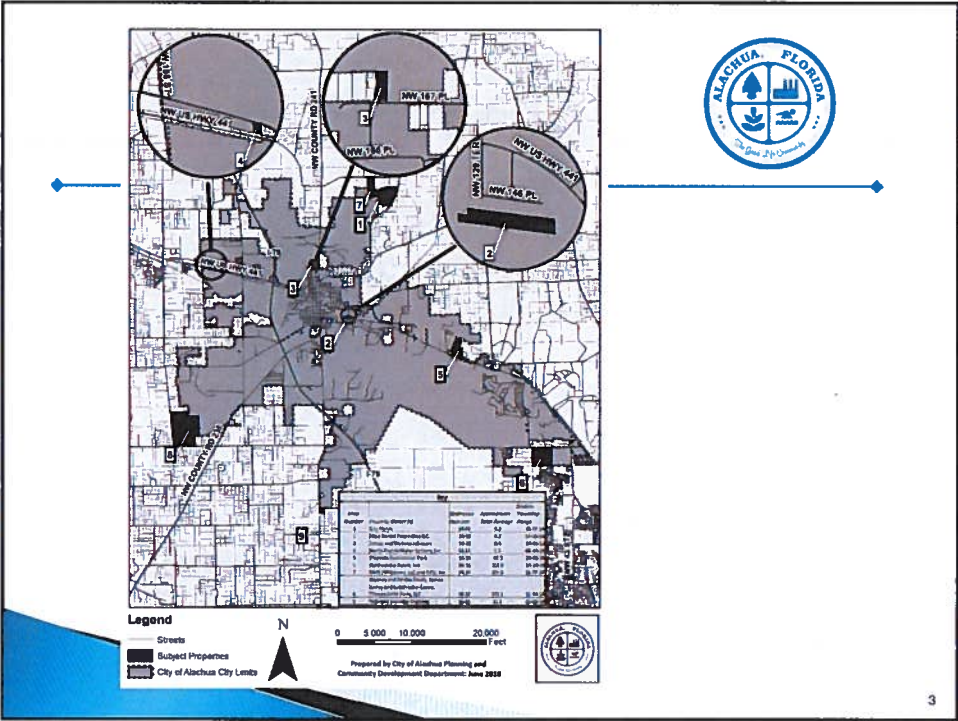
1

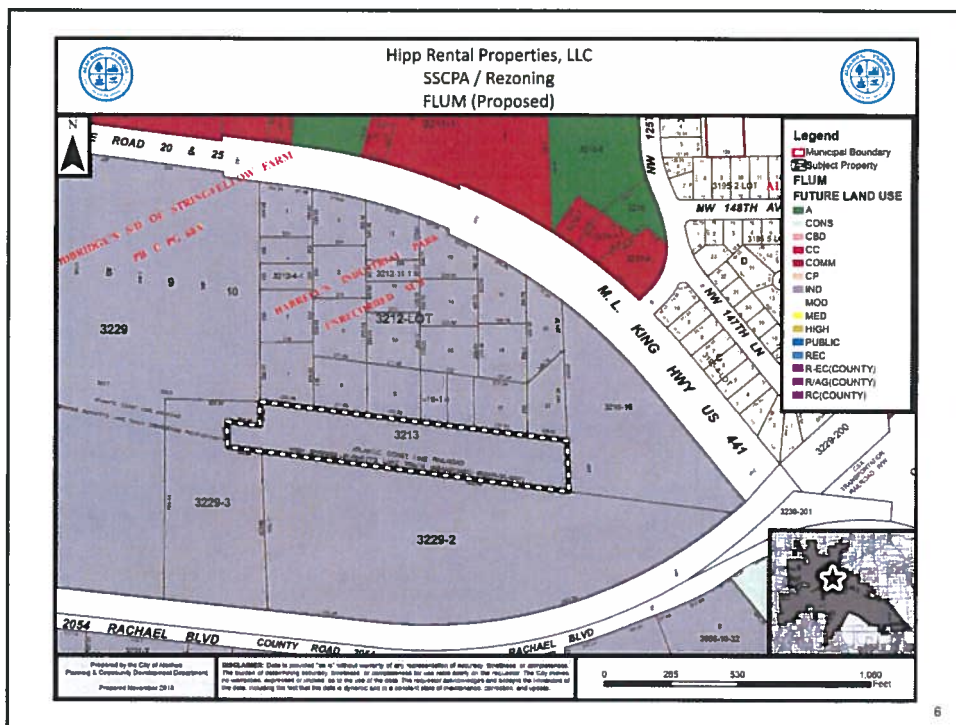
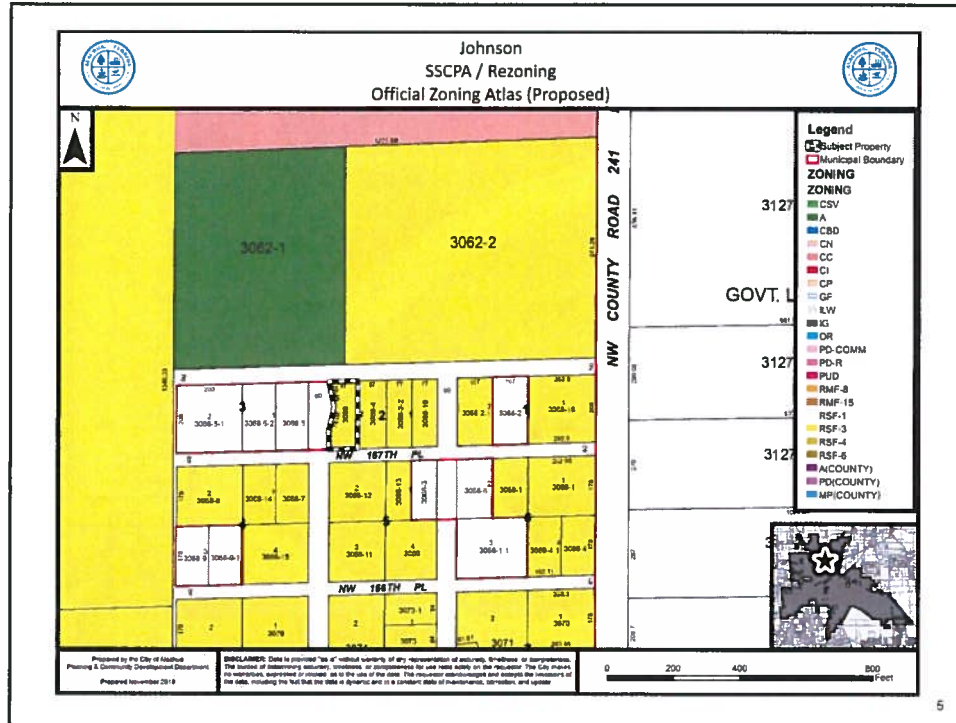


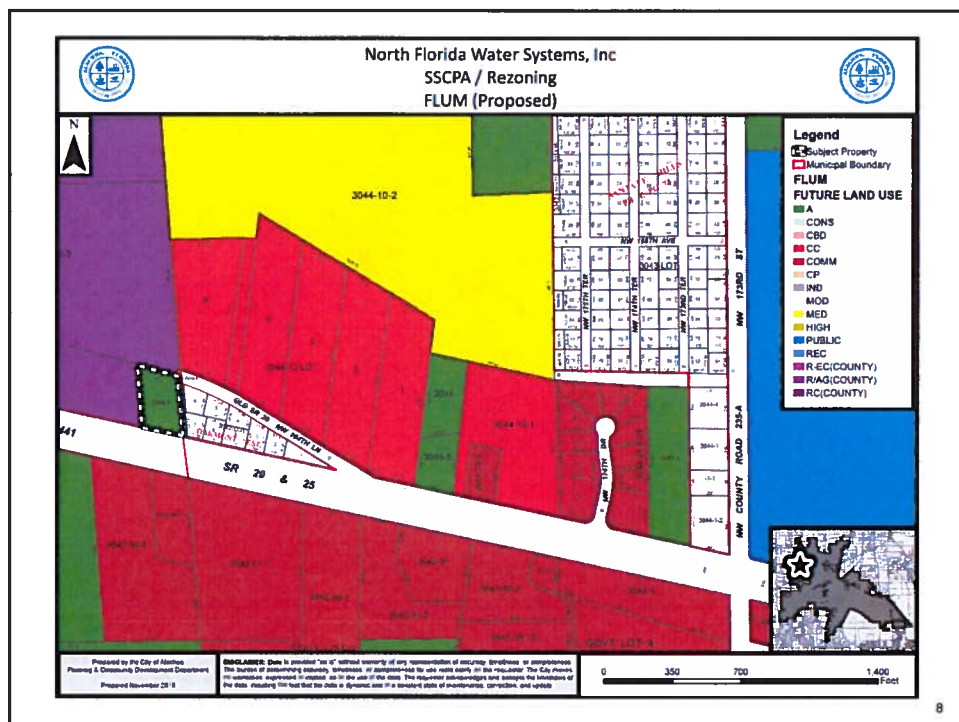
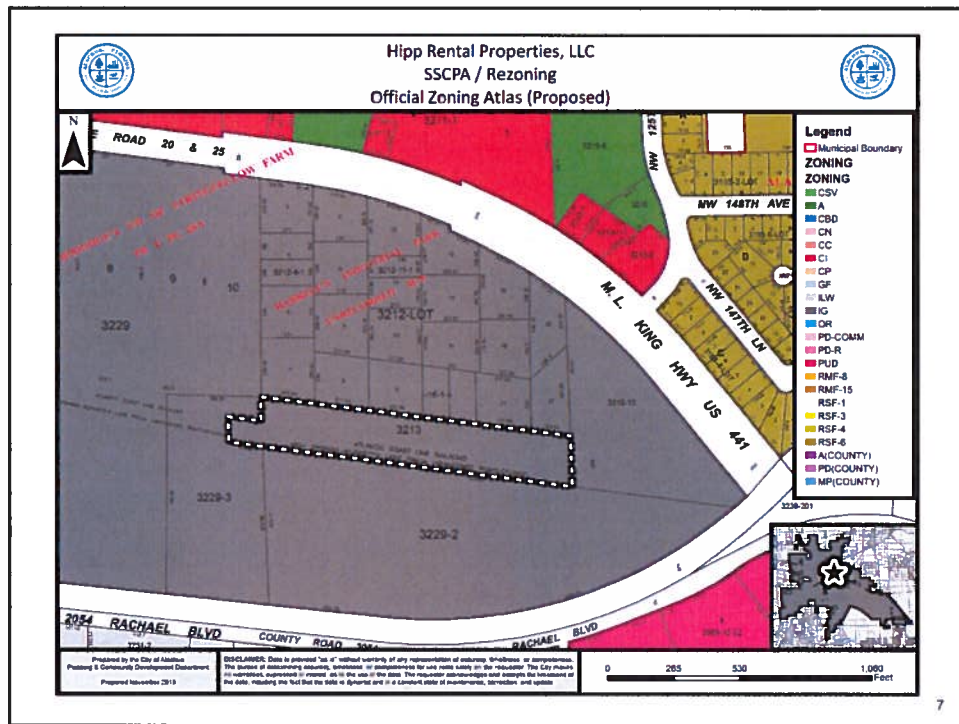
Overview

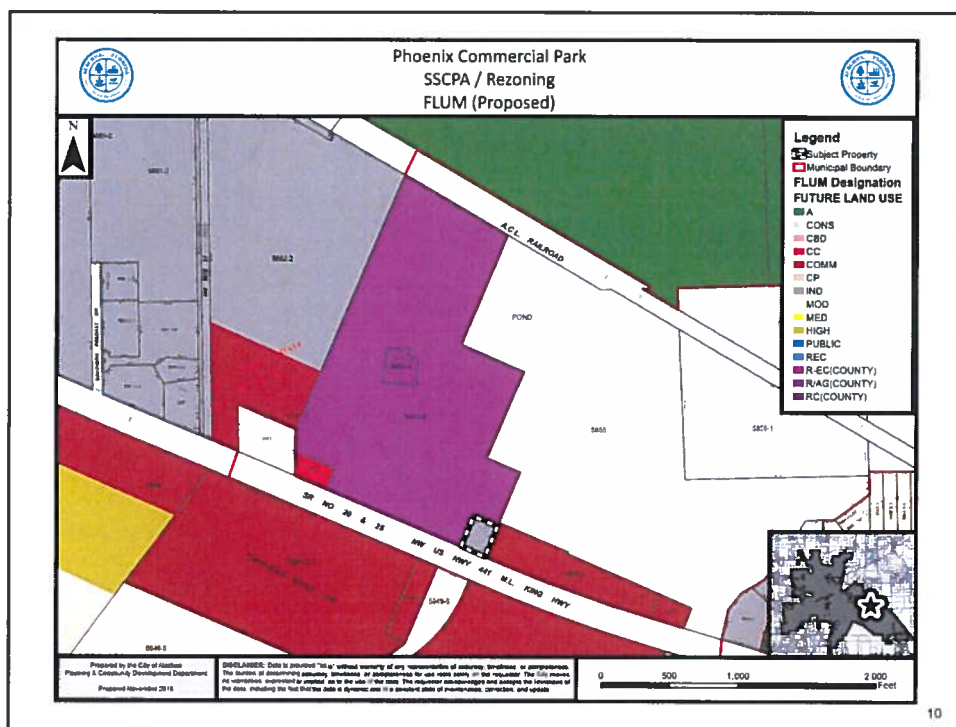
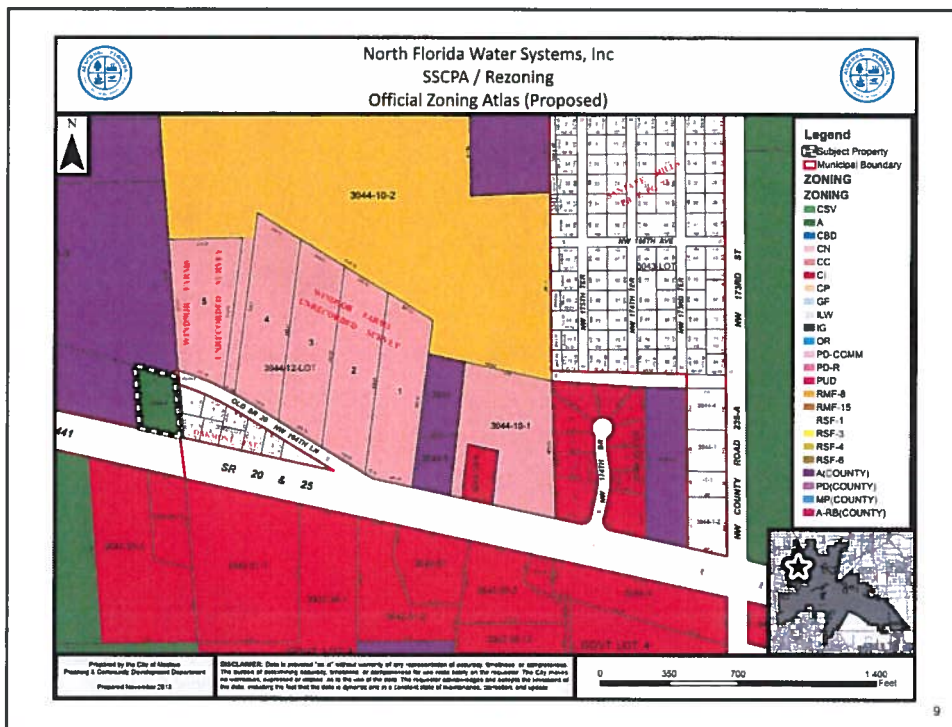
- ▶ This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- ▶ These applications are for properties that have been recently voluntarily annexed into the City
- ▶ If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- ▶ The proposed future land use and zoning designations are generally comparable to existing county designations
- ▶ This is not a public hearing; three public hearings will be held.

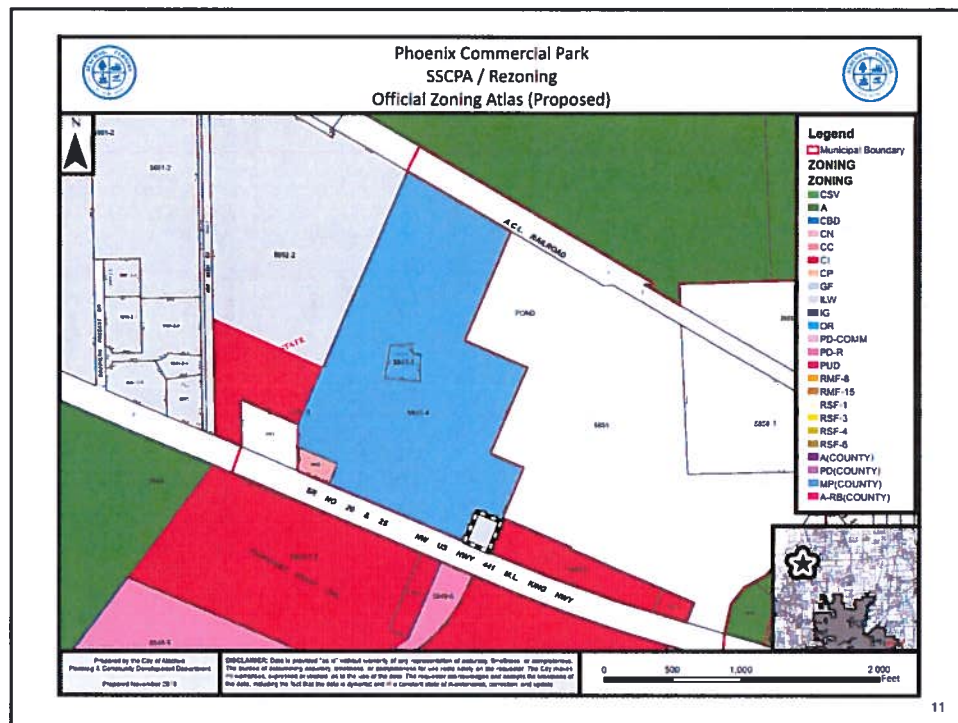
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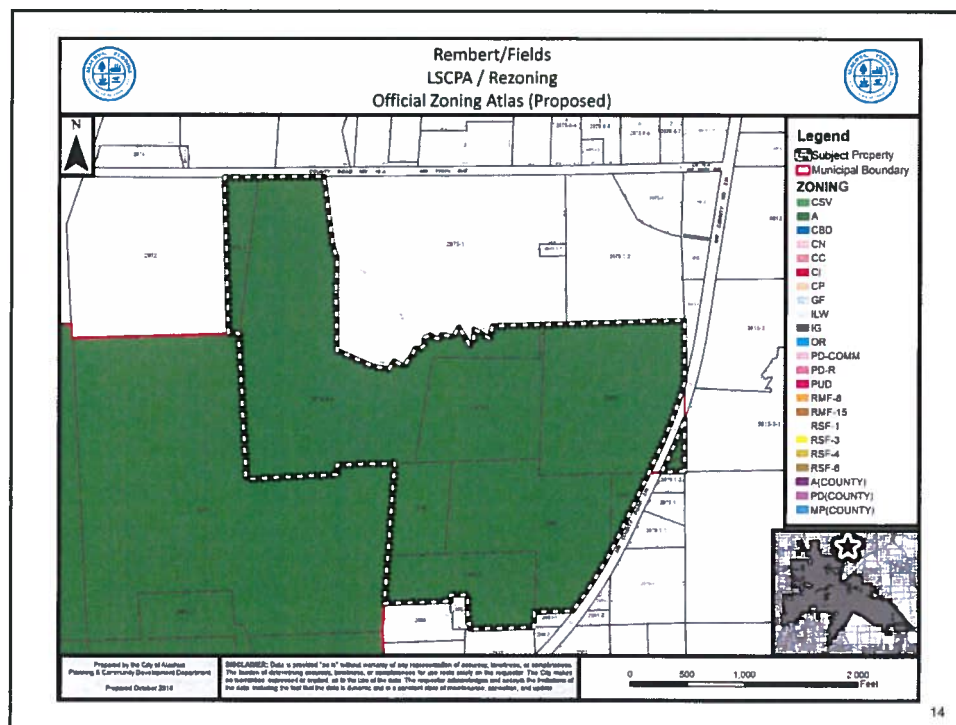
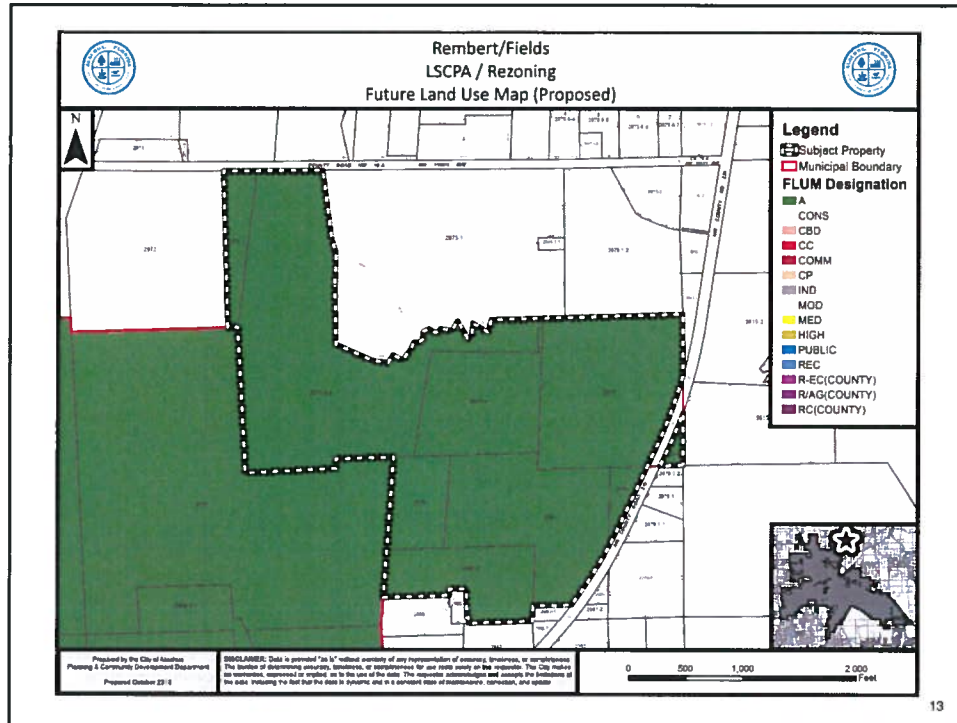


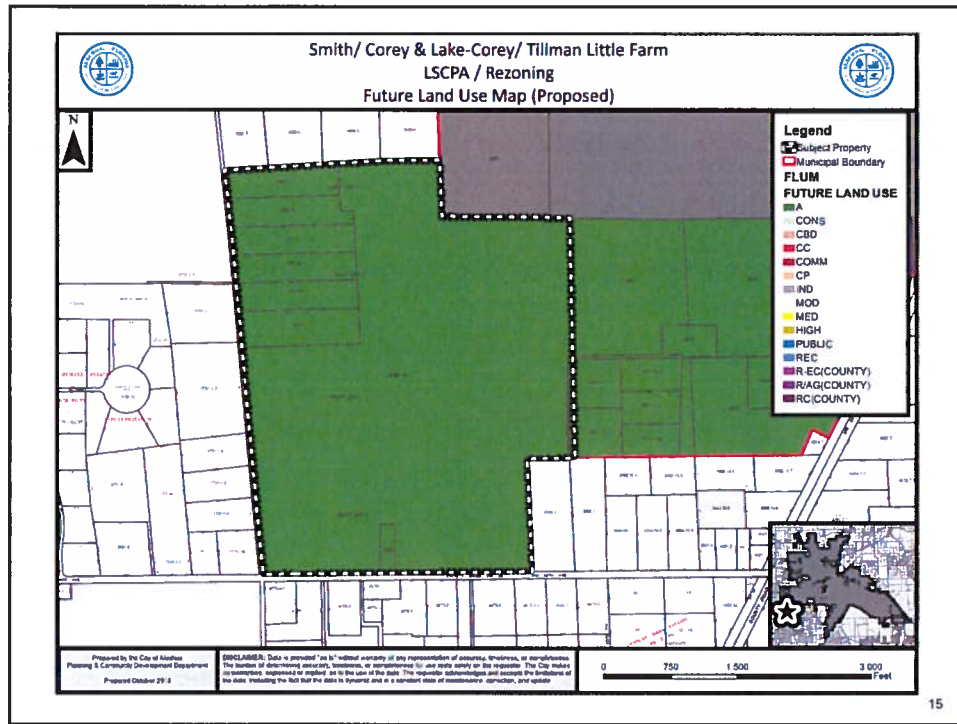
Large Scale CPAs/RZs



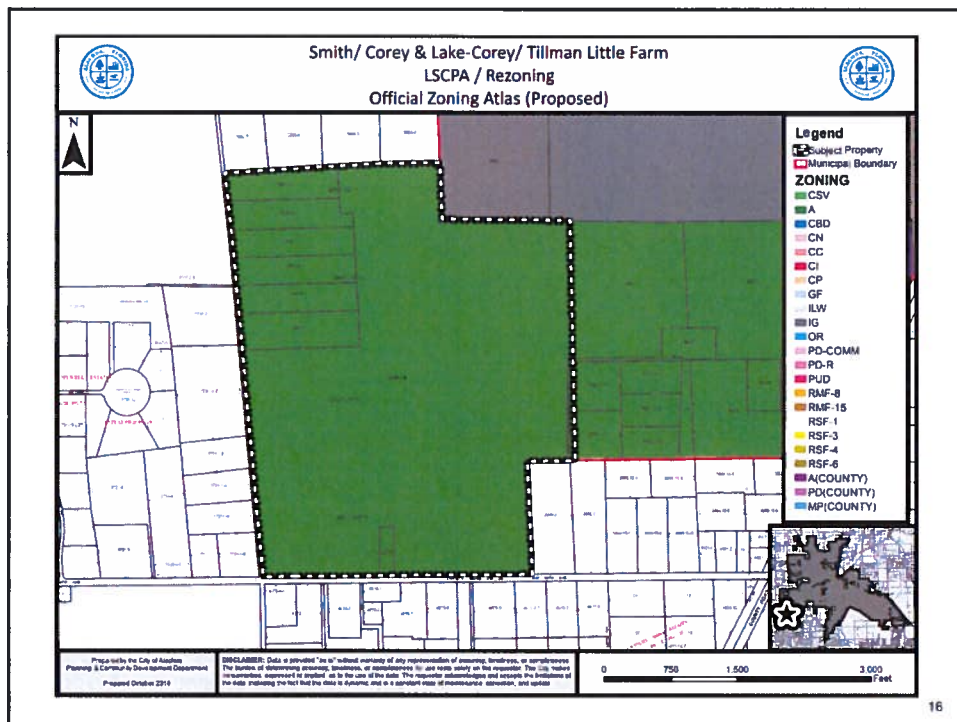
- ▶ There are 4 large scale CPAs/RZs
 - ▶ Rembert/Fields
 - ▶ Smith, Tillman Little Farms, Corey and Lake-Corey
 - ▶ Williams and May
 - ▶ Phoenix Commercial Park, LLP

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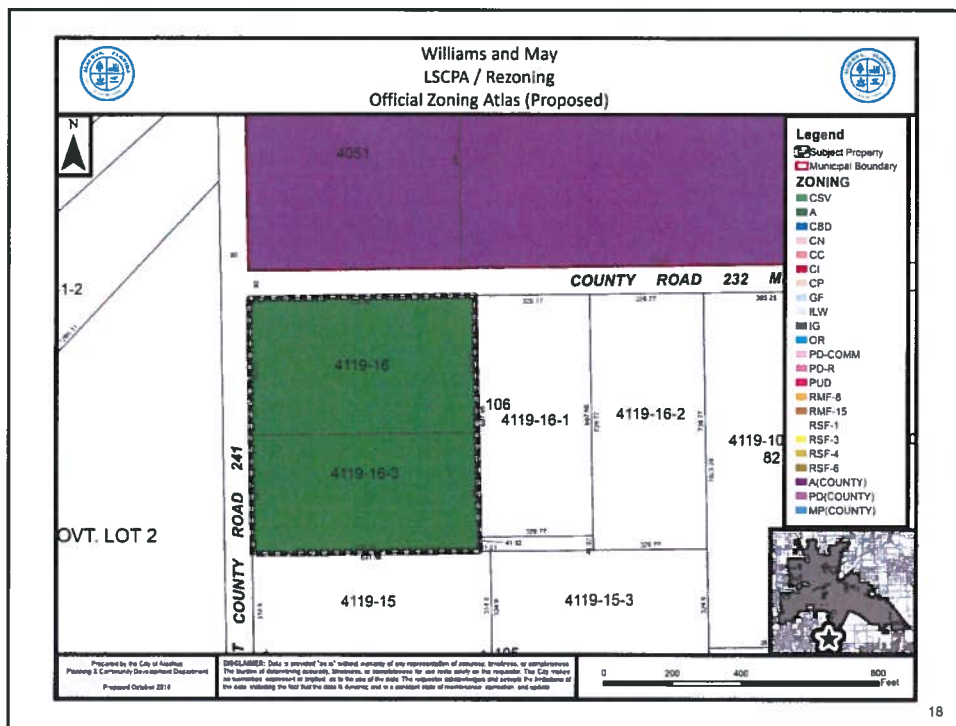
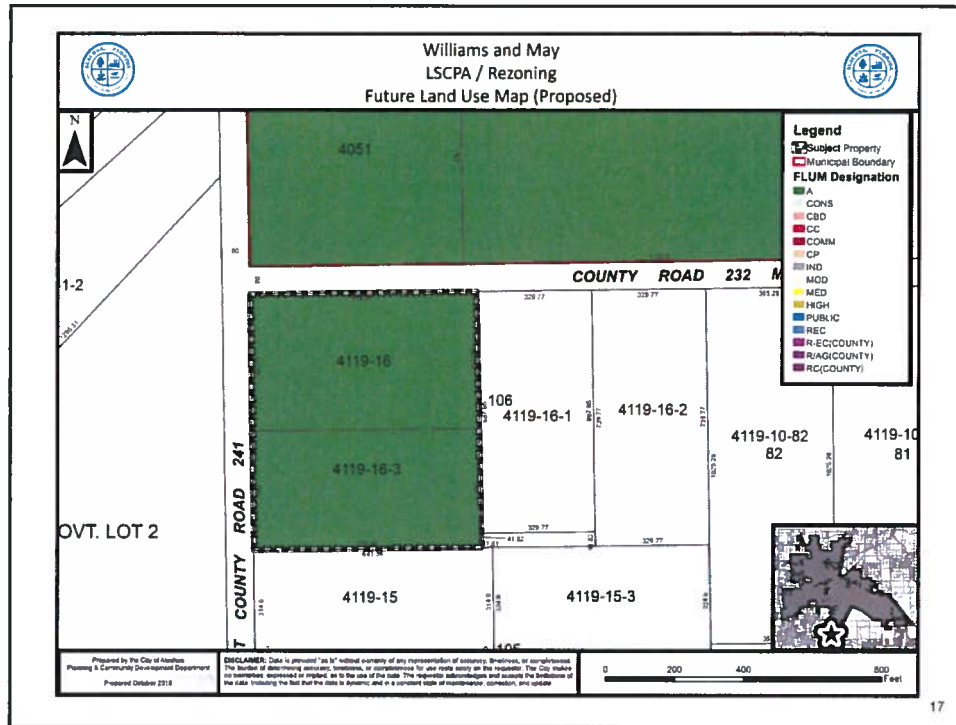


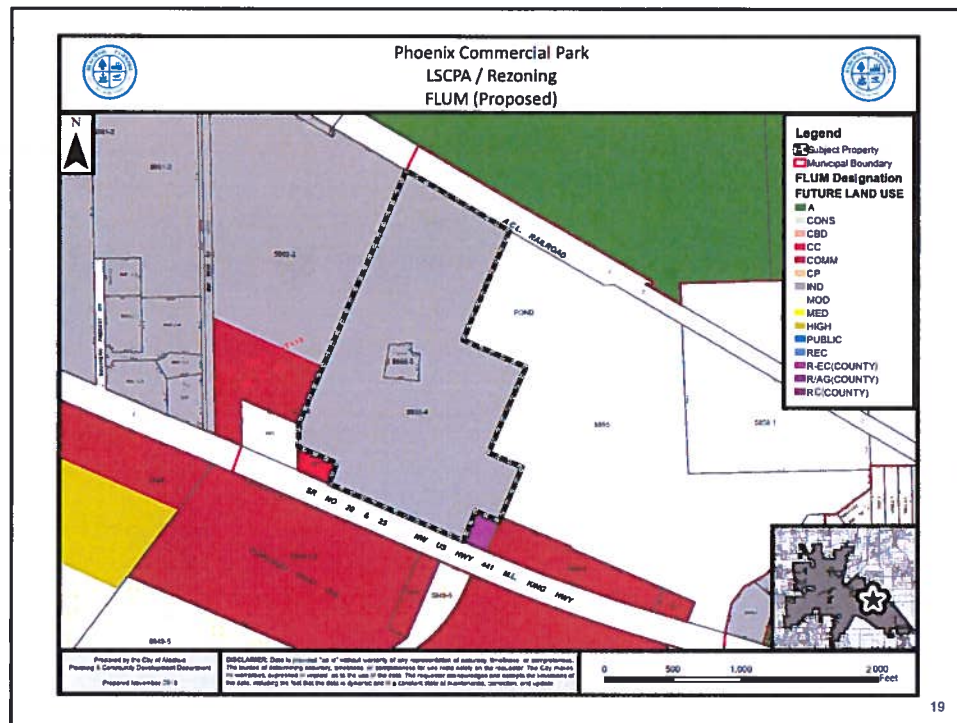


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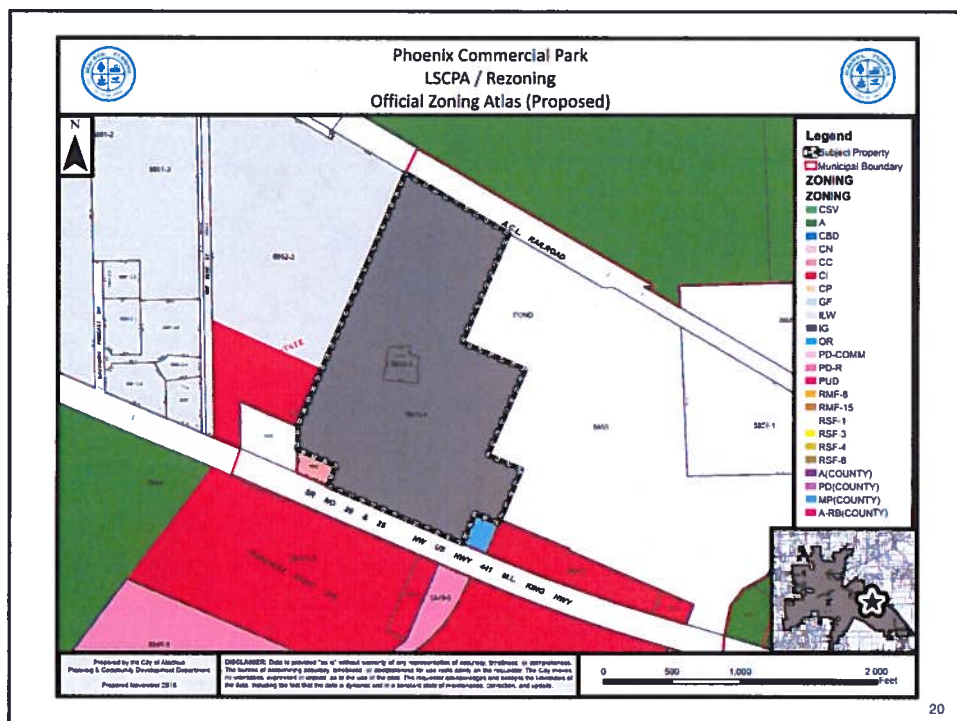


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19



20

Next Steps



- ▶ PZB Hearing for SSCPA/RZs : December 11, 2018
- ▶ PZB Hearing for LSCPA/RZs: January 8, 2019

November 27, 2018

PLEASE PRINT CLEARLY

Name

Email or Phone No. Mailing Address

[illegible]



City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992- 010-010 and 03992- 010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M.
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/8/2018

(KC)

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)



Date: November 27, 2018
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15100 NW 142nd Terrace, Alachua, FL
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City of Alachua
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WILLIAMS, DOROTHY 12026 NW 147TH PL ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
ALACHUA FARM & LUMBER INC PO BOX 2290 ALACHUA, FL 32616	FUGATE D E & CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615-3906	PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729
WILKERSON REUBEN PO BOX 687 ALACHUA, FL 32616-0687	JAGARNAUTH CHITRA 19209 NW COUNTY RD 239 ALACHUA, FL 32615	K9S FOR WARRIORS INC 114 CAMP K9 ROAD PONTE VEDRA, FL 32081
OLSON TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	PJDJ INC PO BOX 729 ALACHUA, FL 32616	PJDJ INC PO BOX 729 ALACHUA, FL 32616
HOLT, RAYMOND EUGENE JR NANETTE 23120 N STATE ROAD 121 ALACHUA, FL 32615-4004	F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	DOBSON LOIS 18806 NW COUNTY RD 239 ALACHUA, FL 32615
ZALDIVAR RAGUNATH PO BOX 1923 ALACHUA, FL 32616	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	CHERRY, PINKIE 5627 EARTH A DR JACKSONVILLE, FL 32209
JONES HENRY PO BOX 956 ALACHUA, FL 32616-0956	GOLDEN POND FARMS INC PO BOX 357133 GAINESVILLE, FL 32635	CARTER, KEVIN L & SHIMA 7853 GUNN HIGHWAY TAMPA, FL 33626
JONES, HENRY JR & PHOEBE PO BOX 956 ALACHUA, FL 32616-0956	WACO PROPERTIES INC 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205	JOHNSON & JOHNSON & JOHNSON PO BOX 751 ALACHUA, FL 32616-0751
DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601
TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601	SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	WAL-MART STORES EAST LP MS 0555 PO BOX 8050 BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A 11928 NW 199TH AVE ALACHUA, FL 32615	SCHERT LIFE ESTATE & SCHERT LIFE ESTATE 11626 NW 199TH AVE ALACHUA, FL 32615	HALVORSON WILLIAM J & ARLEEN G PO BOX 2400 ALACHUA, FL 32616
BELL & CERTAIN JR & CERTAIN PO BOX 324 NEWTON, IA 50208	RICHARDSON, CARRIE 815 SE 19TH ST GAINESVILLE, FL 32641	QUEEN LOIS L 16503 NW US HWY 441 ALACHUA, FL 32615
FIELDS ERIC J PO BOX 2407 ALACHUA, FL 32616	GERARD, GREGORY S 440 JEFF CLEMENTS RD MARION, KY 42064-7512	KELLY JULIA M HEIRS PO BOX 455 ALACHUA, FL 32616-0455
PJDJ INC PO BOX 729 ALACHUA, FL 32616-0729	TYSON, DEVRON D PO BOX 23 ALACHUA, FL 32616-0023	CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615-1000
BARRETO JOANA RODRIGUES 5319 SW 88TH CT GAINESVILLE, FL 32608-4124	FLORIDA TIMBER CO PO BOX 357133 GAINESVILLE, FL 32635-7133	POWELL & ZABINSKI 18821 NW COUNTY RD 239 ALACHUA, FL 32615
GONZALES, P S & ROSA LEE 16806 NW 175TH TER ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	BRYAN, TAMMY D 5560 EMERALD RIDGE BLVD LAKELAND, FL 33813-5211
PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
PHOENIX COMMERCIAL PARK LLLP 14610 NW 129TH TER ALACHUA, FL 32615	PECAN PATCH LLC PO BOX 2877 PONTE VEDRA BEACH, FL 32004	HALVORSON, SARA A PO BOX 2400 ALACHUA, FL 32616
RAMNARINE, YVONNE B 10117 121ST ST #1 SOUTH RICHMOND HILL, NY 11419-2121	FUGATE, DAVID E & T CHARLENE 12020 NW 199TH AVE ALACHUA, FL 32615	DMR 239 ESTATES LLC PO BOX 729 ALACHUA, FL 32616
PJDJ INC PO BOX 729 ALACHUA, FL 32616	STEVENS & TEEL PO BOX 221 ALACHUA, FL 32616	BACKEN & SWEENEY 18808 NW COUNTY ROAD 239 ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE PO BOX 751 ALACHUA, FL 32616-0751	DOBSON, STEVEN DANIEL 9914 SW 84TH AVE GAINESVILLE, FL 32608-5877	GREGORY PAULA A 18814 NW COUNTY RD 239 ALACHUA, FL 32615
LOGAN & LOGAN 18928 NW COUNTY RD 239 ALACHUA, FL 32615	JEFFORDS, LILLIE BELLE LIFE ES 2910 LASSITER MANOR DR MARIETTA, GA 30062	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
CHRISTOPHER CORP (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LEE LIFE EST & LEE LIFE EST PO BOX 116 LACROSSE, FL 32658	,
BISHOP GERALD KEVIN & DEBORAH 10803 NW 202ND ST ALACHUA, FL 32615	NEW KYLE M 10923 NW 202ND ST ALACHUA, FL 32615	SMITH, RODNEY W & DEIDRA C PO BOX 203 ALACHUA, FL 32616
RICHARDSON, MATTIE HEIRS 815 SE 19TH ST GAINESVILLE, FL 32641	JAMES D JOHNSON & WETONA G, JO PO BOX 751 ALACHUA, FL 32616-0751	MCCRAY LILA M PO BOX 602 ALACHUA, FL 32616-0602
HAGAN MILDRED 16906 NW 140TH ST ALACHUA, FL 32615-4411	NORTH FLA WATER SYSTEM INC 11814 NW 202ND ST ALACHUA, FL 32615-5924	JOHNS, PATSY ANNETTE PO BOX 1722 HIGH SPRINGS, FL 32655-1722
CHRISTOPHER CORPORATION (THE) PO BOX 1000 ALACHUA, FL 32615	CHRISTOPHER COR (THE) PO BOX 1000 ALACHUA, FL 32616-1000	LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616	LARSEN KENNETH A & SARAH L 19527 NW 94TH AVE ALACHUA, FL 32615-6009	TOLER MICHAEL B 19303 NW 94TH AVE ALACHUA, FL 32615
DEVRIES JACK W & NEEPA 19917 NW 94TH AVE ALACHUA, FL 32615	SOUTHERLAND SUSAN ANNETTE 19713 NW 94TH AVE ALACHUA, FL 32615-6010	HEROLD & HEROLD 1685 TIDEWATER CT NAVARRE, FL 32566
YOUNG RICHARD B 14101 MILLHOPPER RD GAINESVILLE, FL 32653	RIVERA DAVID S & DEBORA M 19935 NW 94TH AVE ALACHUA, FL 32615	BRAUN RICHARD A & MARY J PO BOX 279 ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

CHAPAPRIETA THOMAS P & LYND A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO
CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

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5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
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ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
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ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

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

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

FEAGLE JOSEPH M & DEBORAH J
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ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
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ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

MARLOW ALACHUA HOLDINGS LLC
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PALMETTO, FL 34221

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611
Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Phoenix Hague RZ
2. Address of Subject Property: _____
3. Parcel ID Number(s): Portion of 05855-004-000
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation : Rural Employment Center (Alachua County)
6. Existing Zoning Designation: Manufacturing /Production (MP)(Alachu County)
7. Proposed Zoning Designation: Light and Warehouse Industrial (ILW)
8. Acreage: 1

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Virginia Johns Title: MNGR
Company (if applicable): Phoenix Commercial Park LLP
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ FAX: () _____ e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Virginia H Johns

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of November, 2018, by Virginia Johns

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

NOTARY SEAL

Alysa Caitlin Myer

Signature of Notary Public, State of Florida



Father of Casey Anthony injured in rollover crash

By Gal Tziperman
The Orlando Sentinel

ORLANDO — George Anthony, the father of Casey Anthony, drove off the road and flipped his car on Interstate 4 in Volusia County Saturday, according to a Florida Highway Patrol report.

Anthony told troopers he did not remember what happened before the crash, according to the report, which said he may have had a medical issue that caused him to drive off the road. The report did not specify what the issue may have been.

Anthony was driving a 1999 Toyota 4Runner on

Anthony was driving a 1999 Toyota 4Runner on I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92.

I-4 westbound in Volusia County, between the exits for State Road 44 and U.S. Highway 92. He went off the right shoulder of the highway and lost control of the car as he tried to swerve back onto the road, FHP records show.

His car flipped over several times, crossed three lanes of the highway and finally stopped on the median, according to the crash report.

The trooper who responded to the crash described his injuries as “incapacitating,” records show.

He was taken to Halifax Health Medical Center.

Casey Anthony was acquitted in 2011 of first-degree murder in the death of her 2-year-old daughter, Caylee. The case put the family in the national spotlight. At trial, Casey Anthony’s defense team claimed the toddler drowned in the family’s pool and accused her father of covering up the death.

George Anthony never faced any charges in the case, and has said in interviews that he no longer speaks with his daughter.

EDUCATION

From Page B2

HB 7069, short for House Bill 7069, was approved by the Legislature in May 2017 and signed into law by Gov. Rick Scott a month later. The measure, which Corcoran made a priority, was one of the most-controversial education bills to emerge from the Legislature in years and drew legal challenges later in 2017.

Corcoran, a Land O’ Lakes Republican who stepped down as speaker last week, is a major supporter of school-choice programs, including charter schools. HB 7069 also came amid a backdrop of clashes between some county school boards and charter-school operators about whether charter schools should be allowed to open. Charter schools are public schools, but they are

typically operated by private entities.

Leon County Circuit Judge John Cooper upheld HB 7069 this spring, spurring the school boards to take the debate to the 1st District Court of Appeal. The case involves two appeals, which have been consolidated. One of the appeals was filed by the Collier County School Board, while the other was filed by school boards in Alachua, Bay, Broward, Hamilton, Lee, Orange, Pinellas, Polk, St. Lucie and Volusia counties.

The appeals deal with a series of provisions related to charter schools, with perhaps the most controversial issue involving the creation of charter schools known as “schools of hope.” Under that part of the bill, non-profit charter operators can open schools of hope to serve children who otherwise would attend low-performing traditional public schools.

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 11, 2018 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1: A request by Hipp Rental Properties, LLC., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural; (A)(Alachua County) to Industrial General (IG) on a ±5.92 acre subject property, located south of US Highway 441 and Harrell’s Industrial Park, north of CR 2054/ Rachel Boulevard, east of Marlow Hunter Marine; Tax Parcel Number 03213-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Agricultural (A) (Alachua County).

Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Residential Single Family – 3 (RSF-3) on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Moderate Density Residential Existing Zoning: Agricultural (A) (Alachua County).

Application 2: A request by Phoenix Commercial Park, LLP., applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) on a ±1.03 acre subject property, located north of US Highway 441, west of CSI Academy of Florida, and east of Waste-Pro, Lindsay Precast; a portion of Tax Parcel Number 05855-004-000; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM Designation: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

Application 4: A request by North Florida Water Systems, Inc., applicants and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural/Rural Business (A-RB)(Alachua County) to Agriculture on a ±1.30 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03046-004-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture Existing Zoning: Agricultural/Rural Business (A-RB) (Alachua County).

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

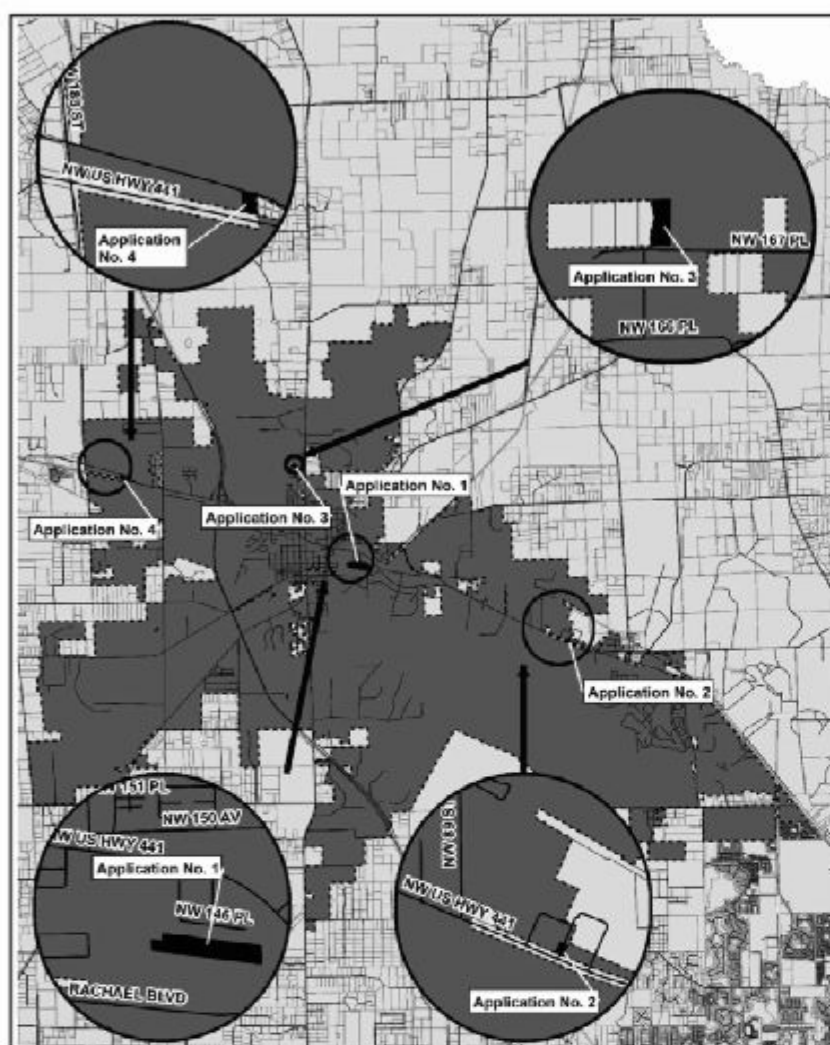
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Application 3: A request by James and Wetona Johnson, applicants and property owners, for consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM,) to amend the FLUM from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±0.38 acre subject property, located at 14212 NW 167th Place; Tax Parcel Number 03068-000-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Residential Single Family -3 (RSF-3).

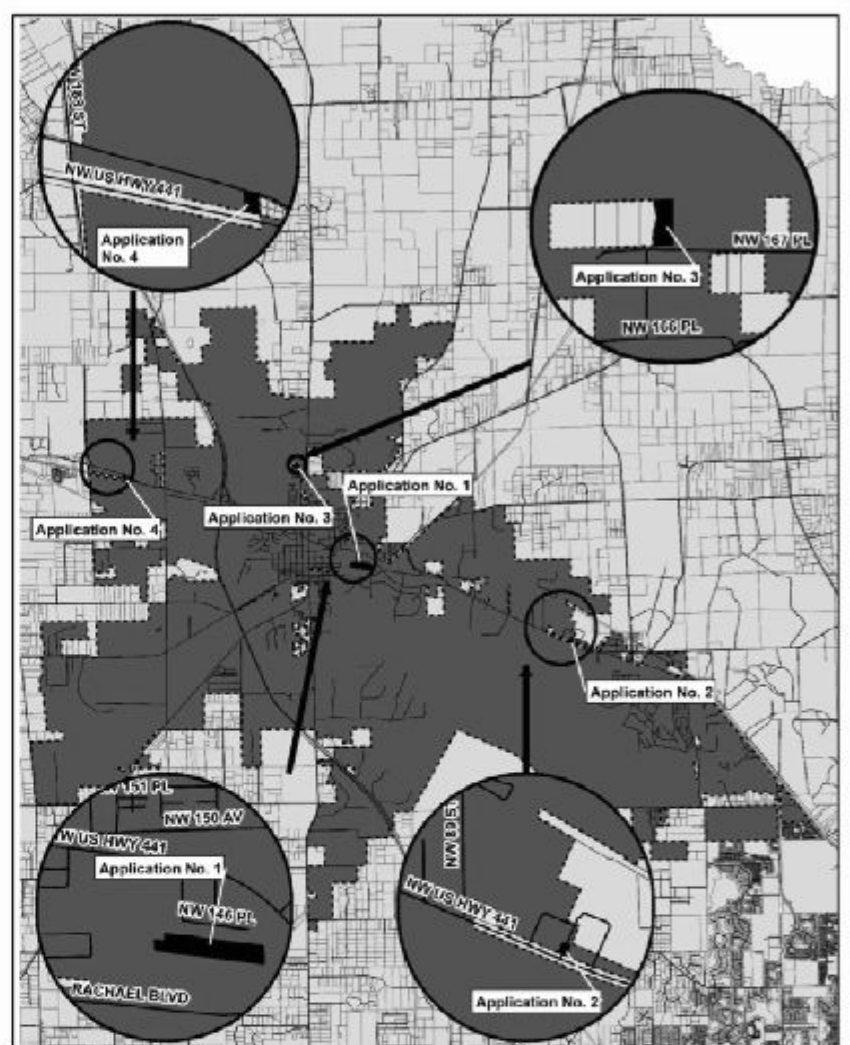
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Prepared by City of Alachua Planning and Community Development Department: November 2018

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



Prepared by City of Alachua Planning and Community Development Department: November 2018

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City of ALACHUA

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

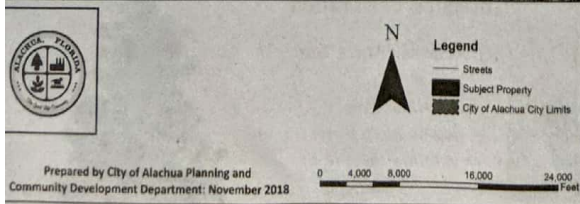
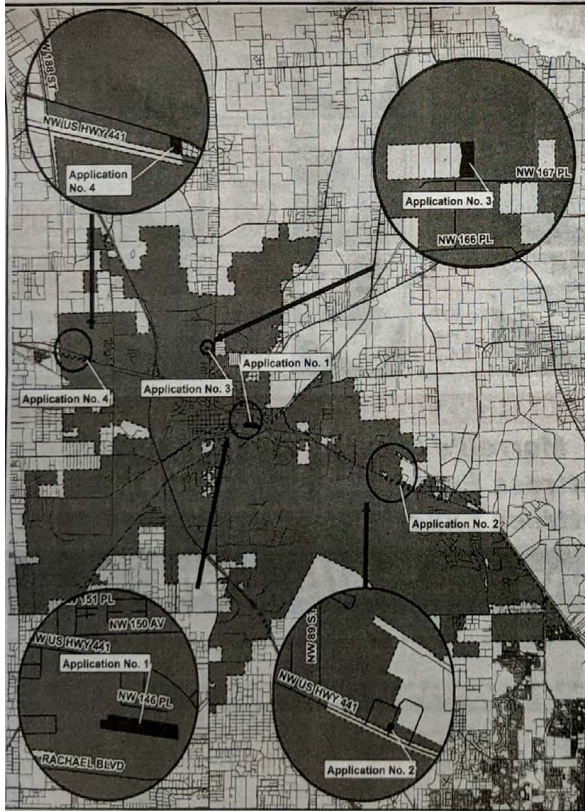
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(Published: Alachua County Today - November 29, 2018)



City of ALACHUA

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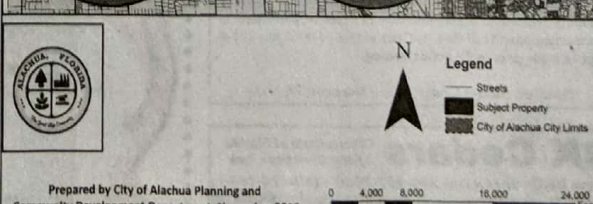
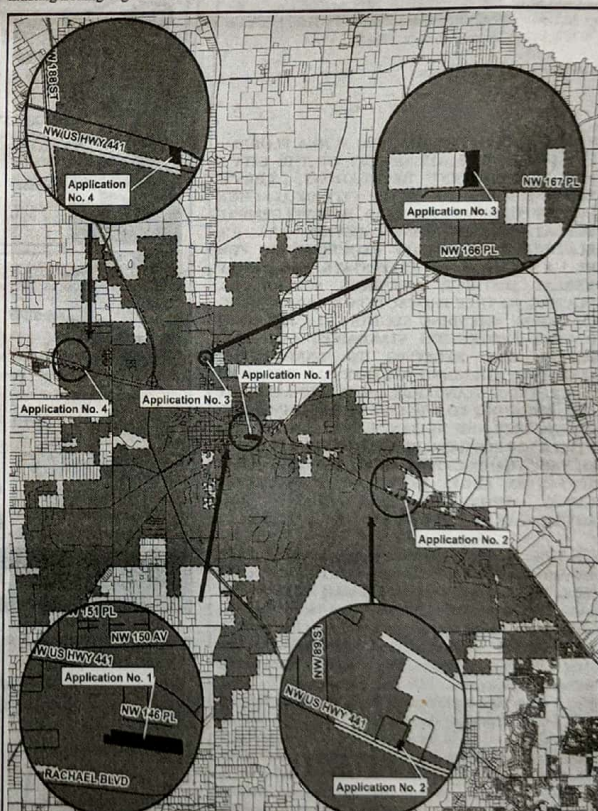
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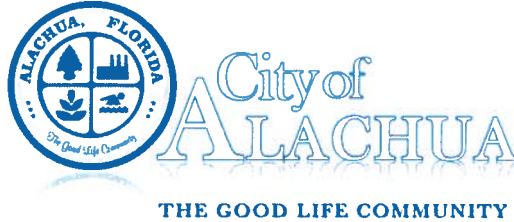
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(Published: Alachua County Today - November 29, 2018)



Mailed
11/21/2018
KC

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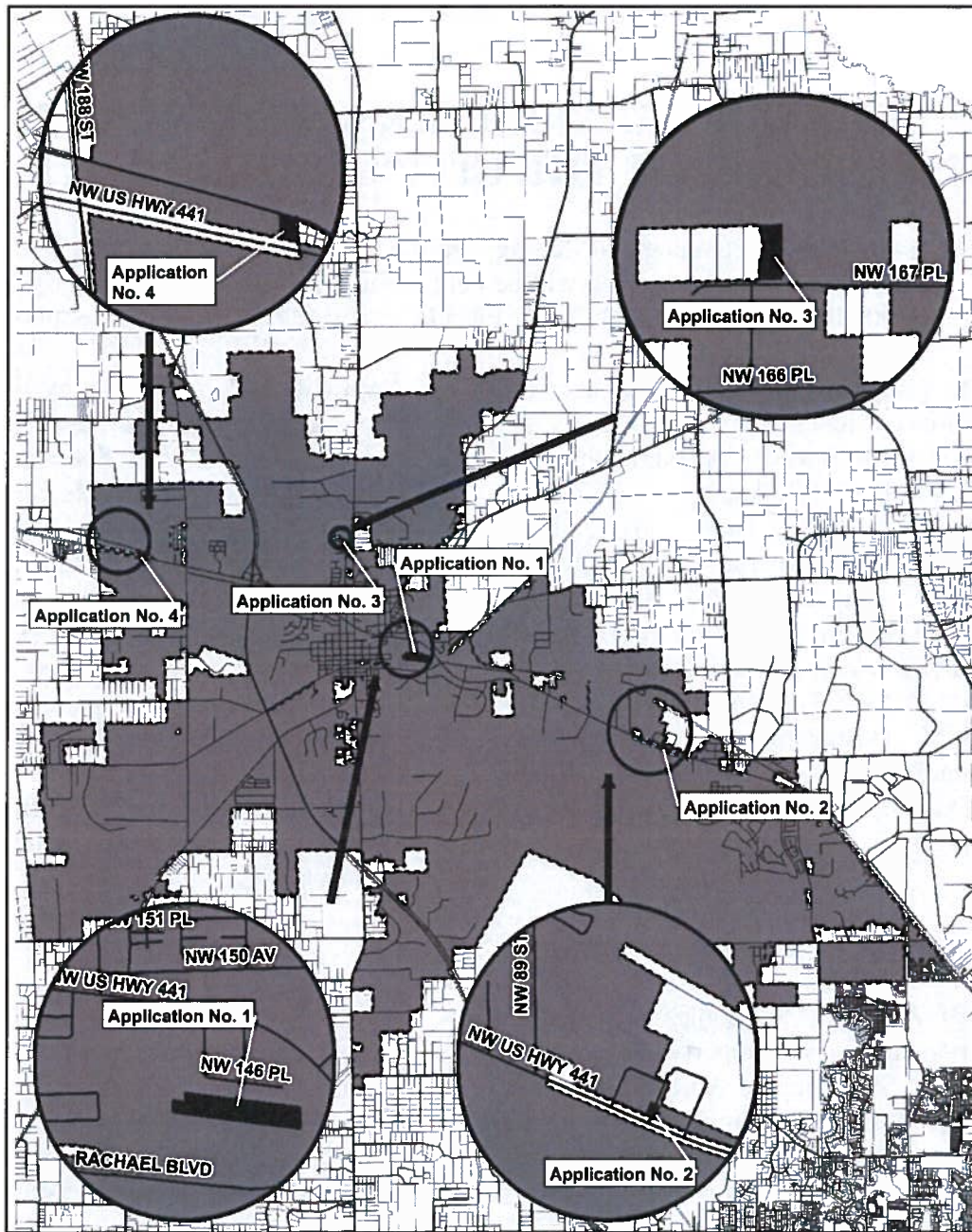
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City of
ALACHUA

THE GOOD LIFE COMMUNITY



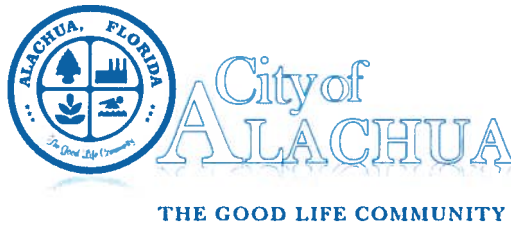
Legend

- Streets
- Subject Property
- City of Alachua City Limits

Prepared by City of Alachua Planning and
Community Development Department: November 2018

0 4,000 8,000 16,000 24,000 Feet

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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BELL & CERTAIN JR & CERTAIN

PO BOX 324

NEWTON, IA 50208

RICHARDSON, CARRIE

815 SE 19TH ST

GAINESVILLE, FL 32641

QUEEN LOIS L

16503 NW US HWY 441

ALACHUA, FL 32615

GERARD, GREGORY S

440 JEFF CLEMENTS RD

MARION, KY 42064-7512

KELLY JULIA M HEIRS

PO BOX 455

ALACHUA, FL 32616-0455

TYSON, DEVRON D

PO BOX 23

ALACHUA, FL 32616-0023

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615-1000

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

GONZALES, P S & ROSA LEE

16806 NW 175TH TER

ALACHUA, FL 32615

JEFFORDS, LILLIE BELLE LIFE ES

2910 LASSITER MANOR DR

MARIETTA, GA 30062

BRYAN, TAMMY D

5560 EMERALD RIDGE BLVD

LAKELAND, FL 33813-5211

PHOENIX COMMERCIAL PARK LLP

PO BOX 1000

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PINKOSON & PINKOSON & UPSHAW

2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

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2820 NW 38TH DR

GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP

14610 NW 129TH TER

ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC

PO BOX 2290

ALACHUA, FL 32616

WILKERSON REUBEN

PO BOX 687

ALACHUA, FL 32616-0687

JAMES D JOHNSON & WETONA G, JO

PO BOX 751

ALACHUA, FL 32616-0751

CHERRY, PINKIE

5627 EARTHA DR

JACKSONVILLE, FL 32209

JONES HENRY

PO BOX 956

ALACHUA, FL 32616-0956

GOLDEN POND FARMS INC

PO BOX 357133

GAINESVILLE, FL 32635

CARTER, KEVIN L & SHIMA

7853 GUNN HIGHWAY

TAMPA, FL 33626

JONES, HENRY JR & PHOEBE

PO BOX 956

ALACHUA, FL 32616-0956

JOHNSON & JOHNSON & JOHNSON

PO BOX 751

ALACHUA, FL 32616-0751

DUKE ENERGY FLORIDA INC

550 S TRYON ST TAX DEPT - DEC41B

CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC

11 SE 2ND AVE

GAINESVILLE, FL 32601

JOHNSON & JOHNSON REVOCABLE

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ALACHUA, FL 32616-0751

MCCRAY LILA M

PO BOX 602

ALACHUA, FL 32616-0602

HAGAN MILDRED

16906 NW 140TH ST

ALACHUA, FL 32615-4411

NORTH FLA WATER SYSTEM INC

11814 NW 202ND ST

ALACHUA, FL 32615-5924

JOHNS, PATSY ANNETTE

PO BOX 1722

HIGH SPRINGS, FL 32655-1722

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

ALACHUA, FL 32615

CHRISTOPHER COR (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

LITHIUM NICKEL ASSET HOLDING

3 EXPRESSWAY PLAZA

ROSLYN HEIGHTS, NY 11577

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

FLORIDA TIMBER CO

PO BOX 357133

GAINESVILLE, FL 32635-7133

WADFORD BETTY

4985 NW 39TH AVE

GAINESVILLE, FL 32606-5947

PULLIAM R L

18021 NW 164TH LN

ALACHUA, FL 32615-4753

FELLOWS, BARBARA L

12330 NW 206TH TER

ALACHUA, FL 32615

ROBINSON & ROBINSON

16527 NW US HIGHWAY 441

ALACHUA, FL 32615

HOWARD & HOWARD CO-TRUSTEES

PO BOX 20263

TAMPA, FL 33622

MARLOW ALACHUA HOLDINGS LLC

5212 SNEAD ISLAND RD

PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC

PO BOX 1000

ALACHUA, FL 32616

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ALACHUA, FL 32616

CHRISTOPHER CORP (THE)

PO BOX 1000

ALACHUA, FL 32616-1000

TRANSMISSION DOCTOR AND AUTO CARE
LLC

14616 NW 128TH TER

ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)

PO BOX 1000

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ALACHUA, FL 32616

SMITH AMOS & ADDIE

PO BOX 1921

ALACHUA, FL 32616-1921

WILLIAMS LOIS A

PO BOX 1621

ALACHUA, FL 32616-1621

BUTLER & FOUNTAIN & FOUNTAIN &
ROBERSON

PO BOX 1043

ALACHUA, FL 32616

SMITH, MARY LOUISE

14314 NW 167TH PL

ALACHUA, FL 32615-8696



COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

THE CHRISTOPHER CORPORATION
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ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

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PALMETTO, FL 34221



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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Jeannette Hinsdale
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Lynn Coullias
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Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adrian Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Phoenix Commercial SSCPA/122
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CE [Signature]
(Signature)

2 (1 SSCPA / 1 RL)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Alexis Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE North Florida Water Systems SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

ce yel
(Signature)

2 (1 SSCP/R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Arlan Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Hipps Rental Inc SSCP/R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

awh
(Signature)

4 (2 SSCP / 2 R2)
(Number of signs)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 11/21/18 FOR THE Johnson SSCPA / R2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

CW Hall
(Signature)

2 CI SSCPA / 1 R2
(Number of signs)

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM INDUSTRIAL SERVICES AND MANUFACTURING (MP) (ALACHUA COUNTY) TO LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ON APPROXIMATELY 1.03 ACRES; LOCATED IN THE 12000 BLOCK OF US HIGHWAY 441; A PORTION OF TAX PARCEL NUMBER 05855-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on November 29, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on December 11, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on December 27, 2018 and on January 17, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on January 14, 2019 and January 28, 2019, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Industrial Services and Manufacturing (MP) (Alachua County) to Light and Warehouse Industrial (ILW) for ±1.03 acres (a portion of Tax Parcel Number 05855-004-000) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 14th day of January, 2019.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 28th day of January, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

DRAFT

EXHIBIT “A”

PROPERTY: A Portion of Parcel No. 05855-004-000

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PREPARED BY THIS FIRM)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3527 AT PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441, (STATE ROAD NUMBER 25/20, 200 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 66°00'17" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 101.41 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 66°00'17" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 188.59 FEET TO THE EASTERLY EASEMENT LINE OF A DUKE ENERGY 160 FOOT WIDE RIGHT OF WAY, (FORMERLY FLORIDA POWER CORPORATION) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 219 AT PAGE 571, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 23°58'26" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG SAID EASEMENT LINE, A DISTANCE OF 237.92 FEET; THENCE RUN SOUTH 66°00'17" EAST, DEPARTING SAID EASEMENT LINE, A DISTANCE OF 188.71 FEET; THENCE RUN SOUTH 24°00'13" WEST, A DISTANCE OF 237.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES MORE OR LESS.

DRAFT

EXHIBIT “B”

