



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: October 13, 2015
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial (± 45.42 ac.), Commercial (± 18.02 ac.), and Community Commercial (± 1 ac.) on an approximate ± 64.4 acre subject property.

APPLICANT/AGENT: Craig Brashier, AICP of CHW, Inc. (Applicant/Agent)

PROPERTY OWNER: Thomas R. Sperring and Phyllis Sperring; Tom R. and Associates, LLC.

LOCATION: North of US Highway 441, south and east/west of the Phoenix Commercial Park, east of Lindsay Precast property.

PARCEL ID NUMBER(S): 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000

ACREAGE: ± 64.4

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment 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 Large Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP, of CHW, Inc., agent for Thomas R. Sperring and Phyllis Sperring; Tom R. and Associates, LLC, owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) from Rural Employment Center (REC) to Industrial, Commercial, and Community Commercial on an approximate 64.4 acre subject property. The subject property is comprised of four noncontiguous tax parcels (Numbers 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000).

The subject parcels are primarily vacant wooded land, except for a 1,862 square foot vacant office building located at 12981 NW US HWY 441 (parcel no. 05962-001-000) and a 27,658 square foot office building located at 12787 NW US HWY 441 (parcel no. 05855-002-000; CSI Academy of Florida[vocational school]).

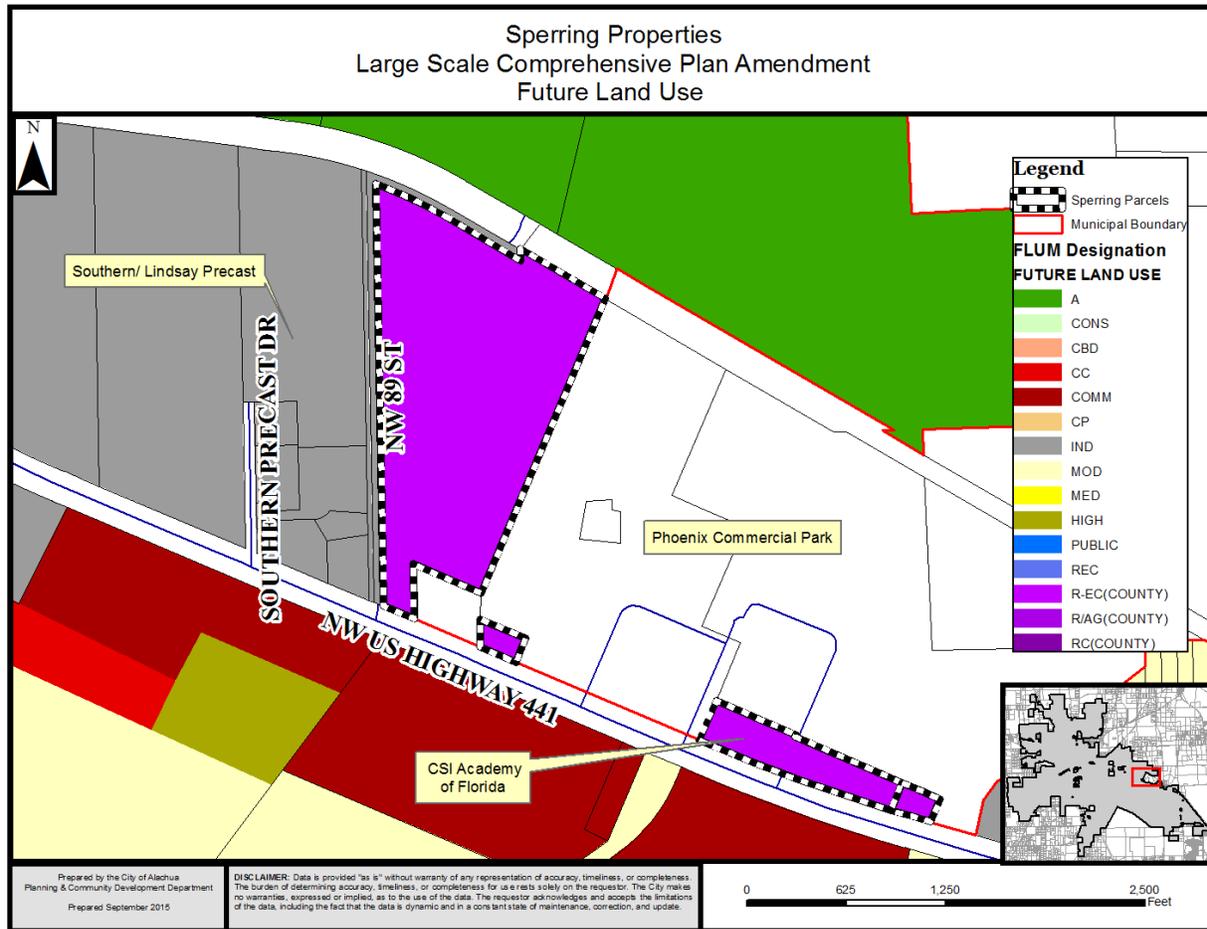
Located to the north of the subject properties is the Phoenix Commercial Park, and the Atlantic Coastline Railroad with agricultural/timberland beyond; to the west is NW 89th Street with Lindsay Precast beyond, and the Phoenix Commercial Park; to the east is the Phoenix Commercial Park with the Helena Chemical Co beyond; to the south is a single family residence, and US Highway 441 with vacant commercial property beyond.

The subject parcels were annexed into the City of Alachua on March 12, 2012 through Ordinance 12 16. Per Section 171.062 (2), Florida Statutes, County land use and zoning remains in effect until the municipality adopts a comprehensive plan amendment that includes the annexed area and rezones the property to a City zoning designation.

Furthermore, Policy 1.5.c of the Intergovernmental Coordination Element of the City of Alachua Comprehensive Plan states that “In the interim period between annexation and amendments of the Comprehensive Plan, the City shall implement the County’s adopted comprehensive plan and land development regulations.”

The proposed Comprehensive Plan amendment would apply City of Alachua FLUM categories, as adopted by the City of Alachua Comprehensive Plan, to the subject property.

Map 1. Future Land Use Map with Subject Property



The Rural Employment Center Map Designation (Alachua County) is described as follows:

Rural Employment Centers are recognized as areas outside the urban cluster that can support light industrial and limited commercial uses not otherwise associated with surrounding rural/agricultural land uses.¹

The following uses are permitted in Rural Employment Centers²:

- (a) Within the Hague Rural Employment Center Only: Business and professional services, retail sales and services, 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.

¹ Objective 6.3- Alachua County Comprehensive Plan 2011-2030

² Objective 6.3.3 – Alachua County Comprehensive Plan 2011-2030

(b) Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.3.1.

(c) Conference and training facilities.

FLUM DESIGNATION COMPARISON

	Existing District	Proposed District
FLUM District:	Rural Employment Center (Alachua County)	Industrial, Commercial, and Community Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	0.5 F.A.R.	<ul style="list-style-type: none"> • 0.5 F.A.R. (Industrial) • 0.5 F.A.R.(Commercial) • 1 F.A.R. (Community Commercial)
Typical Uses*:	Professional Office, Light Industrial, Conference and Training Facilities, Agricultural processing, packaging, warehousing, and distribution	<ul style="list-style-type: none"> • Industrial: Manufacturing, Assembly, Warehouse, biotechnology, and industrial services • Commercial: Retail Sales and Services, Financial Institutions ,Hotels, Motels, Restaurants, Office and Business Parks • Community Commercial: Neighborhood Commercial Establishments, Business and Professional Offices, Restaurants, Schools, Houses of Worship and Community Centers, Offices
<p><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.</i></p>		

SURROUNDING USES

The subject property is located north of US HWY 441 and adjacent to the Phoenix Commercial Park, west of Helena Chemical Company, and south of the Atlantic Coastline Railroad. A single family residence exists between two of the parcels.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended FLUM Designation if the proposed amendment is approved. 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	Atlantic Coastline Railroad/ Phoenix Commercial Park	NA/ Rural Employment Center (Alachua County)	NA/ Agricultural (A)/ Manufacturing and Processing (MP) (County)
South	US HWY 441/ Vacant Commercial/ Single Family Residence	NA/ Commercial/ Rural Employment Center	NA/CI/ MP (Alachua County) / Highway Oriented Business (BH) (Alachua County)
East	Single Family Residence/ Phoenix Commercial Park	Rural Employment Center (Alachua County)	MP (Alachua County)/ BH (Alachua County)
West	NW 89 th Street/Waste Pro Offices, Busby Cabinets, Lindsay Precast/ Single Family Residence/ Phoenix Commercial Park	Industrial / Rural Employment Center (Alachua County)	Agricultural (A)/ILW/ MP (Alachua County) /BH (Alachua County)

Map 3. Proposed Amendment to the Future Land Use Map

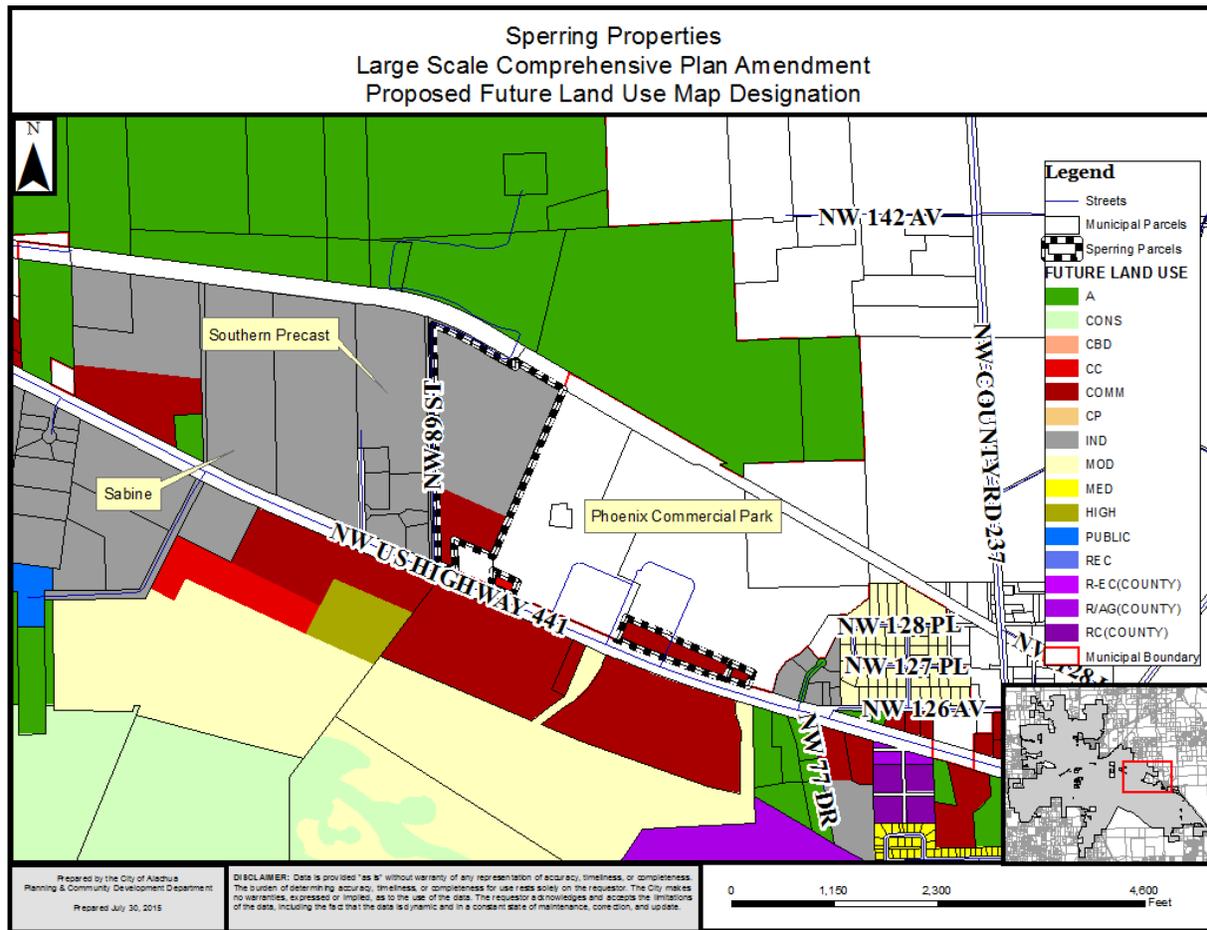


Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	FLUM Designation	Proposed FLUM Designation	Acreage
05962-002-000	Vacant Industrial	Rural Employment Center (Alachua County)	Industrial (45.42 ac) Commercial (10 ac)	55.42
05962-001-000	Office	Rural Employment Center (Alachua County)	Community Commercial	1
05855-002-000	Training Facility/ Vocational School	Rural Employment Center (Alachua County)	Commercial	7.02
05855-003-000	Vacant Industrial	Rural Employment Center (Alachua County)	Commercial	1

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on July 20, 2015 at the CSI Academy building, located on the subject property, 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 Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, four (4) individuals attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

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 applicant contends that the City determined a need for the property when it was annexed into the corporate boundaries in 2012. The applicant states that the Future Land Use Map (FLUM) Designations in the area are Rural Employment Center and zoning designations are Industrial Services and Manufacturing (MP) (Alachua County) and Highway Oriented Business (BH) (Alachua County) and that amending the FLUM Designation to Industrial, Commercial, and Community Commercial would be consistent with the existing Alachua County future land use and zoning designations. The City of Alachua's latest Evaluation and Appraisal Report identified a need for 381 additional acres of commercial, office, and institutional land uses.

URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of "Urban Sprawl" as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight "Urban Form" criteria in which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

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.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
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.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
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](#).

An evaluation of the eight urban form criteria is listed below. The applicant's analysis of the eight urban form criteria is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing 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.

Comment: According to the best available data, portions of the subject property are located in Flood Zones "A" (Areas subject to rising waters) and "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are located on the subject property. The subject property does not contain sink holes, pits and spoils areas, endangered species, but is primarily comprised of Priority 3 FNAI lands, which indicates the potential presence of S2 and S3 species. S2 species are defined as "[i]mperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor." S3 species are defined as "[e]ither very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors." If any other environmental sensitive lands are found during the development phase, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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

Comment: The subject property is located approximate to existing public facilities .Any

development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development if the parcels are within the Water and Wastewater Service Areas as defined in the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services, and any cost for infrastructure and/or services required as a result of this amendment would be efficient and cost effective.

- 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.**

Comment: The subject property is located adjacent to existing industrial uses, and is adjacent to property with Commercial future land use designation.

- 4. Promotes conservation of water and energy.**

Comment: This section is not applicable to the proposed amendment; however, the City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further, applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations.

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

Comment: No current agricultural activities take place on the property and the property has been designated for industrial uses since at least 1973.

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

Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

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

Comment: The proposed amendment requests a Future Land Use Map Designation that is consistent with adjacent and surrounding uses. Further, amending the FLUM Designation from Rural Employment Center (Alachua County) to Industrial, Commercial, and Community Commercial will permit the property owners to develop their property in accordance with the City's comprehensive plan with similar uses currently permitted. The

proposed amendment would be compatible with general growth patterns within the immediate vicinity, including industrial and commercial uses.

- 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](#).**

Comment: The proposed amendment would aid in creating infill development in the immediate vicinity, but as currently proposed would not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Rural Employment Center (Alachua County) to Industrial, Commercial, and Community Commercial. The Industrial, Commercial, and Community Commercial FLUM Designations are consistent with the FLUM Designations in the surrounding area. 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 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent

neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in

- terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
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), 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, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
 11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

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.

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.

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.

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 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater 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

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.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

OBJECTIVE 1.10: Wetlands

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

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal residential development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following densities and performance standards:

1. Residential dwelling units not more dense than 1 dwelling unit per 5 acres subject to the following minimum performance standards:
 - a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
 - b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
 - c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of

culverts to allow the natural flow of water to continue.

- d. Drain fields for septic tanks and gray water shall be located outside the wetland.
- e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply;
 - (1) Clustering of units shall be located in the perimeter areas of the wetlands; and
 - (2) A restrictive or conservation easement to preserve open space shall be established.

Or:

- 2. Residential dwelling units not more dense than 1 dwelling unit per 3 acres such to the following minimum performance standards:
 - a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
 - b. All support buildings and other support facilities shall be constructed outside the wetland.
 - c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
 - d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
 - e. All residences shall be connected to a central

sewage system owned and operated by the City.

- f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
 - (1) Clustering of units shall be located along the perimeter area of the wetland; and
 - (2) A restrictive or conservation easement to preserve the open space shall be required.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

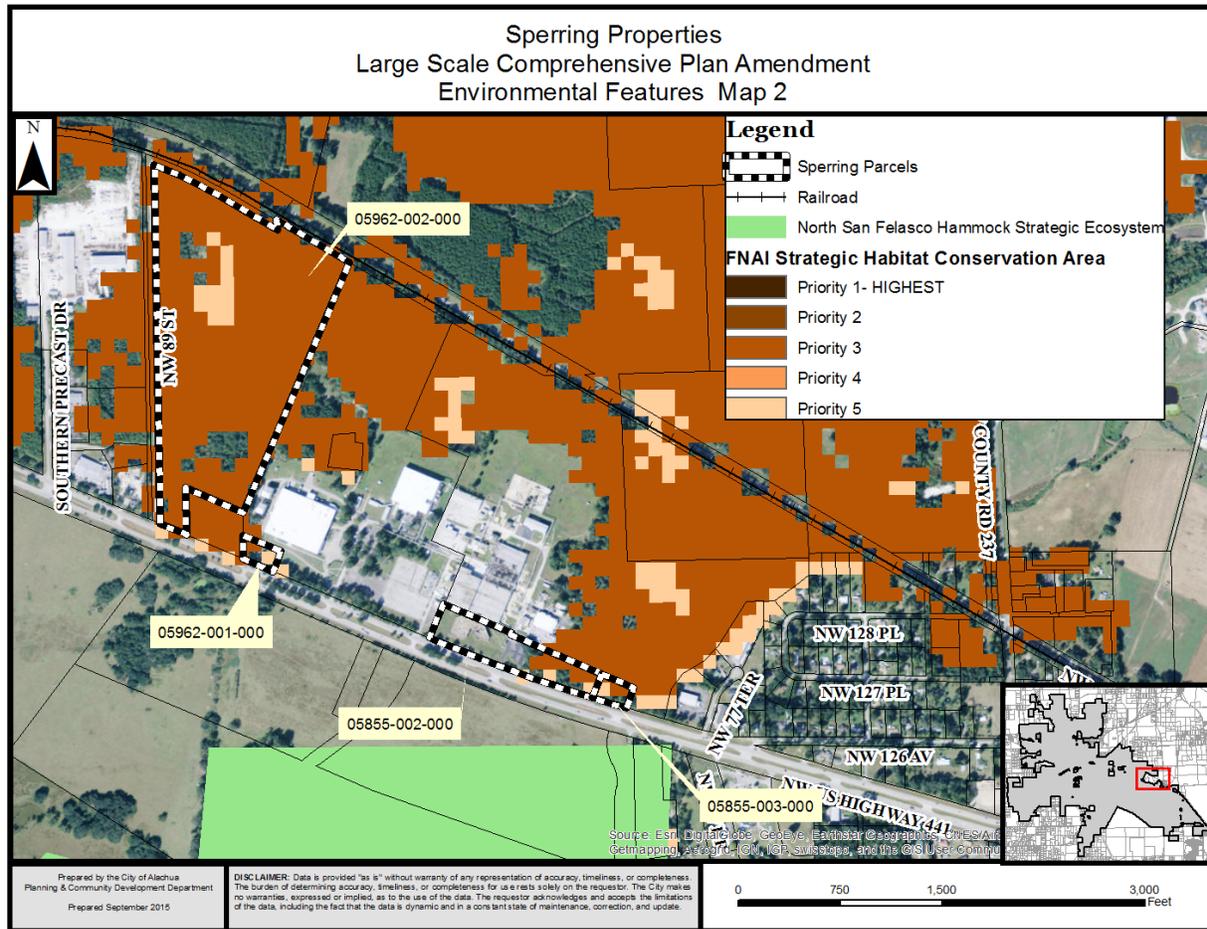
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to National Wetlands Inventory, there are potential wetlands located on the subject property. The northwest portion of parcel 05962-002-000 appears to be an approximate 17 acre wetland area. An environmental survey must be performed prior to submittal for any application that is a final development order to identify any wetlands. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 5. Environmental Features 2



Strategic Ecosystems

According to the Conservation and Open Space Element of the Alachua County Comprehensive Plan 2011-2030, the subject parcel is not located within a Strategic Ecosystem.

Evaluation: The subject property is not located within a strategic ecosystem, but is located near the North San Felasco Hammock Strategic Ecosystem, which has been identified by the County as a location of significant biologic communities that were recommended for protection. There are no issues related to the amendment which would impact a Strategic Ecosystem(s).

Regulated Plant & Animal Species

The site contains habitat identified as important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). Priority 3 habitat, as identified by the Florida Natural Area Inventory ("FNAI") Strategic Habitat Conservation Areas classified as Priority 3 may contain S2 and S3 species. S2 species

are defined as “[i]mperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.” S3 species are defined as “[e]ither very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.” If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Evaluation: The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property, but the site does contain habitat identified as potentially important for native species and ecosystems. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. Policy 1.3.c of the Conservation and Open Space Element states that an inventory of listed species will be required for new development in areas identified as known habitat for listed species. An environmental survey must be performed prior to submittal for any application that is a final development order to identify any regulated plant and animal species.

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 six (6) soil type found on the subject property:

Tavares Sand (0%- 5% slopes)

Hydrologic Soil Group: A

This soil is moderately well-drained and permeability is rapid to very rapid at the surface. Soil has moderate limitations for septic tank absorption fields and slight limitations for dwellings, small commercial buildings, and roads and streets.

Millhopper/Urban Land Complex

Hydrologic Soil Group: A

This soil is moderately well-drained and permeability is rapid at the surface, and slow to moderate in the subsoil. Soil has been modified by grading or cutting from previous development.

Monteocha Loamy Sand

Hydrologic Soil Group: A/D

This soil type is very poorly drained and is most commonly found in wet ponds and shallow depressions in woodlands. Permeability is rapid in the surface, moderately rapid to rapid in the subsurface layer, and moderately slow to moderate in lower layer of subsoil. Soil has severe limitations for any urban uses as water is on or near the surface most of the time.

Millhopper Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses slight limitations for homes without basements , roads and streets, and small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, well drained soil and permeability is rapid at the surface, while surface runoff is slow. This soil type poses slight limitations for dwellings.

Evaluation: The two predominant soil types on the subject property are Tavares Sand and Ft Meade Fine Sand. Both sands only pose very slight limitations for development. The Monteocha Loamy Sand soils located on the subject property pose limitations for development. These soils, however, are associated with wetlands and floodplain areas on the property, and any development will be required to adhere to any buffering or setback requirements as mandated by the City of Alachua Comprehensive Plan and Land Development Regulations. Such conformance may mitigate risk of any future development encountering unsuitable soils.

Flood Potential

Panels 0140D and 0145D 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 “A” designation, which indicates that this portion of the property is subject to flooding. The remainder of the property is in Flood Zone “X” (areas determined to be outside of the 500-year floodplain). See Map 4 for the location of areas located within the Flood Zone.

Evaluation: A portion of the property will be constrained by the presence of the flood zone. Any development will be required to conform to the City of Alachua Comprehensive Plan and Land Development Regulations regarding setbacks and buffering from flood plains and wetlands.

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 no sinkholes are located on the subject property. There are however, 3 (three) potential sinkholes on an adjacent property according to the Alachua County Environmental Protection Department, which may be indicative of karst sensitive land in the immediate vicinity of the wetland and floodplain area of the subject property.

Evaluation: Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

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 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

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:

		Proposed FLUM Designation		
FLUM Designation:	Rural Employment Center (Alachua County) (\pm 64.4 acres)	Industrial (\pm 45.42 acres)	Community Commercial (\pm 1 acres)	Commercial (\pm 18.02 acres)
Max. Gross Density:	NA	NA	NA	NA
Floor Area Ratio:	.5	.5	1	.5
Maximum Density/Intensity:	1,402,632 square feet	989,248 square feet	43,560 square feet	392,475 square feet

The analysis of each public facility provided below represents an analysis of the net new impacts generated by the amendment. Existing and proposed impacts are based upon the maximum development potential. Impacts are calculated using the following formula:

$$\text{Proposed Impacts} - \text{Existing Impacts} = \text{Net New Impacts}$$

At present, the additional 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 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
6(16)	US 441 (From CR 25A to NW 126 th Ave)	4/D	Principle Arterial	Urban Trans	D

*1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
 2 For developments generating less than 1,000 trips, 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 [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 5a. Existing Trip Generation Impact¹

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center ² (ITE Code 820)	19,840 (9,920/9,920)	446 (276/170)	1,724 (827/897)
General Office ³ (ITE Code 710)	5,125 (2,562/2,562)	725 (638/87)	692 (118/574)
General Light Industrial ⁴ (ITE Code 110)	3,239 (1,619/1,619)	469 (422/46)	502 (70/432)
Total	28,204	1,640	2,918

*1 Source: ITE Trip Generation, 9th Edition.
 2 Formulas: AADT – 42.7 trips per 1,000 sf x 464.64 (50% entering/50% exiting); AM Peak Hr – 0.96 trips per 1,000 sf x 464.64 (62% entering/38% exiting); PM Peak Hr – 3.71 per 1,000 sf x 464.64 (48% entering/52% exiting).
 3 Formulas: AADT – 11.03 trips per 1,000 sf x 464.64 (50% entering/50% exiting); AM Peak Hr – 1.56 trips per 1,000 sf x 464.64 (88% entering/12% exiting); PM Peak Hr – 1.49 per 1,000 sf x 464.64 (17% entering/83% exiting).
 4 Formulas: AADT – 6.97 trips per 1,000 sf x 464.64 (50% entering/50% exiting); AM Peak Hr – 1.01 trips per 1,000 sf x 464.64 (90% entering/10% exiting); PM Peak Hr – 1.08 per 1,000 sf x 464.64 (14% entering/86% exiting).*

Table 5b. Proposed Potential Trip Generation Impact¹

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	6,831 (3415/3415)	990 (891/99)	1,059 (148/911)
Shopping Center ³ (ITE Code 820)	18,600 (9,300/9,300)	418 (259/159)	1,616 (776/840)
Totals	25,431	1,408	2,675

*1 Source: ITE Trip Generation, 9th Edition.
 2 Formulas: AADT – 6.97 trips per 1,000 sf x 980.1 (50% entering/50% exiting); AM Peak Hr – 1.01 trips per 1,000 sf x 980.1 (90% entering/10% exiting); PM Peak Hr – 1.08 per 1,000 sf x 980.1 (14% entering/86% exiting).
 3 Formulas: AADT – 42.7 trips per 1,000 sf x 435.6 (50% entering/50% exiting); AM Peak Hr – 0.96 trips per 1,000 sf x 435.6 (62% entering/38% exiting); PM Peak Hr – 3.71 per 1,000 sf x 435.6 (48% entering/52% exiting).*

* The existing land uses are based on the County's description of the category, which includes office, industrial, and some commercial. The proposed land use codes are based on the proposed future land use map designations of industrial and commercial. While office uses may be permitted principal or accessory uses in the industrial and commercial land uses, general office was not used to be indicative of the development potential of the property.

Table 5c. Net Change in Trips: Trip Generation Impact

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	28,204	1,640	2,918
Proposed Potential Trip Generation Total	25,431	1,408	2,675
Net Change in Trips	-2,773	-232	-243

Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (16) ¹	US 441 Segment 6 (16) ¹
Maximum Service Volume ²	35,500	35,500
Existing Traffic ³	17,495	17,495
Reserved Trips ⁴	1,412	892
Available Capacity ⁴	16,593	17,113
Projected Net Change in Daily Trips	0	0
Residual Capacity after Proposed Amendment⁵	16,593	17,113
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16)¹	US 441 Segment 6 (?)¹
Maximum Service Volume ²	3,200	3,200
Existing Traffic ³	1,662	1,662
Reserved Trips ⁴	134	82
Available Capacity ⁴	1,104	1,456
Projected Net Change in PM Peak Hour Trips	0	0
Residual Capacity after Proposed Amendment⁵	1,104	1,456
<p>¹ 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.</p> <p>² Source: FDOT 2013 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.</p> <p>³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.</p> <p>⁴ Source: City of Alachua July 2015 Development Monitoring Report.</p> <p>⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</p>		

Evaluation: The maximum potential daily trips will be reduced by approximately 2,773; the maximum potential PM peak hour trips will be reduced by 243. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,131,000
Reserved Capacity*	109,355
Projected Potential Potable Water Demand from Proposed Amendment **	212,250
Current Potential Water Demand with Existing Land Use **	209,088
Difference (Net increase in demand)	3,162
Residual Capacity	847,395
Percentage of Permitted Design Capacity Utilized	63.2%
<small>Sources: * City of Alachua May 2015 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.15 gallons per square foot</small>	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review. 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 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	627,000
Reserved Capacity*	70,905
Projected Potential Was Demand from Proposed Amendment **	212,250
Current Potential Water Demand with Existing Land Use **	209,088
Difference (Net increase in demand)	3,162
Residual Capacity	935,403
Percentage of Permitted Design Capacity Utilized	37.64%
<small>Sources: * City of Alachua May 2015 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.15 gallons per square foot</small>	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review. 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.

Recreational Impacts

Evaluation: Given the amendment proposes to amend the FLUM Designation to an Industrial, Commercial, and Community Commercial FLUM Designation, the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreational facilities, and the impacts are therefore acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	36,432	6,648.84
Reserved Capacity ²	1,408.14	256.99
Projected Solid Waste Demand from Application ^{3,4}	11,902	2,172
New River Solid Waste Facility Capacity⁵	50 years	
<i>Sources:</i> ¹ US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,059 persons x 0.73 tons per year) ² City of Alachua 2011 Annual Concurrency Status Report ³ US Census Bureau, United States 2010 Census, Policy 2.1.a, CFNGAR Element (Formula: 2.51 persons per dwelling x 9 dwellings x 0.73 = 16.49 TPY) ⁴ Formula: $\lceil \frac{((12 \text{ lbs per } 1,000 \text{ square foot per day}) \times 991,861 \text{ square feet}) \times 365}{2,000} \rceil = 2,172 \text{ TPY}$ ⁵ New River Solid Waste Facility, May 2011		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

Public School Impact

Evaluation: Given the amendment proposes to amend the FLUM Designation to an Industrial, Commercial, and Community Commercial FLUM Designation, the proposed amendment will not adversely affect the Level of Service (“LOS”) for public school facilities.