

Lithium Nickel Asset Holding Company
3 Expressway Plaza
Roslyn Heights, NY 11577

Tom R & Associates LLC
11 SE 2nd Ave
Gainesville, FL 32601

Sperring & Sperring Sr Co-Trustees
2928 NW 22nd St
Gainesville, FL 32605

Phoenix Commercial Park LLP
PO Box 1000
Alachua, FL 32616

F&R Holdings of Gainesville LLC
50 Partridge Way
Shelburne, VT 05482

Lowe Michael S Trustee
13929 NW 89th St
Alachua, FL 32615

F&R Holdings of Gainesville LLC
& Lowe Trustee
13929 NW 89th St
Alachua, FL 32615

F&R Holdings of Gainesville LLC
& Lowe Trustee
220 NW 122nd St
Gainesville, FL 32607

Helena Chemical Co
225 Schilling Blvd Ste 300
Collierville, TN 38017

Quinn Adams #5 LLC
12707 NW 77th Ter
Alachua, FL 32615

MCB Oil Company
327 Turkey Creek
Alachua, FL 32615

McBride Donald Wesley Trustee
327 Turkey Creek
Alachua, FL 32615

U of F Foundation Inc
PO Box 14425
Gainesville, FL 32604

Duke Energy Florida Inc
Tax Dept – DEC41B
550 S Tryon Street
Charlotte, NC 28202

Pinkoson & Pinkoson & Upshaw
Co-trustees
2820 NW 38th Drive
Gainesville, FL 32605

Phoenix Commercial Park LLLP
14610 NW 129th Ter
Alachua, FL 32615

Highway 441 Holdings LLC
100 Amberwood Court
Longwood, FL 32779

Triple LLC
PO Box 641
Canal Fulton, OH 44164

Design Cabinet & Furniture Inc
13313 Southern Precast Dr
Alachua, FL 32615

Weshow JF
204 SE 1st St
Gainesville, FL 32601

CSX Transportation Inc
500 Water Street
Jacksonville, FL 32202

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
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Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Tingle
333 Turkey Creek
Alachua, FL 32615

President TCMOA
1000 Turkey Creek
Alachua, FL 32615

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FDEP
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Gainesville, FL 32641

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Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615



GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: July 20, 2015
Place: CSI Academy of Florida
12787 NW U.S. Highway 441
Alachua, FL 32615
Re: Sperring Properties

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	DAVID FOREST	23 TURKEY CREEK	[Signature]
2	Tom R Sperring	2926 NW 11th St	[Signature]
3	Charlene Robinson	(352) 538-0825 Bkscr7@gmail.com	[Signature]
4	Thyllis Sperring		[Signature]
5			
6			
7			
8			
9			
10			
11			



Professional Consultants

SPERRING PROPERTIES

LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT AND REZONING

NEIGHBORHOOD WORKSHOP
July 20, 2015

The purpose of the neighborhood workshop:

- The City of Alachua requires Comprehensive Plan Amendments and Rezoning applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission

PUBLIC NOTIFICATION



TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

planning.surveying.engineering.construction.

MEMORANDUM

To: Neighbors of the Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000 15-0256

From: Craig Brashier, AICP

Date: Monday July 6, 2015

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±64 acres on Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000. The proposed changes will assign Commercial and Industrial Future Land Use designations and Commercial Intensive (CI), Community Commercial (CC), & Light and Warehouse Industrial (ILW) zoning districts to properties previously annexed into the City of Alachua.

Date: Monday, July 20, 2015

Time: 5:30 p.m.

Place: CSI Academy of Florida
12787 NW U.S. Highway 441
Alachua, FL 32615

Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

L:\2015\15-0256\Planning\Workshop\MAIL OUT_150706_15-0256.docx

www.gainesville.com

CASEY: 'Tried to be true to his faith in God'

Continued from B1

of all of us and teaching us how to use for each other. Mayor Ed Bradley also took to the lectern to talk about Casey as a legislator, expressing his admiration for the man, whom Bradley jokingly said proved a Republican could get elected in Gainesville—to which those in the pews laughed heartily. On a more serious note, Bradley spoke about how Casey was always willing to work across the aisle in good faith to get things accomplished. "That, unfortunately, is a dying quality in American politics," he remarked. Bradley credited Casey with helping to build the Gainesville community through his practice as well as all of his other accomplishments. "Gainesville is better because of Dr. Bob," he told those gathered. "Our state is better, and our country is better."

While Casey was a Republican, that was fueled by his experience growing up and as a doctor, his family said. "He saw things a little differently because he had that perspective on life," Susan Casey said. "He wouldn't just fall in the typical Republican categories as they would be now." For example, she said that while fighting to pass the state's child support law, a legislative accomplishment Casey's family said he was most proud of, many conservative opponents of him as they didn't know laws that restrict individual choice. "He was willing to speak out when it might not be the popular thing if he thought it was the right thing," said Casey's widow, Evelyn. Next Casey's oldest child, Ken, took to the stage, slides in hand, to sing "Sweet Hour of Prayer" by Tennessee Ernie Ford, a favorite of his father's and a song Ken Casey sang by his father's bedside during his last days alive. Pastor Magruder, a close friend of Casey's, then delivered the eulogy during which he told a story about how Casey served at another Gainesville church in the 1960s when segregation was still in place. When a black woman came the church to attend service, church members offered to pay her cab fare to take her to an African American church, which didn't sit well with Casey, the pastor said. At a church business meeting Casey raised the issue of allowing African American members, telling the other members that Jesus would not reject African Americans. The issue was voted down, and Casey responded by leaving the church.

"He believed that the gospel applied to all people, and it was not right to exclude such people," Ken Casey said in an interview. Ken Casey added that his father also fought for gender equality, speaking out for female volunteers while serving as chief-of-staff at the now defunct Alachua General Hospital and defending Parkview Baptist Church's decision to ordain women. For a man who accomplished so much, there was one thing that stood above the rest, Stuart Casey said in an interview. "I think he would say his biggest accomplishment was that he tried to be true to his faith in God and to live that out in the best way that he could," she said. "And that was the most important part of his life and what he and my mom instilled in us as a family, with the central part of that being love."

MONDAY, JULY 6, 2015 THE GAINESVILLE SUN | B1

STORM: Spread of rainfall widely varied across area

Continued from B1

service meteorologist in Jacksonville. "We saw there were some good amounts of rain and frequent lightning," Gullett said. The spread of rainfall widely varied. For instance, the Gainesville airport only saw about a half an inch. The majority of the rainfall fell in the southern quadrants of the area. ACRES were called to report a report of a fallen tree on interstate 75, and there were also two reports of homes that may have been struck by lightning. District Chief Robert Gullett said, "We had an estimated 120 lightning strikes, which is more than for the summer."

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±64 acres on Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000. The proposed changes will assign Commercial and Industrial Future Land Use designations and Commercial Intensive (CI), Community Commercial (CC), & Light and Warehouse Industrial (ILW) zoning districts to properties previously annexed into the City of Alachua.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, July 20, at 5:30 p.m. at the CSI Academy of Florida, 12787 NW U.S. Highway 441, Alachua, FL 32615.

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976



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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±64 acres on Alachua County Tax Parcels 05855-002-000, 05855-003-000, 05962-001-000, & 05962-002-000. The proposed changes will assign Commercial and Industrial Future Land Use designations and Commercial Intensive (CI), Community Commercial (CC), & Light and Warehouse Industrial (ILW) zoning districts to properties previously annexed into the City of Alachua.

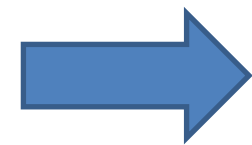
The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, July 20, at 5:30 p.m. at the CSI Academy of Florida, 12787 NW U.S. Highway 441, Alachua, FL 32615.

Contact:
Craig Brashier, AICP
Phone Number:
(352) 331-1976



REVIEW PROCESS

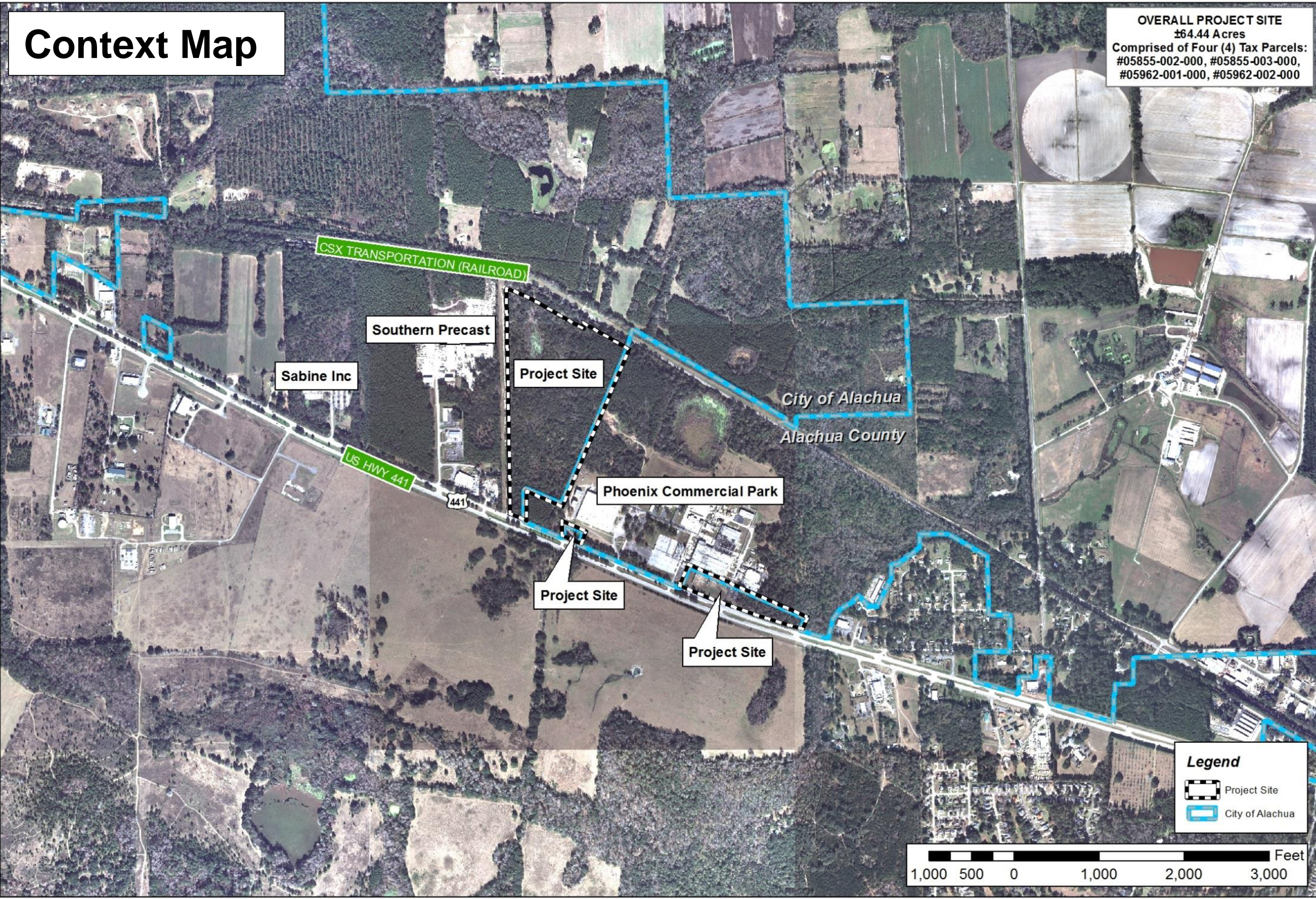


Pre-Application Meeting	June 30 th
Neighborhood Workshop	July 20 th
Submit SsCPA & Rezoning Applications	July 22 nd
Planning & Zoning Board Public Hearing	October 13 th
City Commission Transmittal Hearing and 1 st Reading	October 26 th
Florida Department of Economic Opportunity (DEO) Review	November 1 st – December 1 st
City Commission Adoption Hearing and 2 nd Reading	December 14 th

- The subject properties were previously annexed into the City of Alachua by **Ordinance 12 16**
- The properties currently have Alachua County Future Land Use (Rural Employment Center) and Zoning (Industrial Services and Manufacturing, MP) designations
- The proposed applications will assign City of Alachua Future Land Use and Zoning designations that permit similar uses and intensities as the current Alachua County designations

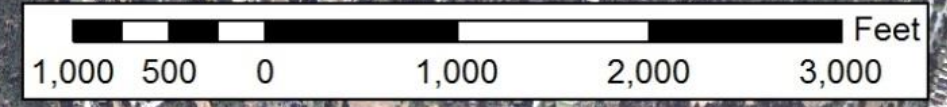
Context Map

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000



Legend

- Project Site
- City of Alachua



Aerial Map

OVERALL PROJECT SITE
 ±64.44 Acres
 Comprised of Four (4) Tax Parcels:
 #05855-002-000, #05855-003-000,
 #05962-001-000, #05962-002-000

City of Alachua
 Alachua County




Tax Parcel #
 05962-002-000
 Tom R & Associates
 ±55.42 Acres

Tax Parcel #
 05962-001-000
 Sperring & Sperring
 ±1 Acre

Tax Parcel #
 05855-002-000
 Tom R & Associates
 ±7.02 Acres

Tax Parcel #
 05855-003-000
 Sperring & Sperring
 ±1 Acre

Legend

-  Project Site
-  Alachua County Tax Parcels
-  City of Alachua

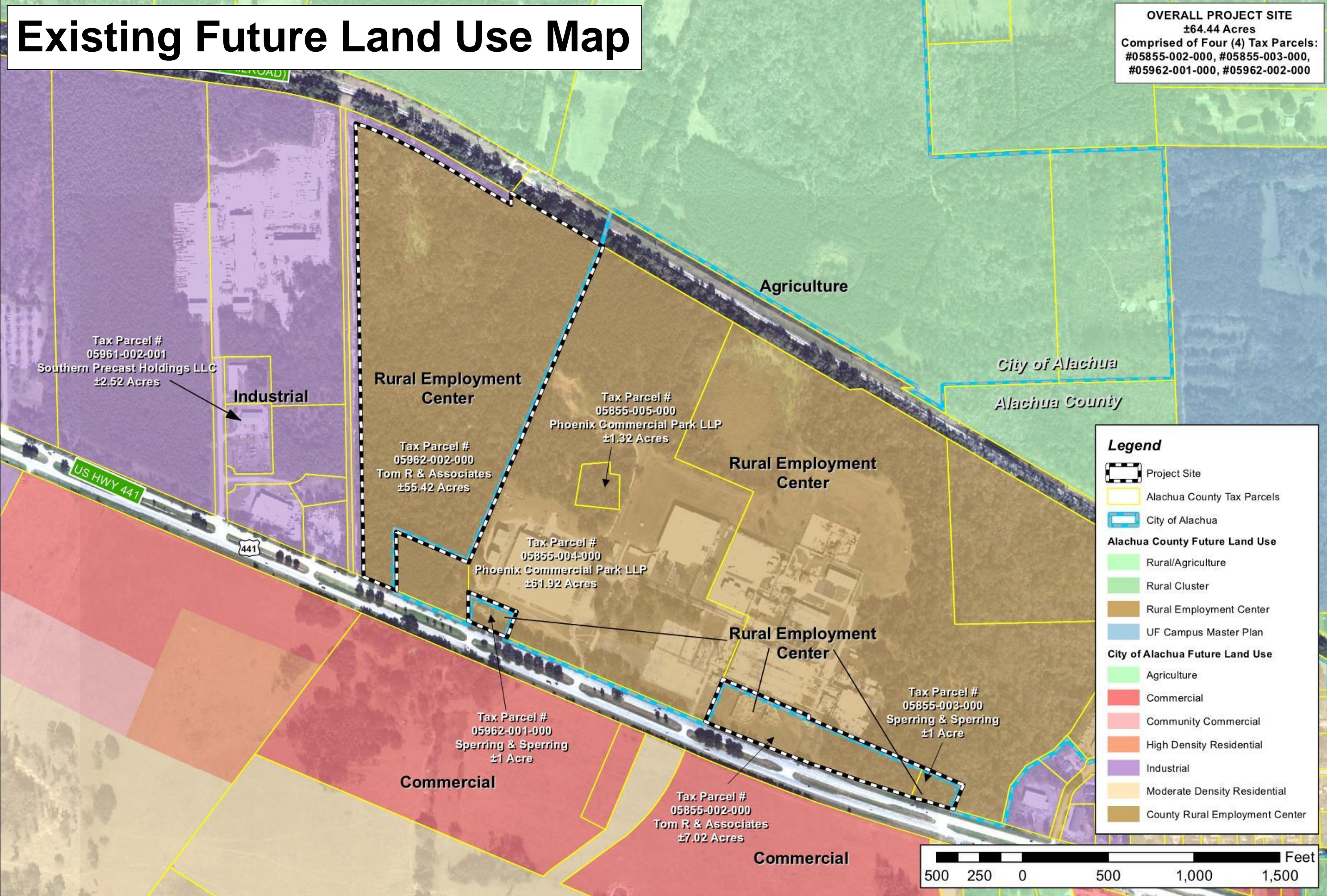
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Prepared by: Employee 415
 Date: 7/14/2015
 Project: Sperring Properties Large-Scale Comprehensive Plan Amendment and Rezoning
 File Path: L:\2015\15-0250\Planning\GIS\Map\1B.mxd

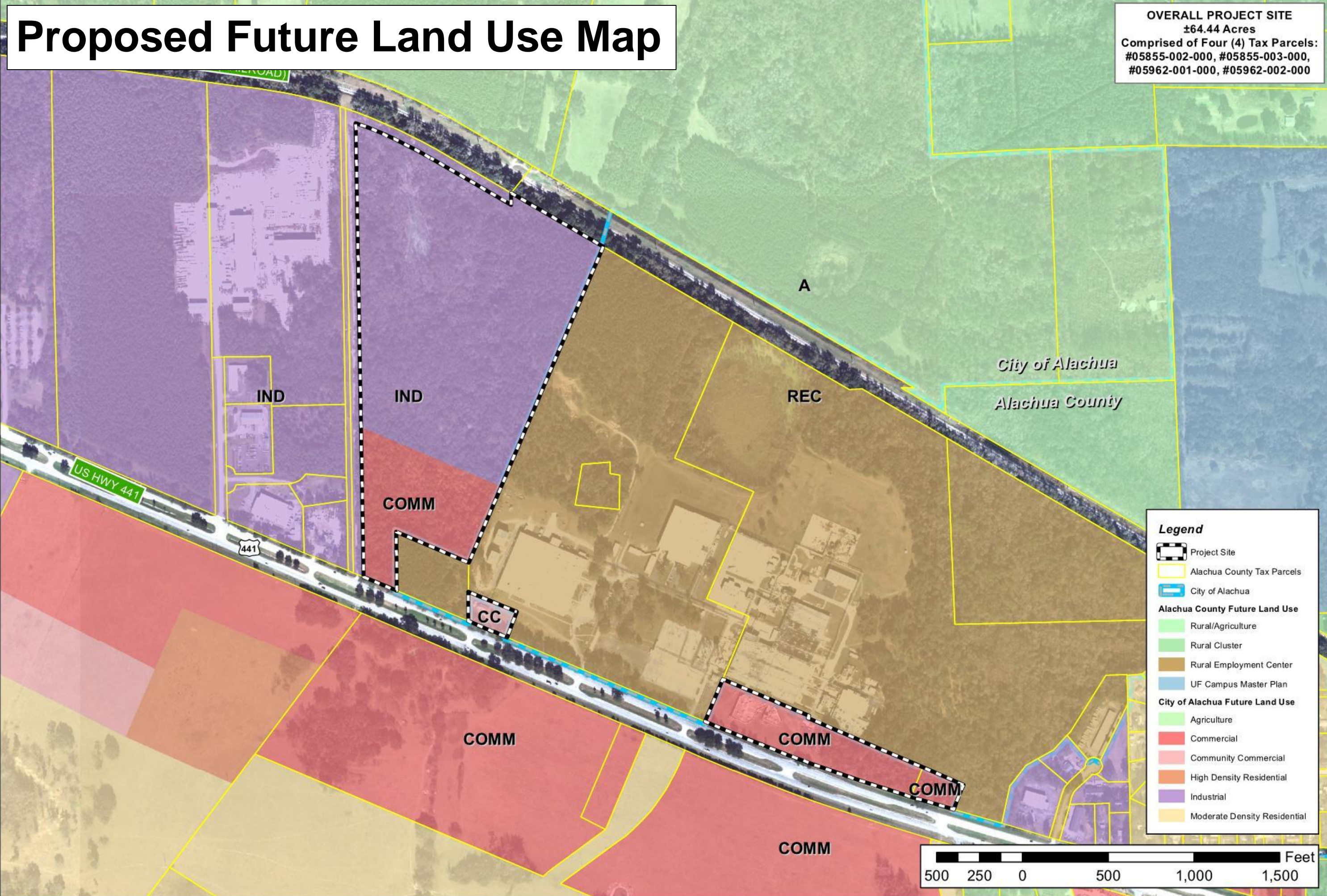
Existing Future Land Use Map

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000



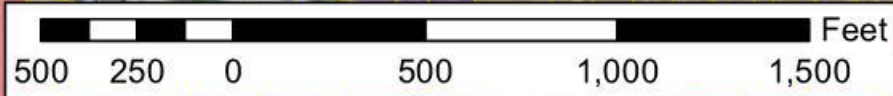
Proposed Future Land Use Map

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000



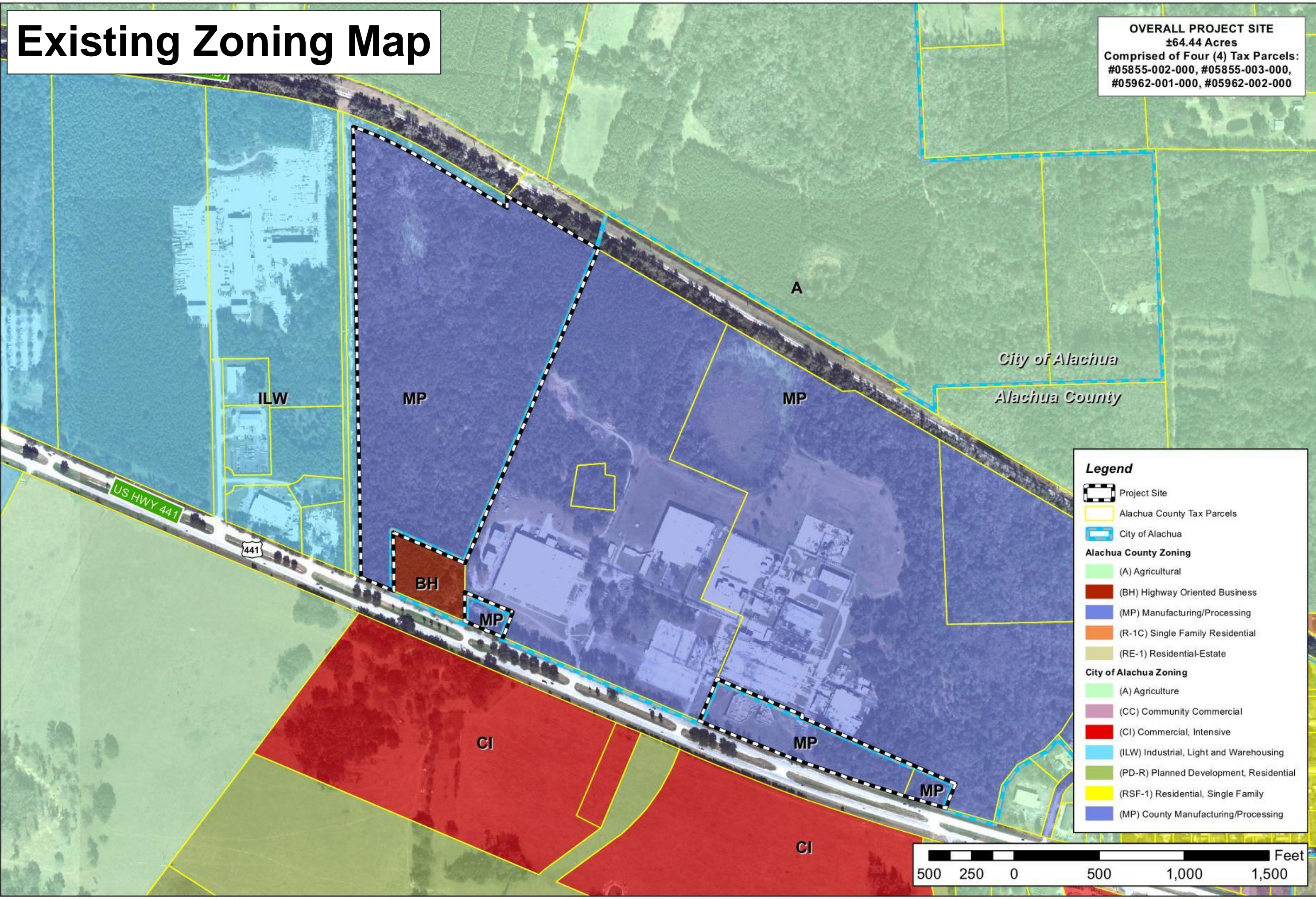
Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- Alachua County Future Land Use**
 - Rural/Agriculture
 - Rural Cluster
 - Rural Employment Center
 - UF Campus Master Plan
- City of Alachua Future Land Use**
 - Agriculture
 - Commercial
 - Community Commercial
 - High Density Residential
 - Industrial
 - Moderate Density Residential



Existing Zoning Map

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000

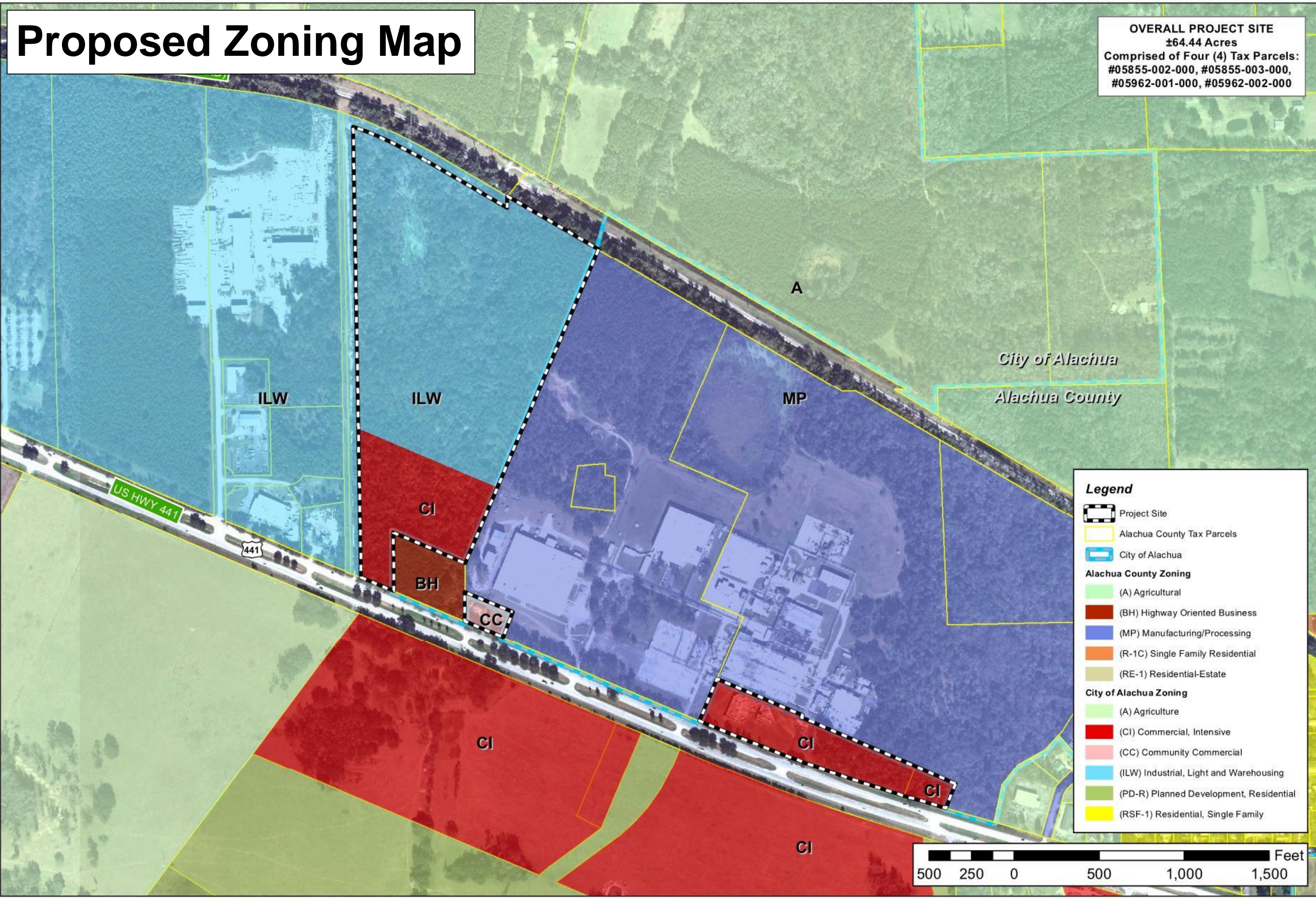


Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- Alachua County Zoning**
 - (A) Agricultural
 - (BH) Highway Oriented Business
 - (MP) Manufacturing/Processing
 - (R-1C) Single Family Residential
 - (RE-1) Residential-Estate
- City of Alachua Zoning**
 - (A) Agriculture
 - (CC) Community Commercial
 - (CI) Commercial, Intensive
 - (ILW) Industrial, Light and Warehousing
 - (PD-R) Planned Development, Residential
 - (RSF-1) Residential, Single Family
 - (MP) County Manufacturing/Processing

Proposed Zoning Map

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000



Legend

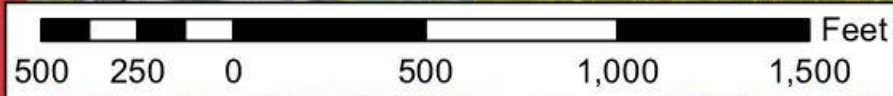
- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business
- (MP) Manufacturing/Processing
- (R-1C) Single Family Residential
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City of Alachua Zoning

- (A) Agriculture
- (CI) Commercial, Intensive
- (CC) Community Commercial
- (ILW) Industrial, Light and Warehousing
- (PD-R) Planned Development, Residential
- (RSF-1) Residential, Single Family





Professional Consultants

SPERRING PROPERTIES
LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT & REZONING
NEIGHBORHOOD WORKSHOP
JULY 20, 2015, AT 5:30 PM
CSI ACADEMY OF FLORIDA

Recorded and transcribed by CHW staff.

Attendees:

Tom Sperring – Property Owner
Phyllis Sperring – Property Owner
David Forest – Citizen
Charlene Robinson - Citizen
Craig Brashier, AICP - CHW

CHW delivered a presentation that explained the details of the proposed Large-scale Comprehensive Plan Amendment (LsCPA) and Rezoning applications. Handouts were also made available of the Use Table from the City's Land Development Regulations with the permitted uses within the proposed CI, CC, and ILW zoning districts highlighted. Two (2) members of the public attended the workshop, as well as two (2) property owners. The following bullet points highlight the main points of the presentation and the discussion items following the presentation.

- The presentation explained that the proposed applications will designate City of Alachua Future Land Use (FLU) and Zoning categories to parcels previously annexed into the City.
- The proposed Commercial, Community Commercial, and Industrial FLU categories and the proposed CC, CI, and ILW zoning districts are consistent with the intent and types of uses permitted in the current Alachua County Rural Employment Center FLU and MP zoning district.
- The proposed City of Alachua FLU and zoning designations are also compatible with adjacent City of Alachua properties and consistent with the existing development patterns and FLU and Zoning patterns.
- Mr. Forest had a question about the types of uses permitted in the ILW zoning district. Mr. Brashier provided him with a handout of the City's LDR Use Table with the permitted ILW uses highlighted.
- CHW informed that attendees that the City of Alachua would also mail out notifications prior to any scheduled public hearing regarding this application.
- The meeting adjourned at 6:05 p.m.

Application Package Table of Contents

1. Cover Letter
2. Comprehensive Plan Amendment Application
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
6. Tax Information
7. Ordinance 12 16 – Property Annexation
8. Neighborhood Workshop Information
- 9. Justification Report**
10. Map Set



Sperring Properties

Large-scale Comprehensive Plan

Justification Report

July 21, 2015

Revised September 3, 2015

Prepared for:
City of Alachua

Prepared on behalf of:
Thomas R. Sperring and Phyllis Sperring
Tom R. and Associates, LLC

Prepared by:
CHW

PN# 15-0256
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Executive Summary

To: Kathy Winburn, AICP, City of Alachua, Planning Director PN 15-0256
From: Craig Brashier, AICP, Planning Project Manager
Date: July 21, 2015
Re: Sperring Properties – Large-scale Comprehensive Plan Amendment

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> Apply City of Alachua Future Land Use designations to properties previously annexed into the City.
<u>Description of Location:</u> The previously annexed parcels are located along the north side of U.S. 441 between NW 89 th Street and NW 77 th Terrace.	
<u>Parcel Numbers:</u> 05855-002-000, 05855-005-000, 05962-001-000, 05962-002-000	<u>Acres:</u> ±64 Acres
<u>Current Future Land Use Category:</u> Rural Employment Center (Alachua County)	<u>Proposed Future Land Use Categories:</u> Industrial (±45 ac.) Commercial (±18 ac.) Community Commercial (±1 ac.)
<u>Current Zoning Category:</u> Industrial Services and Manufacturing (MP)(Alachua County)	<u>Proposed Zoning Categories:</u> Light and Warehouse Industrial (ILW) (±45 ac.) Commercial Intensive (CI) (±18 ac.) Community Commercial (CC) (±1 ac.)

Net Maximum Development Potential

Future Land Use Designation	Acres	Maximum Intensity	Maximum Development
Existing			
Rural Employment Center	±64	0.5 FAR	1,393,920 s.f.
Proposed			
Industrial	±45	0.5 FAR	980,100 s.f.
Commercial (5 acres or greater)	±18	0.5 FAR	392,040 s.f.
Community Commercial	±1	1.0 FAR	43,560 s.f.
Net Maximum Development Potential	-	-	21,780 s.f.

STATEMENT OF PROPOSED CHANGE

The four (4) parcels included in this application were previously annexed into the City of Alachua by Ordinance 12 16. The annexation ordinance was approved on March 26, 2012. As evident on the property deeds and Florida Department of State Division of Corporations materials submitted as part of this application package, Mr. Thomas Sperring represents a common ownership interest for all four (4) parcels. Therefore, the Large-scale Comprehensive Plan Amendment (LsCPA) application to designate City of Alachua Future Land Use (FLU) categories for these parcels is being processed under one application.

As stated in Section 4 of the ordinance, Alachua County zoning regulations will remain in effect until the City of Alachua exercises its zoning power over the properties. This LsCPA application is submitted concurrently with a rezoning application to assign City of Alachua designations to the previously annexed properties.

The subject parcels total ±64 acres and are located along the north side of U.S. 441 between NW 89th Street and NW 77th Terrace. Figure 1 shows the parcel's locations.

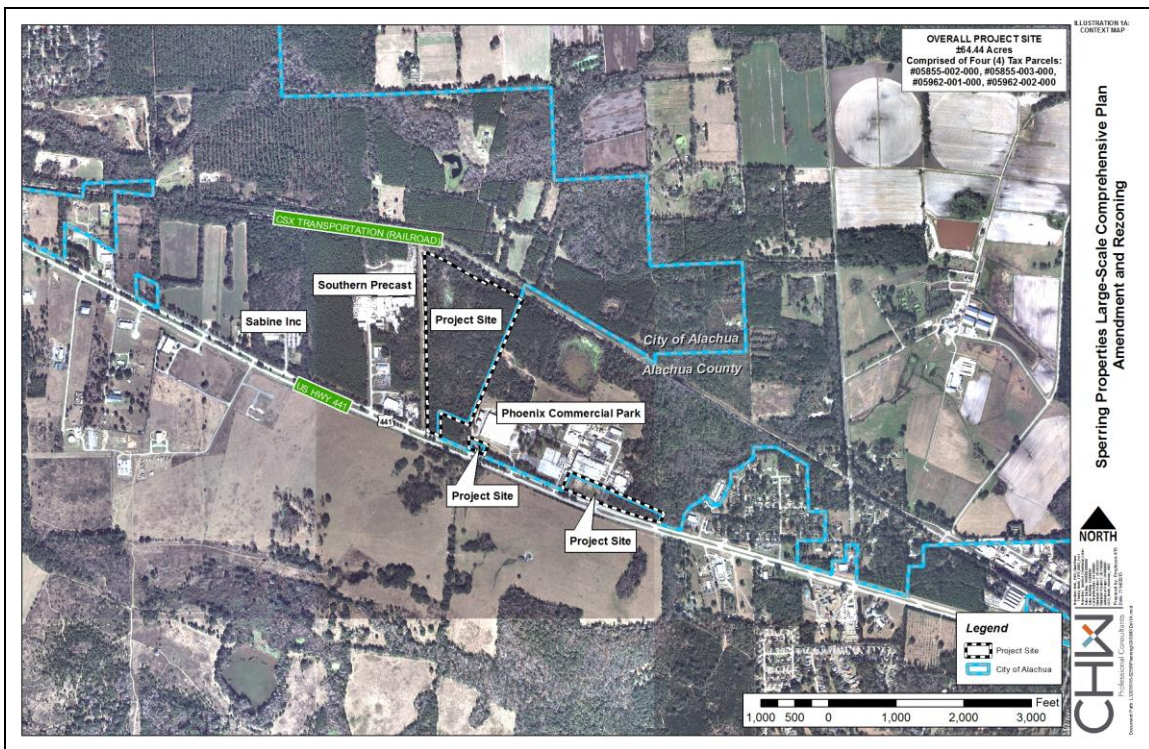


Figure 1: Location Map

Surrounding properties are currently used for light industrial, manufacturing, and/or warehouse uses, including Sabine, Inc. and Southern Precast to the west and the adjacent Phoenix Commercial Park. Currently vacant properties on the south side of U.S. 441 are designated for Commercial uses. The FLU and

Zoning designations for adjacent properties are shown in Table 1 and on Figures 2 – 5.

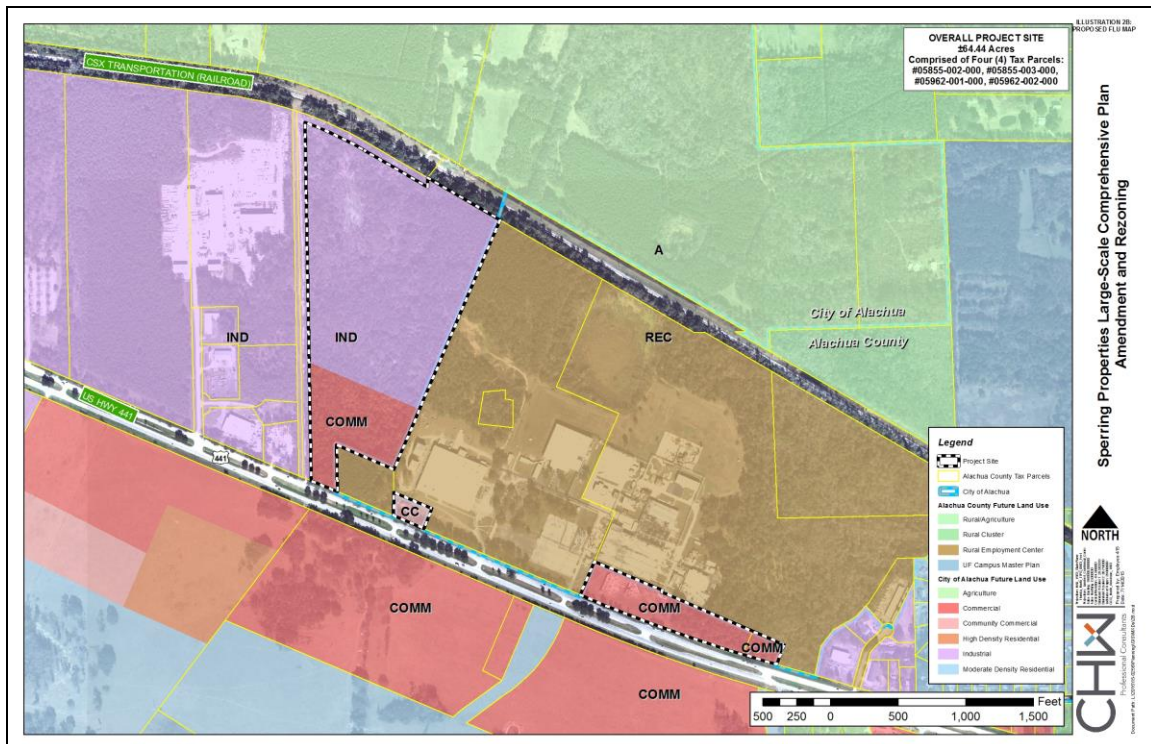
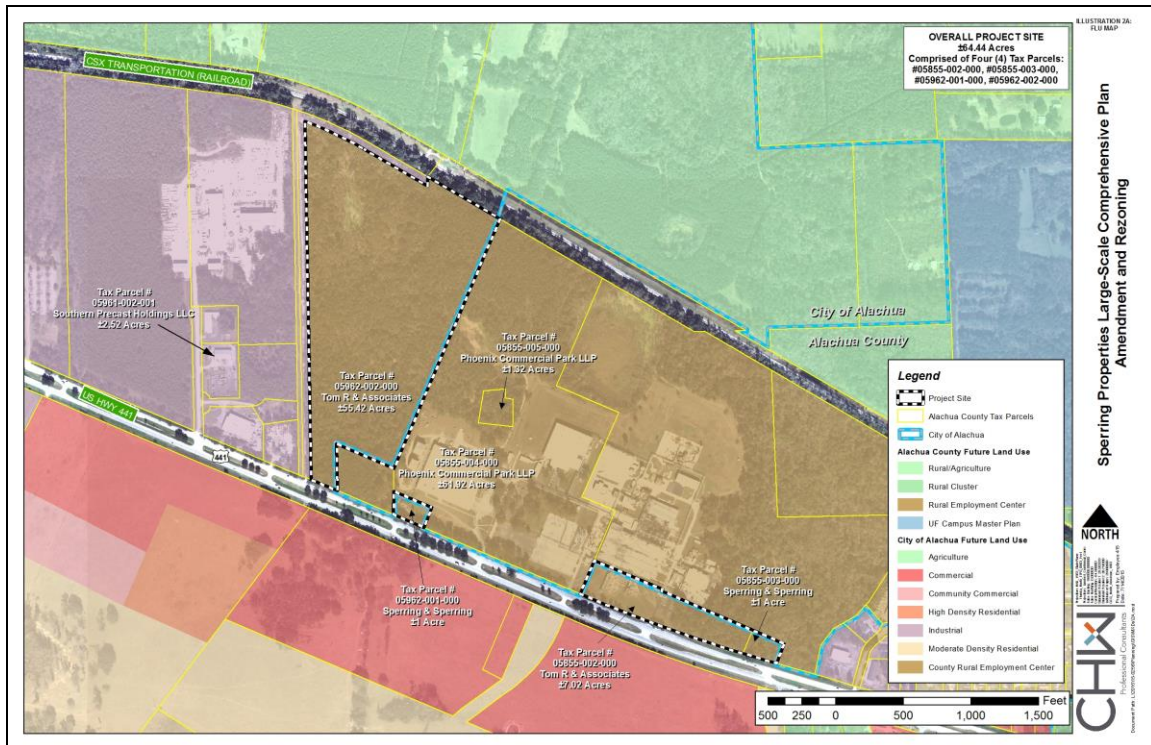
Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Railroad R.O.W. & Agriculture Rural Employment Center (Alachua County)	Railroad R.O.W. & Agricultural (A) Industrial Services and Manufacturing (MP) (Alachua County)
South	Commercial	Commercial Intensive (CI)
East	Rural Employment Center (Alachua County)	Industrial Services and Manufacturing (MP) (Alachua County)
West	Industrial Rural Employment Center (Alachua County)	Light and Warehouse Industrial (ILW) Industrial Services and Manufacturing (MP) (Alachua County)

The proposed FLU designations are consistent with adjacent uses and development patterns in both the City of Alachua and Alachua County. The proposed Industrial FLU on the northern ±45 acres of Parcel 05962-002-000 is consistent with the Industrial designation on the City of Alachua property to the west and the Rural Employment Center designation on Alachua County properties to the east. The Industrial designation is also appropriate for this parcel since its northern boundary is adjacent to an existing railroad line.

The proposed Commercial FLU designation for parcels (or portions of) along U.S. 441 is consistent with the City's FLU designations on the south side of U.S. 441 as well as for smaller individually owned parcels along the U.S. 441 corridor. The CSI Academy of Florida is currently located on Parcel 05855-002-000. The proposed Commercial FLU designation is consistent with the existing vocational academy on this parcel.

The existing and proposed FLU designations and zoning districts are shown on Figures 2-5. The rezoning application for the four (4) subject parcels has been submitted concurrent with this LsCPA application.



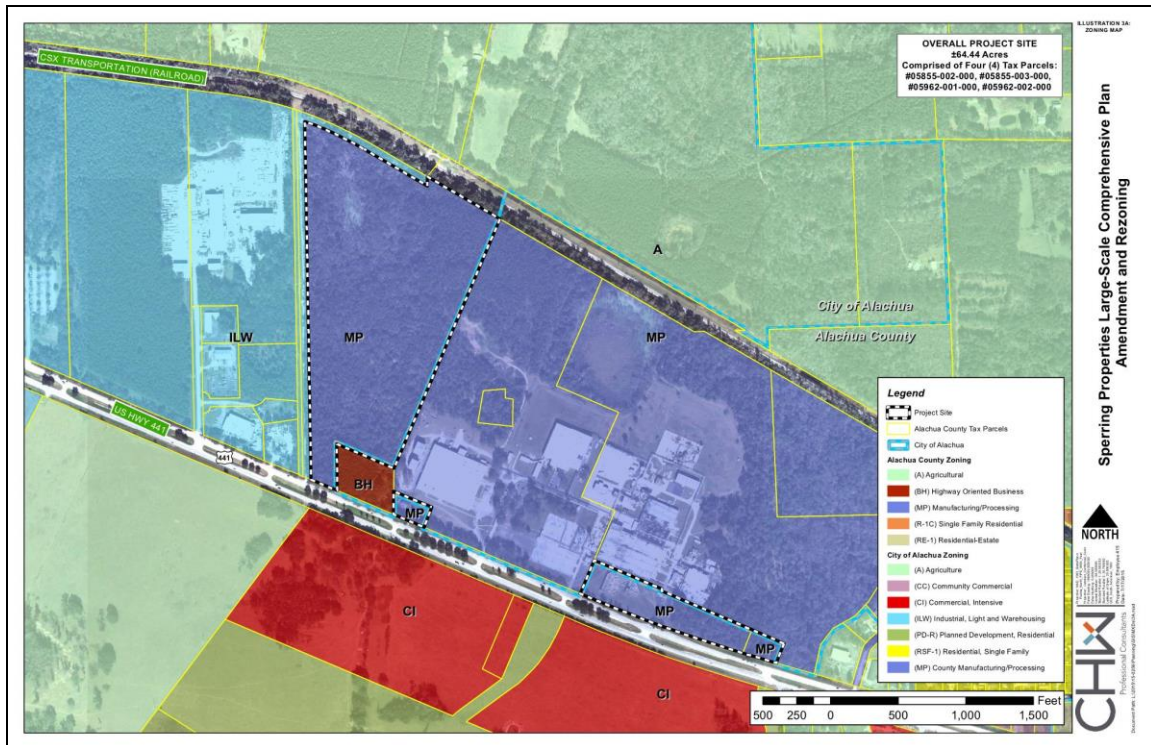


Figure 4: Existing Zoning

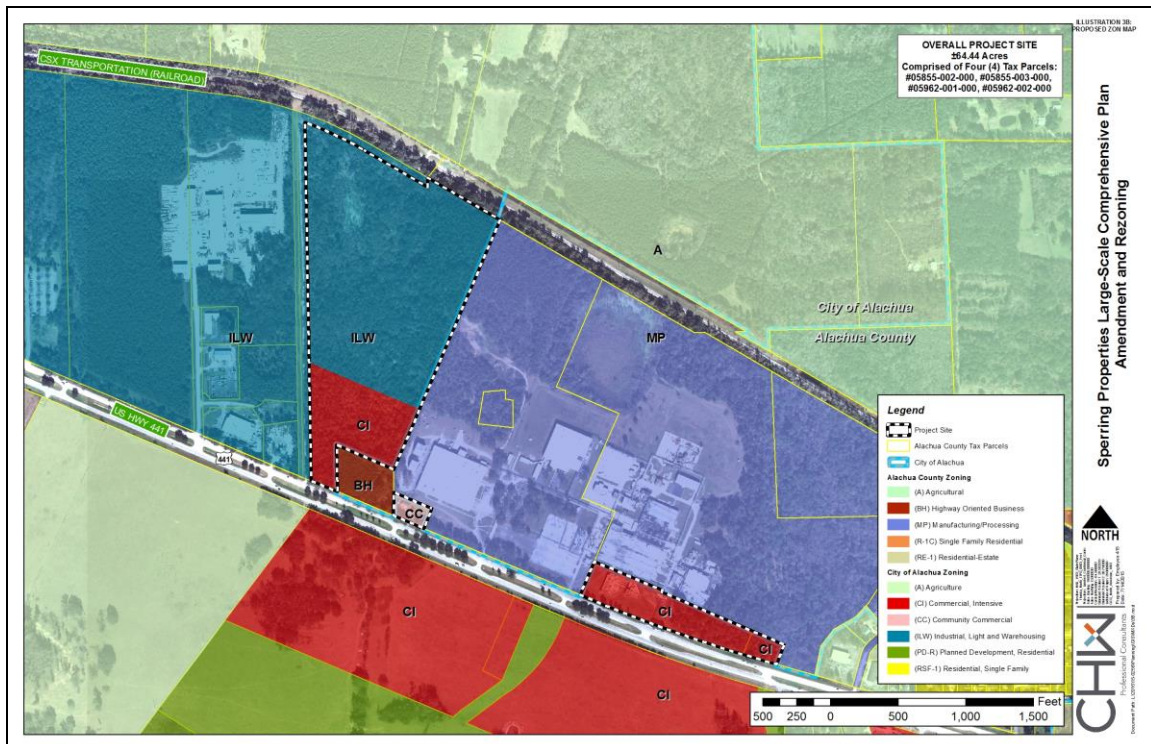


Figure 5: Proposed Zoning

URBAN SPRAWL ANALYSIS

Consistent with the City of Alachua's Comprehensive Plan Amendment application and Chapter 163.3177(6)(a)9, Florida Statutes, this section demonstrates that the proposed LsCPA application discourages the proliferation of urban sprawl. The indicators are proved below with consistency statements following in **bold** text.

Ch. 163.3177(6)(a)9, Florida Statutes

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The 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 in order to determine whether the plan or plan amendment:
 - I. Promotes, allows, or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed Industrial, Commercial, and Community Commercial FLU designations will create a mix of uses that will support the commercial and employment needs of the City's residents as well as the commercial and personal services needs of employees on adjacent properties.

- 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.

The proposed parcels were previously annexed into the City of Alachua by Ordinance 12 16. This application assigns City of Alachua FLU designations to the subject parcels that are consistent with the current Alachua County FLU designation. The subject parcels are surrounded by light industrial and business park uses and vacant lands designated for industrial and commercial uses.

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

This LsCPA application proposes City of Alachua FLU designations for property previously annexed into the City. The Alachua County FLU designation is Rural Employment Center which promotes a mix of economic development and employment generating uses. The proposed Industrial, Commercial, and Community Commercial FLU designations do not promote radial, strip, isolated, or ribbon development patterns and will allow the permitted uses to develop in a manner that promotes interconnectivity with the existing and permitted uses in the County's Rural Employment Center FLU.

- 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.

These parcels are not currently designated for natural resource conservation or protection. Development and/or redevelopment on the subject parcels will be consistent with the City's Comprehensive Plan and Land Development Regulations, as well as state requirements and water management district requirements, which include protective measures for natural resources.

Potential wetlands and floodplain are located on a portion of the project parcels. Development will be consistent with City of Alachua Comprehensive Plan Conservation and Open Space Element Objective 1.10, Policies 1.10.a – 1.10.h, Objective 1.12, and Policies 1.12.a – 1.12.v regarding wetlands and water resources.

- 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.

These parcels are not currently designated for agricultural activities. The existing Alachua County FLU designation is Rural Employment Center. The proposed Industrial, Commercial, and Community Commercial FLU designations are consistent with the economic development and job creation intents of the County's Rural Employment Center FLU. Continuing to provide uses for economic development and job creation on these parcels will help reduce development pressures on agricultural lands within the City and unincorporated County.

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

Existing City of Alachua utilities serve these parcels. The proposed FLU designations will continue to ensure that the existing infrastructure is efficiently utilized for uses that support economic development and job creation.

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

Existing City of Alachua utilities serve these parcels. The parcels' location within the City of Alachua will continue to ensure that future public facilities are efficiently utilized for uses that support economic development and job creation.

- 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.

The proposed FLU designations are consistent with the economic development and employment generating intent of the current Alachua County Rural Employment Center FLU designation. Directing economic development towards properties already dedicated for such uses will ensure consistency with the City's capital improvement plans and efficient provision of public facilities.

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

There is a distinct separation between rural and urban uses in this area. The subject parcels were previously annexed into the City of Alachua. All surrounding uses along the U.S. 441 corridor are developed with urban uses and intensities or designated for urban non-residential and mixed uses and intensities. The railroad line that runs north of the subject parcels and the County's Rural Employment Center currently serves as a clear separator between rural and urban uses and FLU designations.

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

The proposed Industrial, Commercial, and Community Commercial FLU designations will continue to promote infill development with a

mix of uses that are both consistent with and complimentary to existing development and FLU designations.

- XI. Fails to encourage a functional mix of uses.

By proposing three different FLU designations on the subject parcels, a mix of uses is most definitely encouraged.

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

This LsCPA application proposes City of Alachua FLU designations for property previously annexed into the City. The Alachua County FLU designation is Rural Employment Center which promotes a mix of economic development and employment generating uses. The proposed Industrial, Commercial, and Community Commercial FLU designations will allow the permitted uses to develop in a manner that promotes interconnectivity with the existing and permitted uses in the County's Rural Employment Center FLU.

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

The subject parcels do not currently contain any functional open space nor are they specifically designated for such uses in the future.

- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
- I. 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.

The proposed LsCPA application will designate City of Alachua FLU classifications to previously annexed properties. The proposed Industrial, Commercial, and Community Commercial FLU designations are consistent with the economic development and job creation intent of the existing Rural Employment Center Alachua County FLU designation. The proposed FLU designations will continue to encourage economic development on properties not currently designated for natural resource protection. Continuing to designate these parcels for industrial and commercial uses will help prevent development pressures on areas intended for natural resource and ecosystem protection.

Potential wetlands and floodplain are located on a portion of the project parcels. Development will be consistent with City of Alachua Comprehensive Plan Conservation and Open Space Element Objective 1.10, Policies 1.10.a – 1.10.h, Objective 1.12, and Policies 1.12.a – 1.12.v regarding wetlands and water resources.

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

Existing City of Alachua utilities serve these parcels. The proposed FLU designations will continue to ensure that the existing infrastructure is efficiently utilized for uses that support economic development and job creation.

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

These parcels are not currently designated for agricultural activities. The existing Alachua County FLU designation is Rural Employment Center. The proposed Industrial, Commercial, and Community Commercial FLU designations are consistent with the economic development and job creation intents of the County's Rural Employment Center FLU. Continuing to provide uses for economic development and job creation on these parcels will help reduce development pressures on agricultural lands within the City and unincorporated County.

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

The proposed Industrial, Commercial, and Community Commercial FLU designations will create a mix of uses that will continue to support the economic development and employment needs of the City's residents. This mix of land uses will also provide the opportunity to meet the commercial and personal services needs of the employees on adjacent properties designated for Industrial and Rural Employment Center uses.

CONCURRENCY IMPACT ANALYSIS

The Concurrency Impact Analysis calculations have been performed for the net maximum development potential of the proposed FLU designations. Public facility capacities are based on the May 2015 Monitoring Report supplied by the City's Planning and Zoning staff. The proposed non-residential FLU designations will not impact schools or recreation facilities.

The current Alachua County FLU designation is Rural Employment Center. The maximum intensity defined by Alachua County Comprehensive Plan Future Land Use Element Policy 6.3.5.1 is 0.5 F.A.R. Table 2 calculates the net maximum development potential for the proposed LsCPA application.

Table 2. Net Maximum Development Potential

Future Land Use Designation	Acres	Maximum Intensity	Maximum Development
Existing			
Rural Employment Center	±64	0.5 FAR	1,393,920 s.f.
Proposed			
Industrial	±45	0.5 FAR	980,100 s.f.
Commercial (5 acres or greater)	±18	0.5 FAR	392,040 s.f.
Community Commercial	±1	1.0 FAR	43,560 s.f.
Net Maximum Development Potential	-	-	21,780 s.f.

The development scenario for the existing Rural Employment Center FLU designation is based on an equal distribution of land for Shopping Center, General Office, and General Light Industrial as recommended by City of Alachua Planning staff. Trip generation for the proposed City of Alachua FLU designations utilizes General Light Industrial for the proposed Industrial FLU acreage and Shopping Center for the proposed Commercial and Community Commercial FLU acreages. This approach was agreed upon between the applicant and City Planning staff at the Development Review Team (DRT) meeting held on August 13th. Trip generation calculations are provided in Table 3.

Table 3: Trip Generation Calculations

ITE Land Use ¹	Units (1,000 s.f.)	Daily		Peak Hour	
		Rate ¹	Trips	Rate ¹	Trips
Existing					
Shopping Center (ITE 820)	464.64	42.7	19,840	3.71	1,724
General Office (ITE 710)	464.64	11.03	5,125	1.56	725
General Light Industrial (ITE 110)	464.64	6.97	3,239	1.08	502
Proposed					
General Light Industrial (ITE 110)	980.1	6.97	6,831	1.08	1,059
Shopping Center (ITE 820)	435.6	42.7	18,600	3.71	1,616
Total			-2,773	-	-276

1. ITE Trip Generation Manual, 9th Ed.

Table 4 below identifies the roadway segments within ½ mile of the subject parcels. Pursuant to the LDRs, for developments generating less than 1,000 AADT, a one-half mile radius defines the affected roadway envelope.

Table 4A: Impacted Roadway Segments

Segment Description	Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity
US 441 (From NW 126 th Ave to SR 235)	35,500 AADT 3,200 PHr	17,495 AADT 1,662 PHr	1,371 AAADT 123 PHr	16,634 AADT 1,415 PHr
US 441 (From CR 25A to NW 126 th Ave)	35,500 AADT 3,200 PHr	17,495 AADT 1,662 PHr	892 AAADT 82 PHr	17,113 AADT 1,456 PHr

Table 4B: Roadway Capacity

Segment Description	Available Capacity	Additional Trips	Residual Capacity
US 441 (From NW 126 th Ave to SR 235)	16,634 AADT 1,415 PHr	0 AADT 0 PHr	16,634 AADT 1,415 PHr
US 441 (From CR 25A to NW 126 th Ave)	17,113 AADT 1,456 PHr	0 AADT 0 PHr	17,113 AADT 1,456 PHr

The proposed LsCPA will reduce the number of potential traffic trips. Therefore, no trip distribution analysis is necessary.

Conclusion: The proposed LsCPA will reduce the number of potential traffic trips. Capacity currently exists on the impacted roadways to handle the trips resulting from the proposed LsCPA application.

Table 5: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flow*	1,131,000
Reserved Capacity*	109,355
Residual Capacity*	1,059,645
Residual Capacity with LsCPA Approval 21,780 s.f. x 0.15 Gal/s.f. ** = 3,267 gpd	1,056,378
Percentage of Permitted Design Capacity Utilized	54.07%

*Source: City of Alachua May 2015 Development Monitoring Report.

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed LsCPA will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA application when potable water infrastructure is available to the site.

Table 6: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	627,000
Reserved Capacity*	70,905
Residual Capacity*	802,095
Residual Capacity with LsCPA Approval 21,780 s.f. x 0.15 Gal/s.f. ** = 3,267 gpd	798,828
Percentage of Permitted Design Capacity Utilized	46.74%

*Source: City of Alachua May 2015 Development Monitoring Report

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed LsCPA will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA application when sanitary sewer utilities are available to the site.

Table 7: Solid Waste Impact

System Category	Tons per year
((12 lbs. / 1000 sq. ft. per day x 21,780 s.f.) x 365)/2,000*	47.70
Existing Demand	6,919.67
Reserved Capacity	791.96
Total average solid waste disposal for the facility ²	50-Year Capacity

*Source: Sincero and Sincero: Environmental Engineering: A Design Approach, Prentice Hall, NJ, 1996

Conclusion: The demand generated by the proposed LsCPA will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA application.

NEEDS ANALYSIS

The proposed LsCPA application will designate City of Alachua FLU categories for properties previously annexed into the City limits. Currently the parcels have Alachua County FLU and zoning designations. The current FLU designation is Rural Employment Center and the zoning district is Industrial Services and Manufacturing (MP). Per Alachua County Comprehensive Plan Future Land Use Element Objective 6.3, Rural Employment Centers are intended to support light industrial and commercial uses. The proposed City of Alachua Industrial, Commercial, and Community Commercial FLU designations are consistent with the current Alachua County FLU.

The City already determined the need for the additional parcels when the annexation was approved by Ordinance 12 16. A copy of this ordinance is included as part of this application package. Assigning City of Alachua FLU designations consistent with the current Alachua County FLU designations, confirms the previous determination of need. Additionally, the City of Alachua's most recent Evaluation and Appraisal Report (EAR) identified a need of 381 additional acres of commercial, office, and institutional land uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT (FLUE)

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.

Response: The proposed Commercial and Community Commercial FLU designations are consistent with City's established need for additional commercial land uses. The Commercial and Community Commercial FLU will help address the City of Alachua resident's commercial needs as well as the needs of employees of businesses located on the adjacent Rural Employment Center and Industrial lands.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.
2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

Response: This LsCPA application proposes City of Alachua FLU designations for property previously annexed into the City. The Alachua County FLU designation is Rural Employment Center which promotes a mix of economic development and employment generating uses. The proposed Industrial, Commercial, and Community Commercial FLU designations do not promote radial, strip, isolated, or ribbon development

patterns and will allow the permitted uses to develop in a manner that promotes interconnectivity with the existing and permitted uses in the County's Rural Employment Center FLU.

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.

Response: The current Alachua County FLU designation of Rural Employment Center is intended to support light industrial uses. Now that the property has been annexed into the City of Alachua the proposed Industrial FLU designation is appropriate since this area has already been planned for this type of development and will be located adjacent to compatible uses.

Objective 4.1 Infill development:

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Development of the parcels included in this LsCPA application will provide infill development in an area focused on economic development and job creation. The subject parcels are surrounded by light industrial and business park uses and vacant lands designated for industrial and commercial uses. Sabine, Inc. and Southern Precast are located to the west and Phoenix Business Park is located adjacent to the subject parcels.

TRANSPORTATION ELEMENT (TE)

TE 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.

Response: The proposed LsCPA will not result in a degradation of transportation LOS standards. The LsCPA will result in a decrease of AADT and Peak Hour trips. Per LDR section 2.4.14(H)(2)(b)(i), affected roadway segments are those that fall within one-half (½) mile of the parcels's boundaries. This includes two (2) segments of US 441.

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on each of the affected roadway segments to handle any trips resulting from the proposed application. Therefore, post adoption of the LsCPA there will continue to be a substantial surplus of available trips.

*COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE
ELEMENT (CFNGAR)*

CFNGAR Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed LsCPA will allow a net increase of 21,780 s.f. of non-residential uses, resulting in an increased demand of 3,267 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 802,095 gallons per day.

CFNGAR Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

CFNGAR Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed LsCPA will allow a net increase of 21,780 s.f. of non-residential uses, resulting in an increased demand of 3,267 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,059,645 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: The proposed LsCPA will allow a net increase of 21,780 s.f. of non-residential uses, resulting in an increased demand of 47.70 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

CONSERVATION AND OPEN SPACE ELEMENT

COSE OBJECTIVE 1.10: Wetlands

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

Potential wetlands and floodplain are located on a portion of the project parcels. Development will be consistent with City of Alachua Comprehensive Plan Conservation and Open Space Element Objective 1.10 and applicable Policies 1.10.a - 1.10.h regarding wetlands protection for non-residential uses.

COSE OBJECTIVE 1.12: Water Resources

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

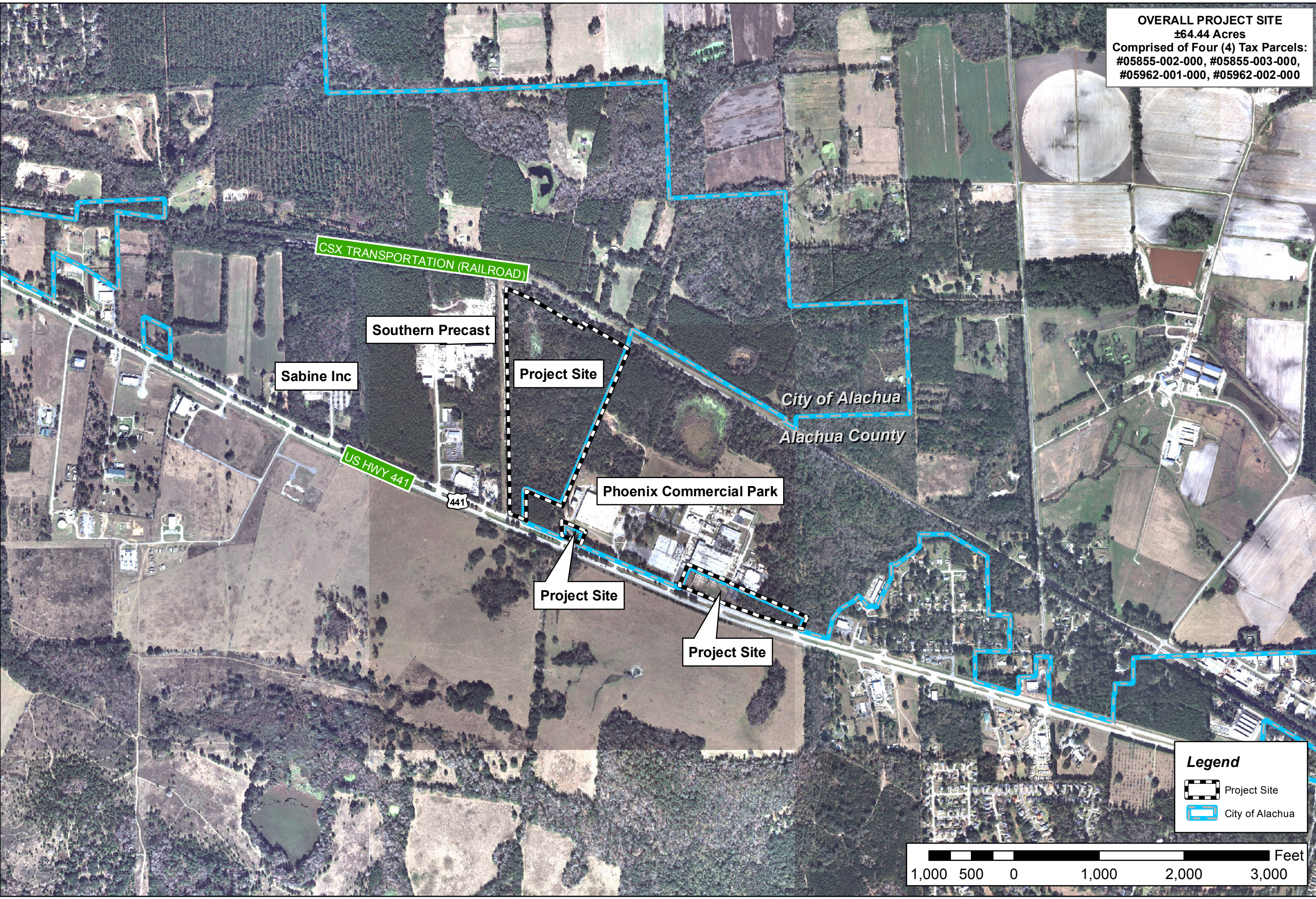
Potential wetlands and floodplain are located on a portion of the project parcels. Development will be consistent with City of Alachua Comprehensive Plan Conservation and Open Space Element Objective 1.12 and applicable Policies 1.12.a – 1.12.v regarding water resources protection for non-residential uses.

Application Package Table of Contents

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4. Property Deeds
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6. Tax Information
7. Ordinance 12 16 – Property Annexation
8. Neighborhood Workshop Information
9. Justification Report
- 10. Map Set**

Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning

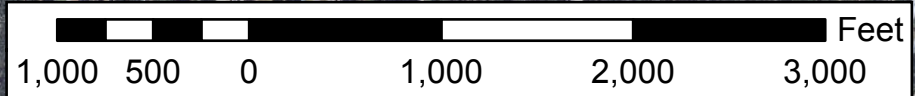
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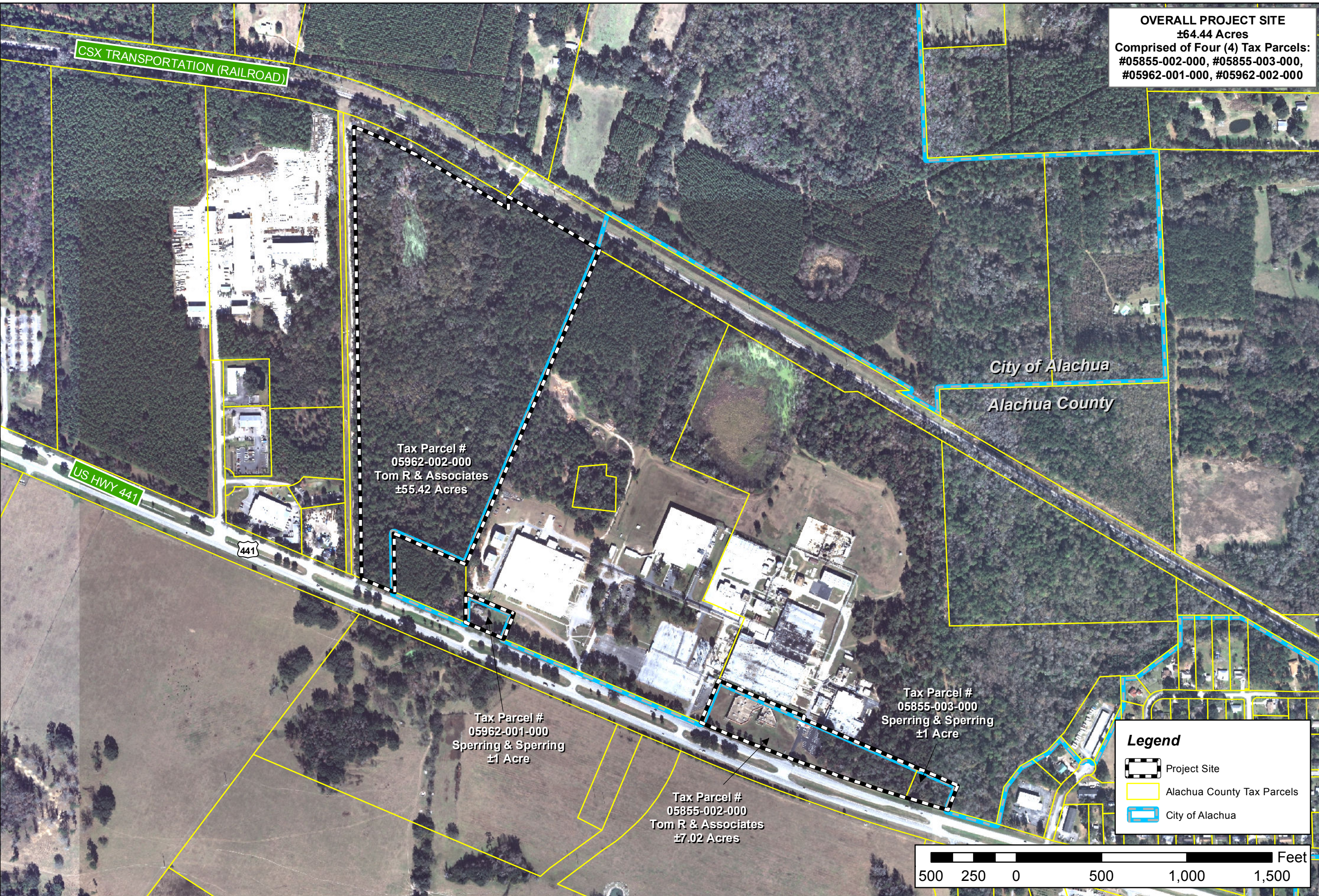


City of Alachua
Alachua County

Legend

- Project Site
- City of Alachua





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Alachua County

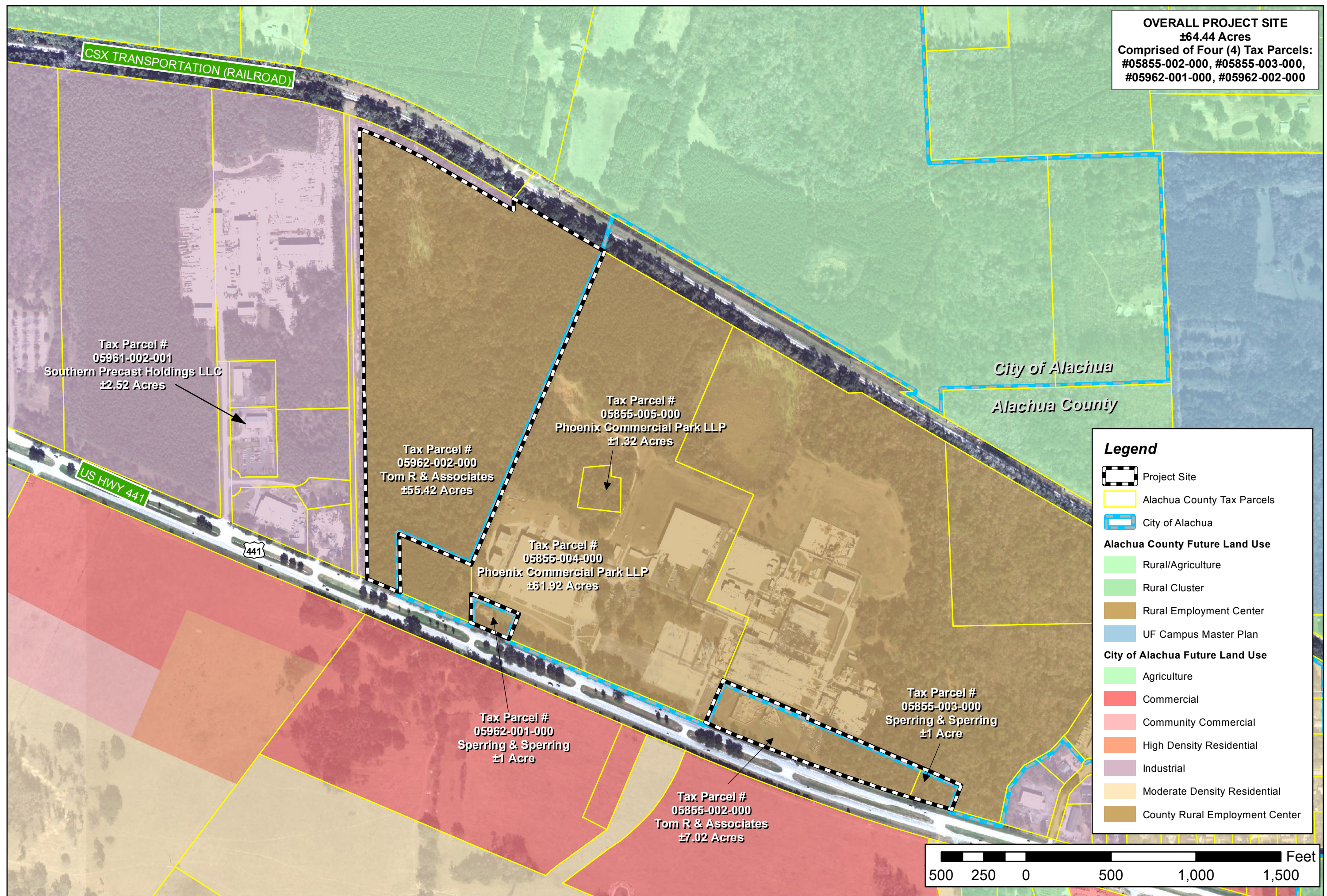
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- Project Site
- Alachua County Tax Parcels
- City of Alachua



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Central Meridian: -84°00'00.000000
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Date: 7/14/2015

**Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning**

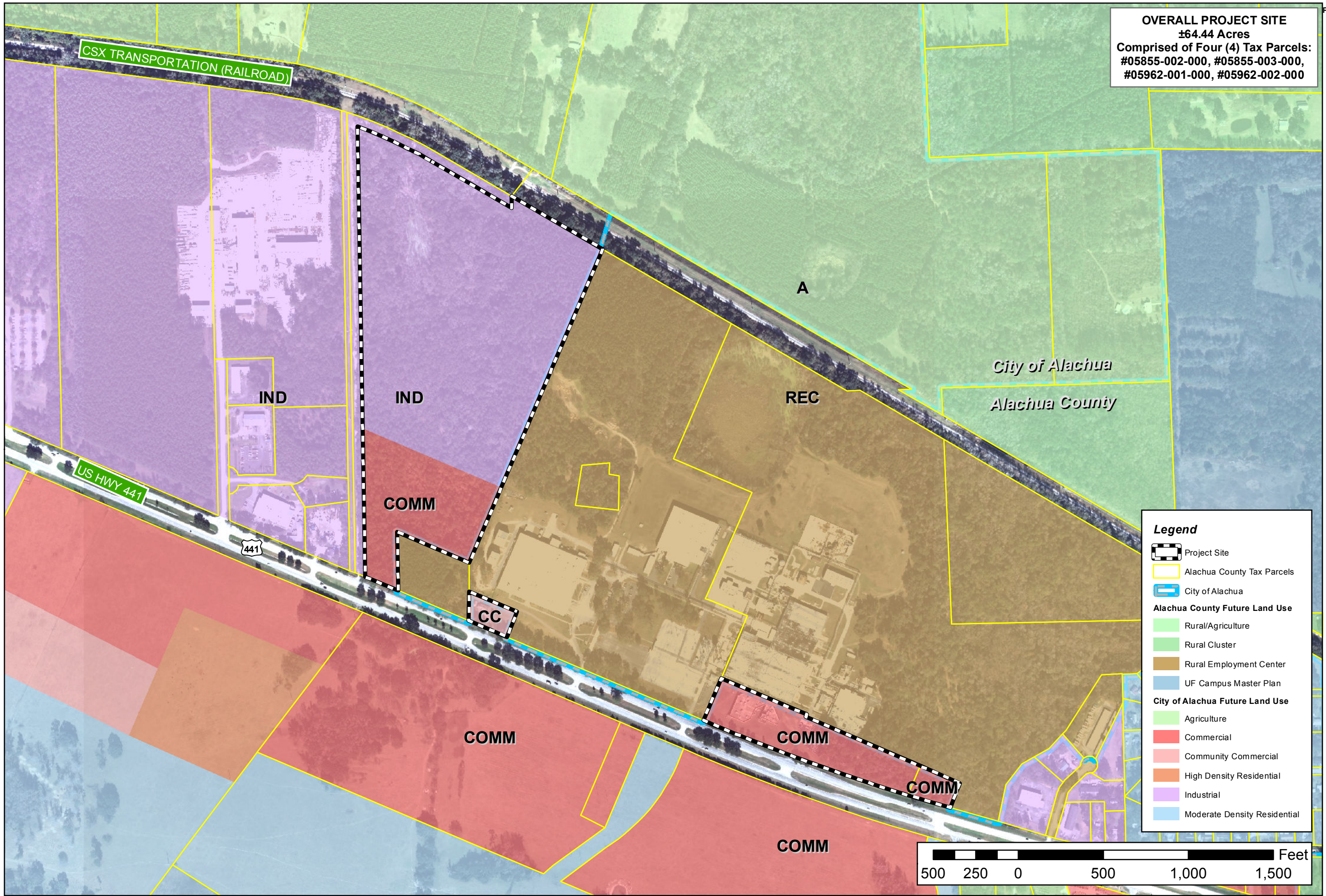


Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



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GCS: North_American_1983
Prepared by: Employee 415
Date: 7/14/2015

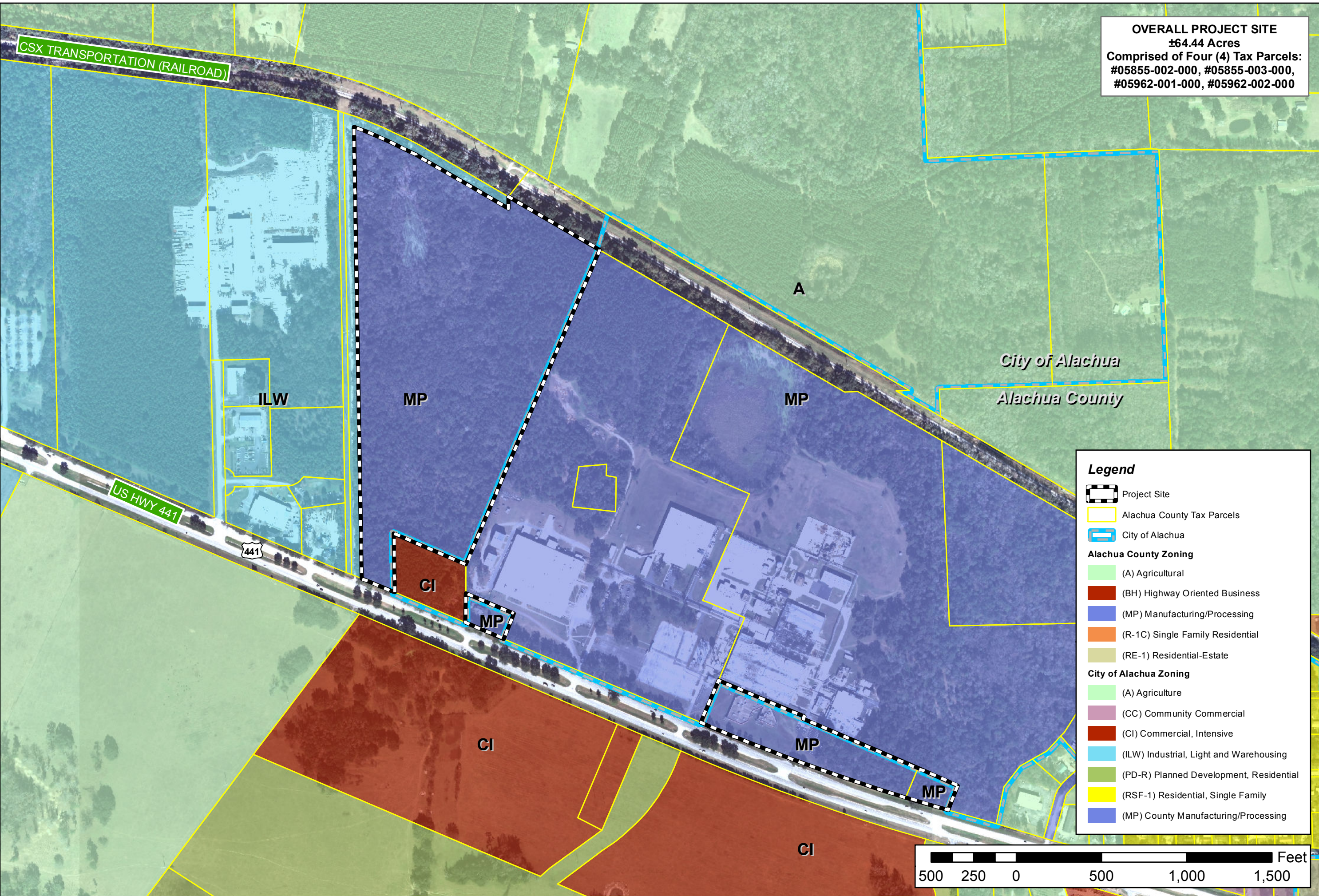
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- Project Site
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- City of Alachua
- Alachua County Future Land Use**
 - Rural/Agriculture
 - Rural Cluster
 - Rural Employment Center
 - UF Campus Master Plan
- City of Alachua Future Land Use**
 - Agriculture
 - Commercial
 - Community Commercial
 - High Density Residential
 - Industrial
 - Moderate Density Residential

Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



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Project Site

Alachua County Tax Parcels

City of Alachua

Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business
- (MP) Manufacturing/Processing
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate

City of Alachua Zoning

- (A) Agriculture
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (ILW) Industrial, Light and Warehousing
- (PD-R) Planned Development, Residential
- (RSF-1) Residential, Single Family
- (MP) County Manufacturing/Processing

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Prepared by: Employee 415
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Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



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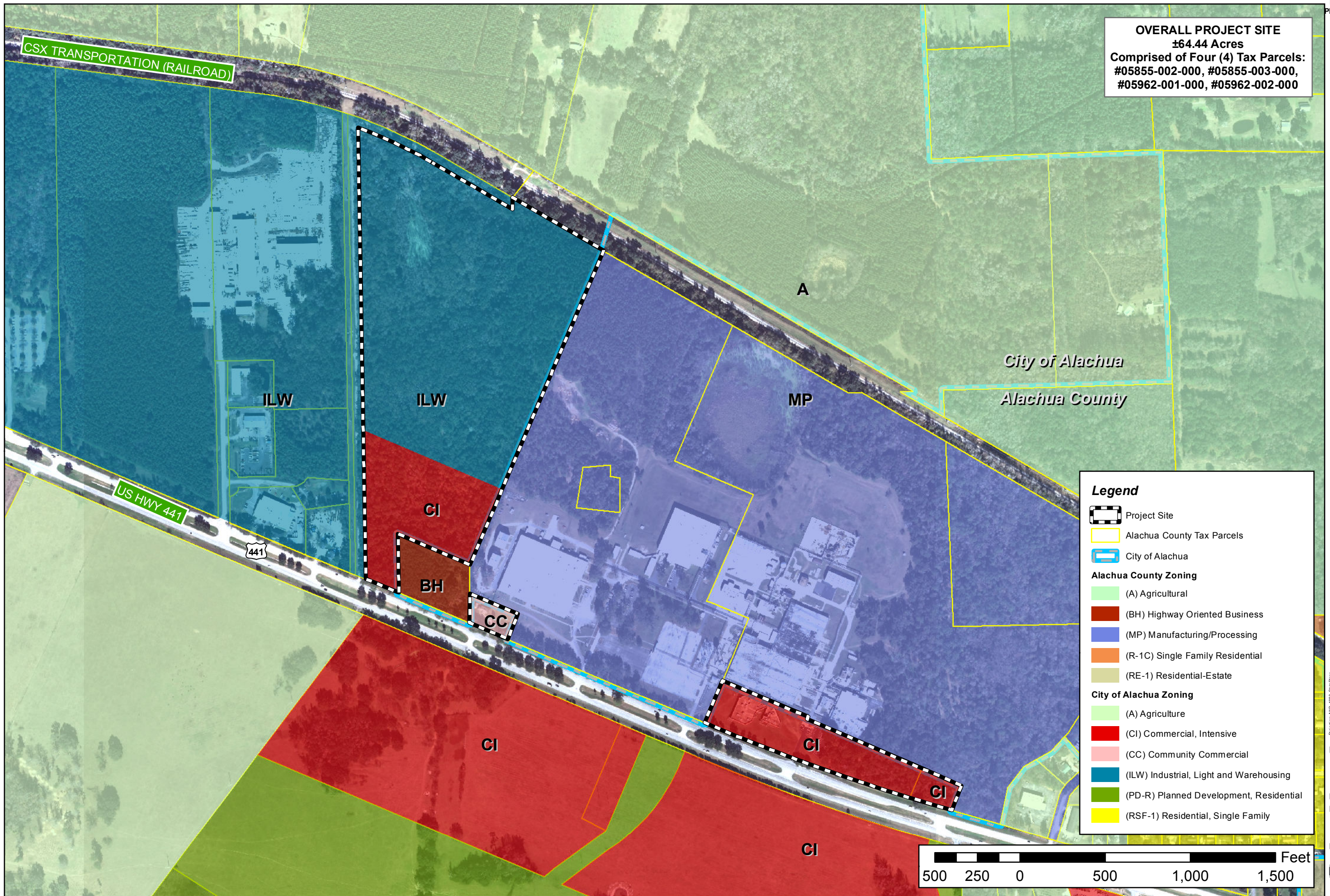
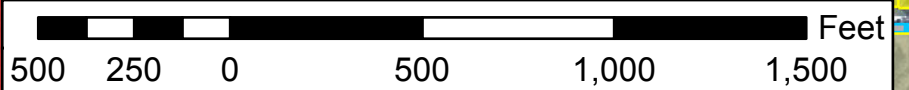
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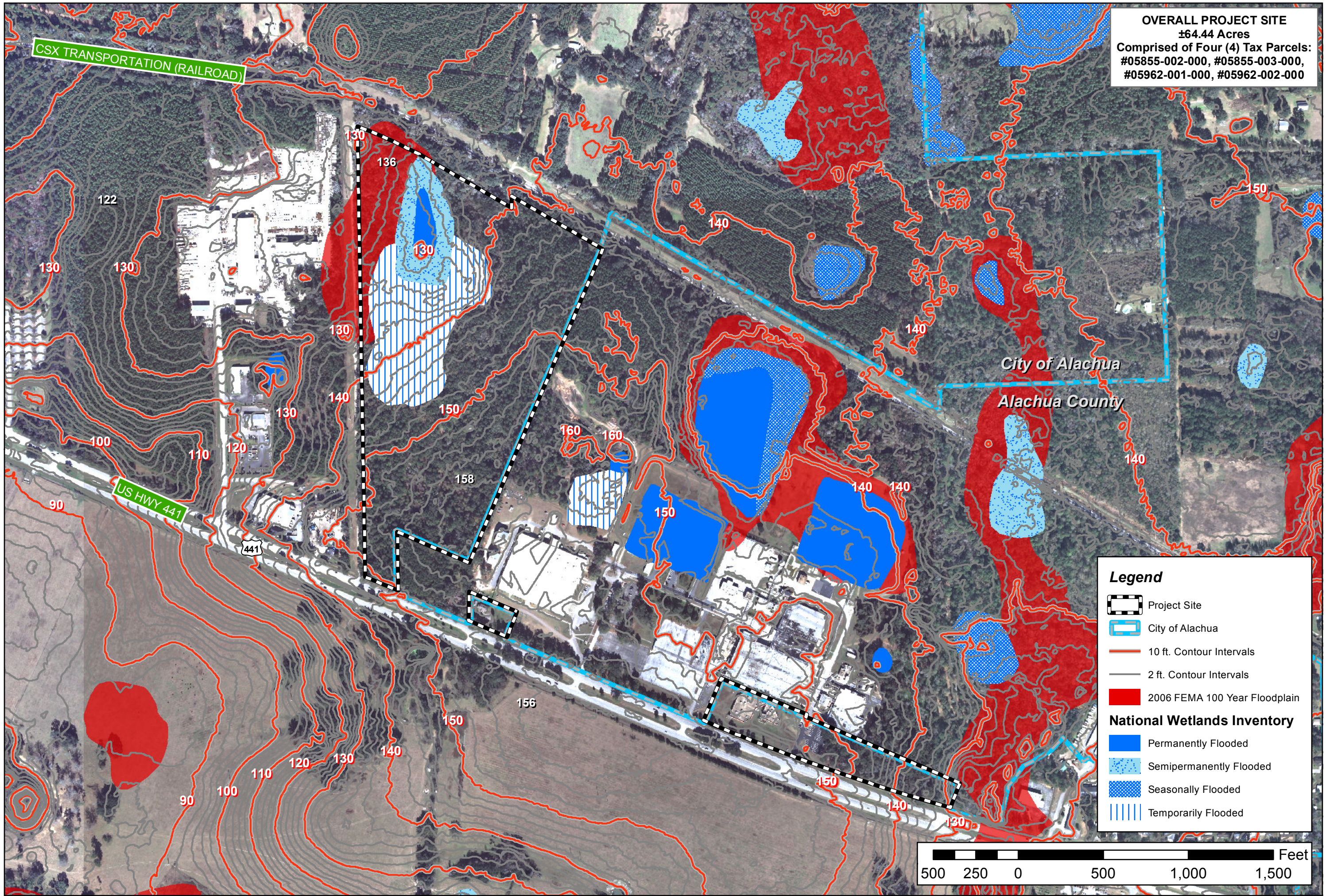
Alachua County Zoning

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City of Alachua Zoning

- (A) Agriculture
- (CI) Commercial, Intensive
- (CC) Community Commercial
- (ILW) Industrial, Light and Warehousing
- (PD-R) Planned Development, Residential
- (RSF-1) Residential, Single Family





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Legend

- Project Site
- City of Alachua
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded
- Temporarily Flooded

**Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning**



Projection: NAD_1983_StatePlane
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Units: Feet
GCS: North American 1983
Projected: 7/14/2015
Prepared by: Employee 415

Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



Projection: NAD_1983_StatePlane_Florida_North_Arrow_CoordinateSystem
Datum: North American 1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.38
Prime Meridian: -84.5
False Easting: 1568500.0
False Northing: 0.0
Units: Meter
Scale Factor: 1.0
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
Longitude of Origin: -81.000000
GCS: North_American_1983
Prepared by: Employee 415
Date: 7/14/2015

OVERALL PROJECT SITE
±64.44 Acres
Comprised of Four (4) Tax Parcels:
#05855-002-000, #05855-003-000,
#05962-001-000, #05962-002-000

City of Alachua

Alachua County

TAVARES SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MONTEOCHA LOAMY SAND
HYDRO GROUP: A/D

FORT MEADE FINE SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER/URBAN LAND COMPLEX,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

TAVARES SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

FORT MEADE FINE SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER SAND,
5 TO 8 PERCENT SLOPES
HYDRO GROUP: A

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

500 250 0 500 1,000 1,500 Feet

CSX TRANSPORTATION (RAILROAD)

US HWY 441

441