



## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

July 27, 2015

Craig Brashier, AICP  
CHW  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

**RE: Completeness Review for Sperring Properties LSCPA &  
Site Specific Amendment to the Official Zoning Atlas**

Dear Mr. Brashier:

I have reviewed the submitted applications referenced above for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the requested information in the **Comprehensive Plan Amendment Application**:

1. Proof of ownership  
Applicant has provided deeds for three of the parcels included with this application, but no deed was included for parcel 5962-001-000.
2. Legal Description with Tax Parcel Number  
Legal descriptions with tax numbers have been provided as required; however, there appears to be a discrepancy between an accompanying parcel sketch and the subject parcel number. Parcel 5962-001-000 appears to have been labeled as parcel 5963-000-000, which is not included with this large scale amendment. Please confirm parcel numbers on sketch.

I submit the following comments based on the requested information in the **Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application**:

1. Proof of ownership  
Applicant has provided deeds for three of the parcels included with this application, but no deed was included for parcel 5962-001-000.
2. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties  
Figure 4 on page 5 of Justification Report indicates parcel 5963-000-000 (an adjacent property not included with this application) as being zoned CI currently but proposed zoning as BH (County). Please confirm existing zoning designation for this parcel.
3. Legal Description with Tax Parcel Number  
Legal descriptions with tax numbers have been provided as required; however, there appears to be a discrepancy between an accompanying parcel sketch and the subject parcel number. Parcel 5962-001-000 appears to have been labeled as parcel 5963-000-000, which is not included with this large scale amendment. Please confirm parcel numbers on sketch.

It should be noted, the contents of the applications have not been thoroughly reviewed. An in depth review of the content of the application will be performed subsequently and any issues with content will be addressed at DRT.

Because the identified issues appear to be minor in nature, the applications have been determined to be complete and formal review is now in process. The above noted issues, however, must be corrected or addressed prior to the DRT meeting.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108.

Sincerely,



Adam Hall, AICP  
City Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File

Zimbra

ad\_hall@cityofalachua.org

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**Re: Sperring Properties LSCPA and Rezoning - Completeness Review Letter**

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**From :** Adam Hall <ad\_hall@cityofalachua.org> Tue, Jul 28, 2015 08:40 AM  
**Subject :** Re: Sperring Properties LSCPA and Rezoning - Completeness Review Letter 1 attachment  
**To :** Craig Brashier <CraigB@chw-inc.com>

Thanks, Craig. That works for me.

Adam H

---

**From:** "Craig Brashier" <CraigB@chw-inc.com>  
**To:** "Adam Hall" <ad\_hall@cityofalachua.org>  
**Sent:** Tuesday, July 28, 2015 8:31:03 AM  
**Subject:** RE: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Adam –

The revised sketch & legal for Parcel 05962-001-000 is attached. We will submit a revised hard copy when we resubmit following the DRT meeting. Let me know if you need anything else at this time.

**CRAIG BRASHIER, AICP** | Project Manager  
t: (352) 519-5927 | c: (352) 672-7689  
e: [craigb@chw-inc.com](mailto:craigb@chw-inc.com)  
**W:** [www.chw-inc.com](http://www.chw-inc.com)



t: (352) 331-1976 | 132 NW 76<sup>th</sup> Dr., Gainesville, FL 32607  
t: (352) 414-4621 | 101 NE 1<sup>st</sup> Ave., Ocala, FL 34470  
Sent from my iPhone

**From:** Adam Hall [mailto:ad\_hall@cityofalachua.org]

**Sent:** Monday, July 27, 2015 11:21 AM

**To:** Craig Brashier

**Subject:** Re: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Thank you!

Adam Hall

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**From:** "Craig Brashier" <[CraigB@chw-inc.com](mailto:CraigB@chw-inc.com)>

**To:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>

**Sent:** Monday, July 27, 2015 10:52:26 AM

**Subject:** RE: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Adam –

I have attached the deeds associated with Parcel 05962-001-000. We will revise the sketch for Tax Parcel 05962-001-000 to delete the reference to 05963-000-000. Also, the map on Pg 5 of the justification report is incorrect. Parcel 05963-000-000 is currently zoned BH (Alachua County). We will make this map revision and resubmit following the DRT meeting.

**CRAIG BRASHIER, AICP** | Project Manager

t: (352) 519-5927 | c: (352) 672-7689

e: [craigb@chw-inc.com](mailto:craigb@chw-inc.com)

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Sent from my iPhone

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**From:** Adam Hall [[mailto:ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)]

**Sent:** Monday, July 27, 2015 10:23 AM

**To:** Craig Brashier

**Subject:** Re: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Craig, does 2 PM work well?

Adam

---

**From:** "Craig Brashier" <[CraigB@chw-inc.com](mailto:CraigB@chw-inc.com)>  
**To:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>  
**Sent:** Monday, July 27, 2015 10:13:19 AM  
**Subject:** RE: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Thanks, Adam. Afternoon of August 13<sup>th</sup> works for me. Please let me know what time.

**CRAIG BRASHIER, AICP** | Project Manager  
t: (352) 519-5927 | c: (352) 672-7689  
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Sent from my iPhone

**From:** Adam Hall [[mailto:ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)]  
**Sent:** Monday, July 27, 2015 9:56 AM  
**To:** Craig Brashier  
**Subject:** Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Good morning, Craig. I have attached the completeness review letter for the Sperring Properties project. The original is being mailed out by our office today. At this time, I think we can go ahead and schedule a DRT since the issues appear to be minor in nature. Would August 12th or 13th work for your office to have this meeting?

Feel free to contact me with any comments or questions. Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development  
City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct:  
386.418.6125



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**From :** Craig Brashier <CraigB@chw-inc.com> Tue, Jul 28, 2015 08:31 AM  
**Subject :** RE: Sperring Properties LSCPA and Rezoning 2 attachments  
- Completeness Review Letter  
**To :** Adam Hall <ad\_hall@cityofalachua.org>

Adam –

The revised sketch & legal for Parcel 05962-001-000 is attached. We will submit a revised hard copy when we resubmit following the DRT meeting. Let me know if you need anything else at this time.

**CRAIG BRASHIER, AICP** | Project Manager  
t: (352) 519-5927 | c: (352) 672-7689  
e: [craigb@chw-inc.com](mailto:craigb@chw-inc.com)  
**W:** [www.chw-inc.com](http://www.chw-inc.com)



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**Sent:** Monday, July 27, 2015 11:21 AM  
**To:** Craig Brashier  
**Subject:** Re: Sperring Properties LSCPA and Rezoning - Completeness Review Letter

Thank you!  
Adam Hall

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**From:** "Craig Brashier" <[CraigB@chw-inc.com](mailto:CraigB@chw-inc.com)>  
**To:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>  
**Sent:** Monday, July 27, 2015 10:52:26 AM

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2244971 3 PGS  
2006 JUN 02 03:15 PM BK 3387 PG 38  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK13 Receipt#286360  
Doc Stamp-Deed: 0.70

This instrument prepared by  
and Return to:  
James F. Gray, Esquire  
3615-B N.W. 13th Street  
Gainesville, Florida 32609



Parcel Identification No.: 05855-000-000 and 05962-000-000

\*\*\*\*\*CORRECTIVE WARRANTY DEED\*\*\*\*\*

THIS INDENTURE, made this 10th day of May, 2006 BETWEEN

C & S BUILDING MAINTENANCE CORPORATION, a Florida Corporation,  
whose address is Post Office Box 476, Gainesville, Florida 32601,  
Grantor and

THOMAS R. SPERRING, SR. AND PHYLLIS SPERRING, husband and  
wife, whose address is 2928 N.W. 22<sup>nd</sup> Street, Gainesville, Florida  
32605,  
Grantee

WITNESSETH: That said Grantor, for and in consideration of the sum  
of \$10.00 Dollars and other good and valuable considerations to  
said Grantor in hand paid by said Grantee, the receipt whereof is  
hereby acknowledged, has granted, bargained and sold to the said  
Grantee, and Grantee's heirs and assigns forever, Grantors interest  
in the following described land, situate, lying and being in  
Alachua County, Florida, to-wit:

See Legal Description attached hereto as EXHIBIT A.

SUBJECT TO taxes for the year 2006 and all subsequent years;  
covenants, conditions, restrictions, easements, reservations and  
limitations of record, applicable zoning laws and all other matters  
of public record.

THIS CORRECTIVE WARRANTY DEED is given to correct the legal  
description as described in Exhibit "A" in that certain Warranty  
Deed recorded December 22, 2000 in Official Records Book 2329, Page  
885, Public Records of Alachua County, Florida.

And said Grantor does hereby fully warrant the title to said  
land, and will defend the same against the lawful claims of all  
persons whomsoever.

\*\*Grantor" and "Grantee" are used for singular or plural,  
as the context requires.

WITNESS WHEREOF Grantor has hereunto set Grantor's hand and  
seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

C & S BUILDING MAINTENANCE  
CORPORATION  
A Florida Corporation

J. F. Gray  
JAMES F. GRAY

Witness

By: Phyllis Sperring

(Seal)

PHYLLIS SPERRING  
Its President

Alison S. Kent  
ALISON S. KENT

Witness

STATE OF FLORIDA  
COUNTY OF ALACHUA

I certify that on this date before me, an officer duly  
authorized in the state and county named above to take  
acknowledgments, personally appeared PHYLLIS SPERRING, President of  
C & S BUILDING MAINTENANCE CORPORATION, a corporation organized  
under the laws of Florida. She acknowledged before me that she  
executed the foregoing instrument as such officer in the name and  
on behalf of the corporation.

WITNESS my hand and official seal in the County and State last  
aforesaid this 10th day of May, 2006.



Deirdre A. Gray  
NOTARY PUBLIC - State of Florida

Personally Known ✓ OR Produced \_\_\_\_\_  
as identification.

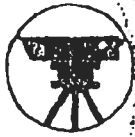


INSTRUMENT # 2244971

3 PGS

EXHIBIT "A"

**TERRENCE  
BRANNAN**  
LAND SURVEYOR  
INC.



4424 N.W. 13th St., C-9  
Gainesville, FL 32609  
(352) 371-3159  
FAX (352) 371-0528  
brannaninc@aol.com

**LAND DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST 1343.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", RADIUS OF 11424.88 FEET AND A CHORD BEARING NORTH 69°24'13" WEST 1368.82 FEET; THENCE ALONG THE ARCH OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"X8" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'42" WEST A DISTANCE OF 1310.28 FEET TO A SET 5/8" REBAR AND CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE NORTH 22°09'10" EAST A DISTANCE OF 158.74 FEET TO A SET 5/8" REBAR AND CAP (#3524); THENCE NORTH 66°13'12" WEST A DISTANCE OF 305.43 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 01°33'25" WEST A DISTANCE OF 170.57 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66°04'53" EAST A DISTANCE OF 150.00 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°51'21" EAST A DISTANCE OF 16.35 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°59'42" EAST A DISTANCE OF 79.08 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRES MORE OR LESS.





2244972

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2244972 3 PGS

2006 JUN 02 03:15 PM BK 3387 PG 41

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK13 Receipt#286360

Doc Stamp-Deed: 0.70

This instrument prepared by  
and Return to: James F. Gray, Esquire  
3615-B N.W. 13th Street  
Gainesville, Florida 32609

Parcel Identification No.: 05855-000-000 and 05962-000-000

WARRANTY DEED (Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 10th day of May, 2006 BETWEEN

THOMAS R. SPERRING, SR. AND PHYLLIS SPERRING, husband and  
wife, whose address is 2928 N.W. 22<sup>nd</sup> Street, Gainesville, Florida  
32605, Grantor, to

THOMAS R. SPERRING, SR. AND PHYLLIS RUTH KAPLAN SPERRING, as  
trustees of the SPERRING REVOCABLE TRUST utd May 10, 2006, and any  
amendments thereto, whose address is 2928 N.W. 22<sup>nd</sup> Street,  
Gainesville, Florida 32605, Grantee

WITNESSETH: That said Grantor, for and in consideration of  
the sum of \$10.00 Dollars and other good and valuable  
considerations to said Grantor in hand paid by said Grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said Grantee, and Grantee's heirs and assigns forever,  
Grantors interest in the following described land, situate, lying  
and being in Alachua County, Florida, to-wit:

See Legal Description attached hereto as EXHIBIT A.

TOGETHER WITH all of the easements, rights, privileges and  
appurtenances thereto belonging and all of the estate, right,  
title, interest and claim, either at law or in equity, of Grantor  
of, in, to or out of such real property.

SUBJECT TO taxes for the year 2006 and all subsequent years;  
covenants, conditions, restrictions, easements, reservations and  
limitations of record, applicable zoning laws and all other matters  
of public record.

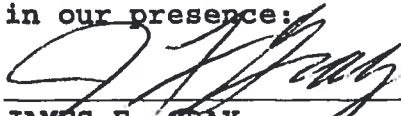
TO HAVE and TO HOLD the above-described real property in fee  
simple with all appurtenances and for the purposes set forth  
herein, subject to all matters of record; if any. Full power and  
authority is granted by this deed to the Trustee and all successor  
Trustee(s) to protect, conserve, sell, lease, encumber, convey,  
transfer or otherwise manage and dispose of all or any portion of

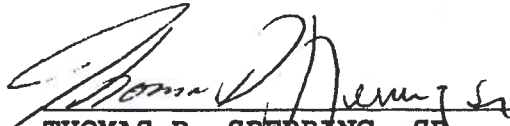
the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.


"Grantor" and "Grantee" are used for singular or plural, as the context requires.

WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
JAMES F. GRAY  
Witness

  
THOMAS R. SPERRING, SR. (Seal)

  
ALISON S. KENT  
Witness

  
PHYLLIS SPERRING (Seal)

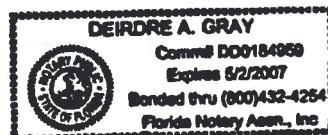
STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared THOMAS R. SPERRING, SR., who is ☒ personally known to me or who [ ] produced \_\_\_\_\_ as identification, and PHYLLIS SPERRING, who is ☒ personally known to me or who [ ] produced \_\_\_\_\_ as identification, who took an oath and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of May, 2006.

  
NOTARY PUBLIC - State of Florida

SCRIVENER HAS NOT EXAMINED TITLE



INSTRUMENT # 2244972

3 PGS

EXHIBIT "A"

**TERRENCE  
BRANNAN**  
LAND SURVEYOR  
INC.



4124 N.W. 13th St., C-9  
Gainesville, FL 32609  
(352) 871-3150  
FAX (352) 871-0528  
brannaninc@aol.com

LAND DESCRIPTION:

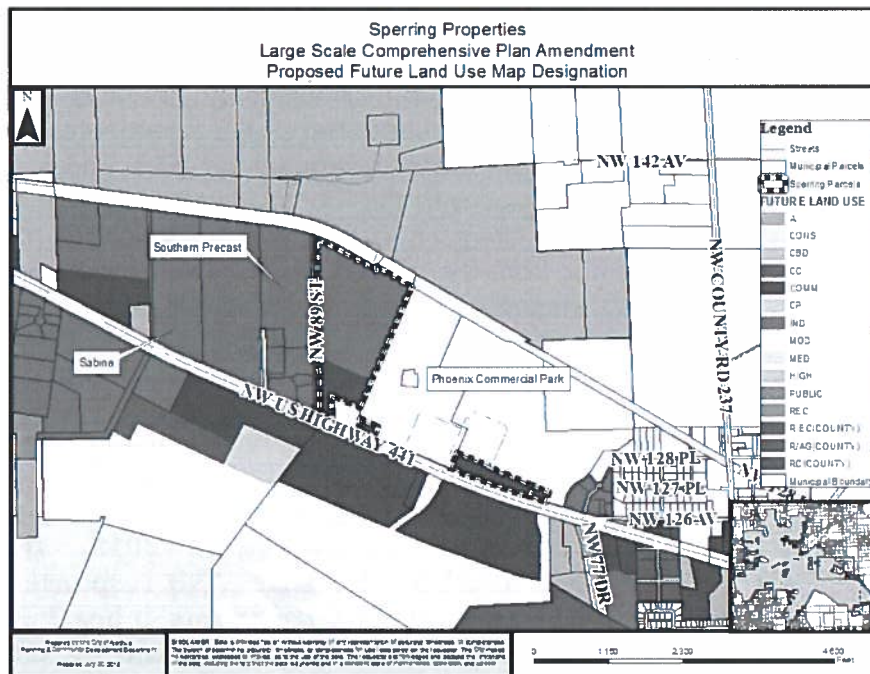
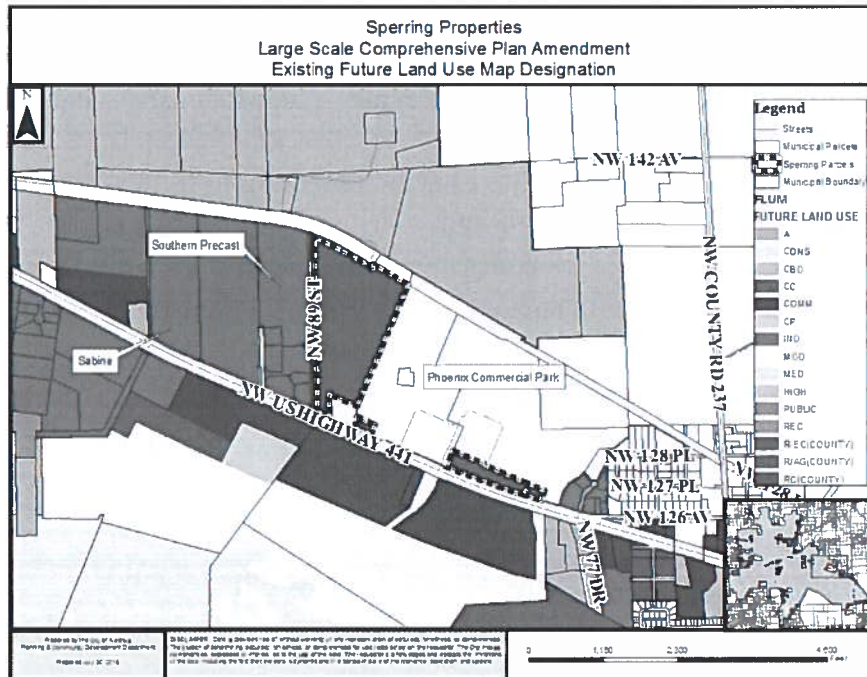
A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST 1313.40 FEET TO A POINT; THENCE NORTH 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 72°51'47" WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06°52'05", RADIUS OF 11424.88 FEET AND A CHORD BEARING NORTH 09°24'13" WEST 1388.62 FEET; THENCE ALONG THE ARCH OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"X8" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65°59'42" WEST A DISTANCE OF 1310.28 FEET TO A SET 5/8" REBAR AND CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE NORTH 22°09'10" EAST A DISTANCE OF 158.74 FEET TO A SET 5/8" REBAR AND CAP (#3524); THENCE NORTH 66°13'12" WEST A DISTANCE OF 305.43 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 01°33'25" WEST A DISTANCE OF 170.57 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66°04'53" EAST A DISTANCE OF 150.00 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°51'21" EAST A DISTANCE OF 16.35 FEET TO A FOUND 4"X4" CONCRETE MONUMENT (PCP #940); THENCE SOUTH 65°59'42" EAST A DISTANCE OF 79.08 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRES MORE OR LESS.

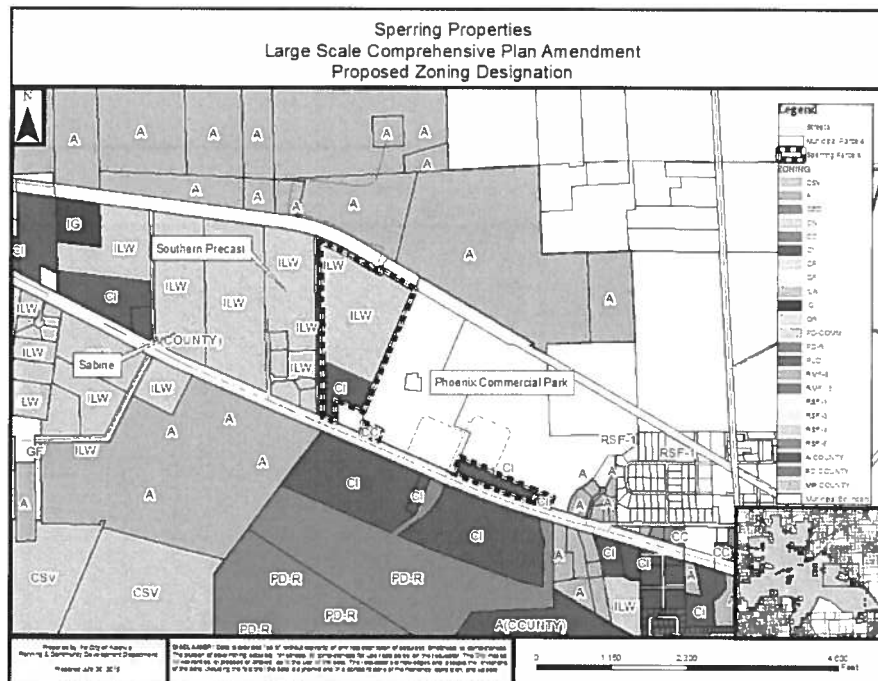
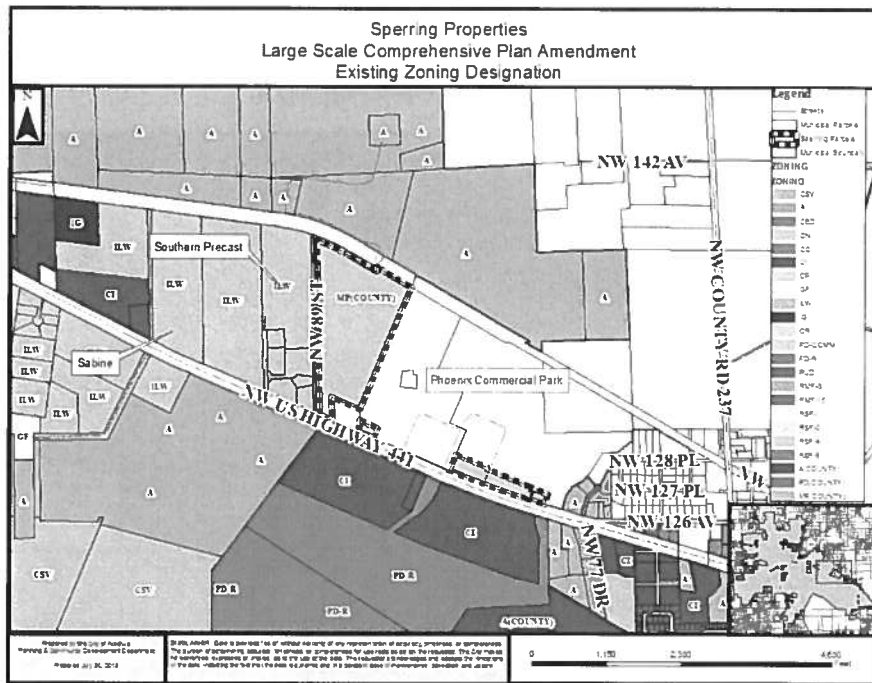


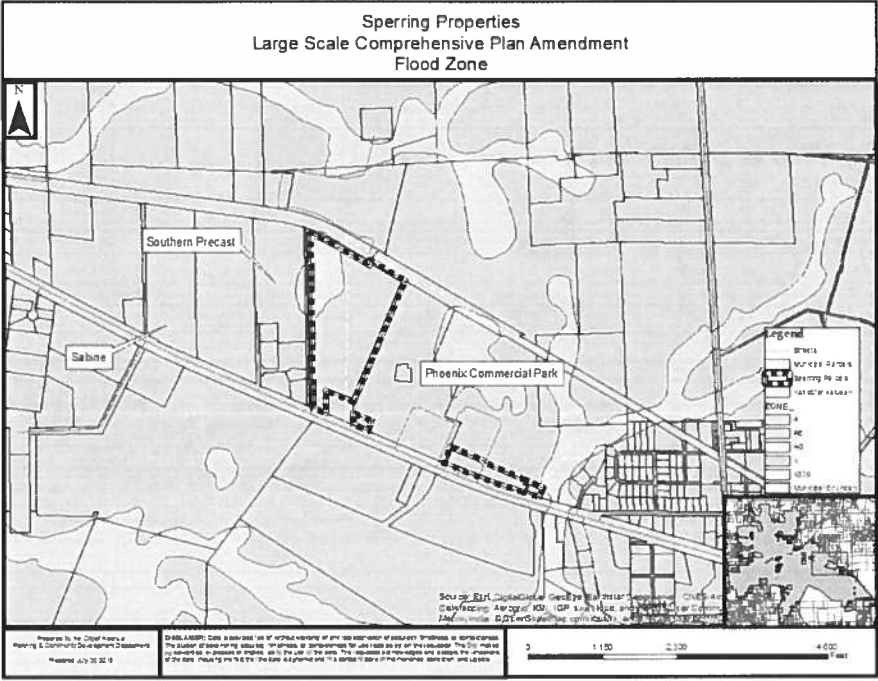
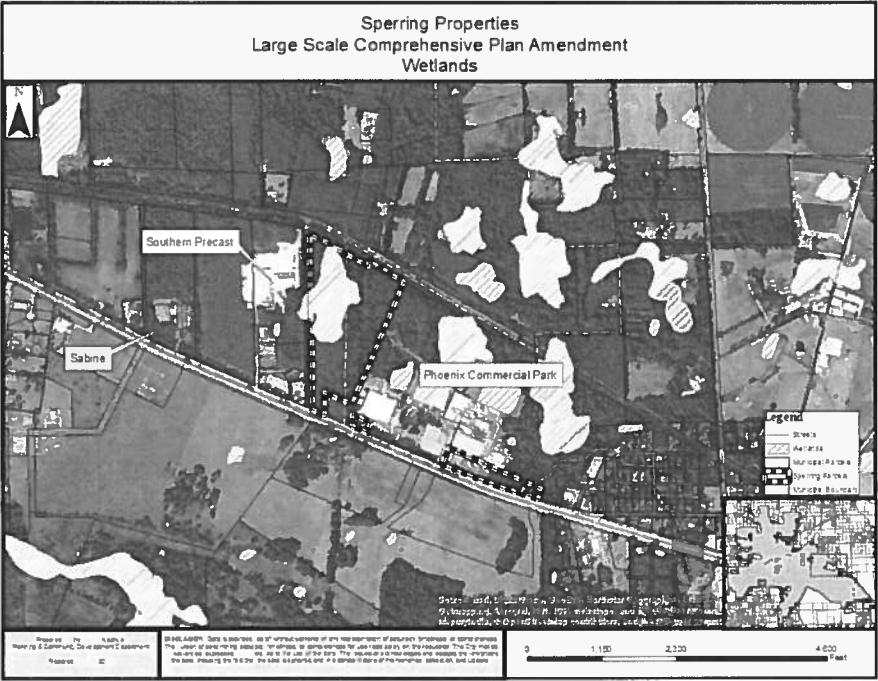
## **DEVELOPMENT REVIEW TEAM SUMMARY**

<b>PROJECT NAME:</b>	Sperring Properties
<b>APPLICATION TYPES:</b>	(1) Large Scale Comprehensive Plan Amendment (LSCPA) (2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
<b>APPLICANT/AGENT:</b>	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
<b>PROPERTY OWNER:</b>	Thomas R. and Phyllis Sperring/ Tom R and Assoc., LLC
<b>DRT MEETING DATE:</b>	August 13, 2015
<b>DRT MEETING TYPE:</b>	Applicant
<b>CURRENT FLUM DESIGNATION:</b>	Rural Employment Center (County)
<b>PROPOSED FLUM DESIGNATION:</b>	Industrial (45 ac.), Commercial (18 ac.), Community Commercial (1 ac.)
<b>CURRENT ZONING:</b>	Manufacturing/ Processing (County)
<b>PROPOSED ZONING:</b>	ILW (45 ac.), CI (18 ac.), CC (1 ac.)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	± 64.4
<b>PARCELS:</b>	5855-002, 5855-003, 5962-001, 5962-002
<b>PROJECT SUMMARY:</b>	A request to amend the City's Future Land Use Map (FLUM) from Rural Employment Center (County) to Industrial, Commercial, and Community Commercial and to amend the City's Official Zoning Atlas from Manufacturing/ Processing (County) to Light and Warehouse Industrial (ILW), Commercial Intensive (CI), and Community Commercial (CC). These parcels were annexed into the City in March of 2012 (Ordinance 12-16). The properties have been zoned MP (County) since at least 1973. And the properties have had the Rural Employment Center land use designation since at least 1984.
<b>RESUBMISSION DUE DATE:</b>	All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before <b>5:00 PM on Thursday, September 3, 2015. IF response submitted by this time, AND response adequately addresses all DRT comments, a hearing before the Planning and Zoning Board will be scheduled for October 13, 2015.</b>









## ***Deficiencies to be Addressed***

### ***1. Large Scale Comprehensive Plan Amendment Urban Sprawl Analysis***

- a. Page 7 a. IV. - "Adequately, protect and conserve natural resources, such as wetlands, floodplains..." At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element in Comprehensive Plan.
- b. Page 9 b. I. - "does not have an adverse impact on and protects natural resources and ecosystems". At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element in Comprehensive Plan.

### ***Concurrency Analysis***

- c. Page 12 Table 3 - An acceptable methodology would include the calculation of trips for the current maximum development potential and then subtracting the maximum development potential after the proposed comprehensive plan amendments. Please see Attachment 1 on page 7 for an example.
- d. Page 12 Table 4B - Trip direction split total appears to exceed the total trip generation calculated in Table 3. Segment Description US 441 from NW 126<sup>th</sup> Ave to SR 235 does not match narrative description given below Table 4B.
- e. Page 12 Table 3- Land use code of "Variety Store (ITE 814)" does not seem to be the use most indicative of general commercial uses associated with proposed zoning categories and acreages. Please provide justification for selected land use code.
- f. Page 13 Tables 5 & 6 - PD zoning referenced in tables does not match current or proposed land use or zoning categories.
- g. Page 13 Tables 5 & 6 - As with the traffic impacts, an acceptable methodology would be to calculate water demand or wastewater usage for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendments from these amounts.
- h. Page 14 Table 7- As with the traffic impacts, an acceptable methodology would be to calculate solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendments from these amounts.

### ***Consistency with Comprehensive Plan***

- i. Page 18 CFNGAR 1.1.d, 2.1.a., and 4.1.c. - As with the traffic impacts, a more acceptable methodology would be to calculate water demand, wastewater usage or solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed comprehensive plan amendment from these amounts.
- j. Generally, application does not address floodplain or wetlands mitigation. Please identify and address wetlands or floodplain policies.

## 2. Rezoning

### *Concurrency Analysis*

- a. Page 7 Table 3 – An acceptable methodology would include the calculation of trips for the current maximum development potential and then subtracting the trips generated by the maximum development potential after the proposed rezoning.
- b. Page 7 Table 4B – Trip direction split total appears to exceed the total trip generation calculated in Table 3. Segment Description US 441 from NW 126<sup>th</sup> Ave to SR 235 does not match narrative description given below Table 4B.
- c. Page 7 Table 3- Land use code of “Variety Store (ITE 814)” does not seem to be the use most indicative of general commercial uses associated with proposed zoning categories and acreages. Please provide justification for selected land use code.
- d. Page 8 Tables 5 & 6 – PD zoning referenced in tables does not match current or proposed land use or zoning categories.
- e. Page 8 Tables 5 & 6 - As with the traffic impacts, an acceptable methodology would be to calculate water demand or wastewater usage for current maximum development or use and then subtract maximum development potential after the proposed rezoning from these amounts.
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### *Standards for Site Specific Amendments to the Zoning Atlas*

- g. Page 16 k) *No adverse effect on the environment.* – Identify and address wetlands on property.

### *Consistency with Comprehensive Plan*

- h. Page 12 CFNGAR 1.1.d, 2.1.a., 4.1.c. – As with the traffic impacts, an acceptable methodology would be to calculate water demand, wastewater usage or solid waste generation for current maximum development or use and then subtract maximum development potential after the proposed rezoning from these amounts.
- i. Generally, application does not address floodplain or wetlands mitigation. Please identify and address wetlands or floodplain policies of the City of Alachua Comprehensive Plan.

Attachment 1

**Maximum Development Scenario - Existing Future Land Use Designation**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
814	121,968 SF	Specialty Retail	44.32 / 1,000 SF	5,406
710	121,968 SF	General Office	11.01 / 1,000 SF	1,343
110	121,968 SF	General Light Industrial	6.97 / 1,000 SF	850
Total Daily Trips (ADT)				7,598

**Maximum Development Scenario – Proposed Future Land Use Designation**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
814	92,565 SF	Specialty Retail	44.32 / 1,000 SF	4,102
710	92,565 SF	General Office	11.01 / 1,000 SF	1,019
	33 DU	Single Family Residential	9.57 / DU	316
Total Daily Trips (ADT)				5,437

**Net Decrease in Daily Trips**

- Proposed (5,437 ADT) – Existing (7,598 ADT) = -2,161 ADT

*Sample only*



## Development Review Team (DRT) Meeting

**Project Name: Sperring Properties LSCPA and Rezoning**

**Meeting Date:** August 13, 2015

Mailing Address

[illegible]







## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

August 24, 2015

Craig Brashier, AICP  
Planning Project Manager  
CHW, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

RE: **Development Review Team (DRT) Summary for Sperring Properties Large Scale Comprehensive Plan Amendment and Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr Brashier:

The application referenced above was reviewed at the August 13, 2015 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, September 3, 2015**. A total of three (3) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

1. **Large Scale Comprehensive Plan Amendment**  
**Urban Sprawl Analysis**

- a. Page 7 a. IV. - "Adequately, protect and conserve natural resources, such as wetlands, floodplains..." At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element of the City of Alachua Comprehensive Plan.
- b. Page 9 b. I. - "does not have an adverse impact on and protects natural resources and ecosystems". At a minimum, applicant should address presence of potential wetlands on property and identify comprehensive plan policies that govern the use and protection of wetlands. See Conservation and Open Space Element of the City of Alachua Comprehensive Plan.

*Concurrency Analysis*

- c. Page 12 Table 3 – An acceptable methodology would include the calculation of trips for the current maximum development potential and then subtracting the maximum development potential after the proposed comprehensive plan amendments.
- d. Page 12 Table 3- Land use code of “Variety Store (ITE 814)” does not seem to be the use most indicative of general commercial uses associated with proposed zoning categories and acreages. Please provide justification for selected land use code.
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*Standards for Site Specific Amendments to the Zoning Atlas*

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*Consistency with Comprehensive Plan*

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- h. Generally, application does not address floodplain or wetlands mitigation. Please identify and address wetlands or floodplain policies of the City of Alachua Comprehensive Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

cc: Adam Boukari, Assistant City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Justin Tabor, AICP, Principal Planner (by electronic mail)  
Project File





## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 10, 2015

Craig Brashier, AICP  
Planning Project Manager  
CHW, Inc.  
132 NW 120<sup>th</sup> Place  
Gainesville, FL 32607

*Also sent electronically to [craigb@chw-inc.com](mailto:craigb@chw-inc.com)*

**RE: Sperring Properties  
Large Scale Comprehensive Plan Amendment (LSCPA) and Site Specific  
Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr Brashier:

We have received your revised application package and support materials for the above referenced project. All of staff's comments as discussed at the August 13, 2015 DRT meeting have been adequately addressed and we have no objection to the application moving forward to the Planning and Zoning Board for their consideration.

Please provide 13 double-sided, three-hole punched sets of the application packages and one CD containing a PDF of all application materials no later than 10 business days prior to the Planning and Zoning Board Meeting at which your applications are scheduled to be heard. The next Planning and Zoning Board Meeting will be held on **October 13, 2015 at 6:30 PM.**

Also, please be aware that Staff has identified a portion of parcels 05855-002-000 and 05855-003-000 as being listed on the Florida Forever Board of Trustees project list as a part of the San Felasco Conservation Corridor acquisition. I have enclosed more information regarding this project with this letter. This will be noted in the Staff Report that will be submitted to the Planning and Zoning Board.

If you have any questions regarding the information above, please feel free to contact me at 386-418-6100 x108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your application packages.

Sincerely,



Adam Hall, AICP  
Planner  
Planning & Community Development  
City of Alachua

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP Planner  
File

# San Felasco Conservation Corridor

Alachua County

Less-Than-Fee

## Purpose for State Acquisition

The primary purposes for acquiring conservation easements from landowners in this project are to facilitate the development of a greenway conservation corridor in northeast Alachua County, and to protect significant natural and cultural resources.

## Manager

As a proposed less-than-fee acquisition project, the project will be managed by the private landowner and monitored and overseen by Alachua County or by a local land trust.

## General Description

The San Felasco Florida Forever proposal consists of three separate tracts of land totaling approximately 379 acres. Alone these three parcels do not create a viable project, but when combined with a larger Conservation Corridor project the importance of these pieces is seen. The tracts proposed for this Florida Forever project include a narrow fringe of hardwood forest bordering (but not including) a shallow lake, a small parcel of hardwood forest along a blackwater stream bordered by development and a four-lane highway, and a pine plantation with a few isolated wetlands and a blackwater stream. The western tract (roughly 30 acres), the undeveloped Burnett Lake Subdivision property, consists principally of a narrow strip of land bordered on the northwest by a railroad and partially surrounding, but only very narrowly abutting, the north and west sides of Burnett Lake. About two-thirds of the tract supports a predominantly second-growth hardwood forest. The small (roughly 15-acre) central parcel lies between U.S. 441 on the south, a railroad on the north, Mol-Tech battery manufacturing plant on the west, and the small residential area of Hague on the east.

The south flowing Cellon Creek flows through this parcel from state owned IFAS property. The tract supports second-growth hardwood forest and other hardwoods, growing along the small floodplain and slopes of a blackwater stream. Though narrow and disturbed, this tract may have some, though certainly limited, value as a wildlife corridor.

## Public Use

Its small size, separation into three disjunct parcels, limited uplands and status as a less-than-fee (LTF) acquisition limit the public resource-based recreation potential of this project. Generally, owners do not allow public recreation on LTF lands. However, there is an indication that limited fishing and nature appreciation may be allowed on the project. Some environmental education potential may also be possible as part of the nature appreciation aspect. As a part of a larger multiple agency cooperative effort to protect forests and wetlands connecting San Felasco Hammock Preserve State Park with the Gainesville Wellfield and the Santa Fe River, these properties would also lend support to any trail that might eventually be made possible through other acquisitions.

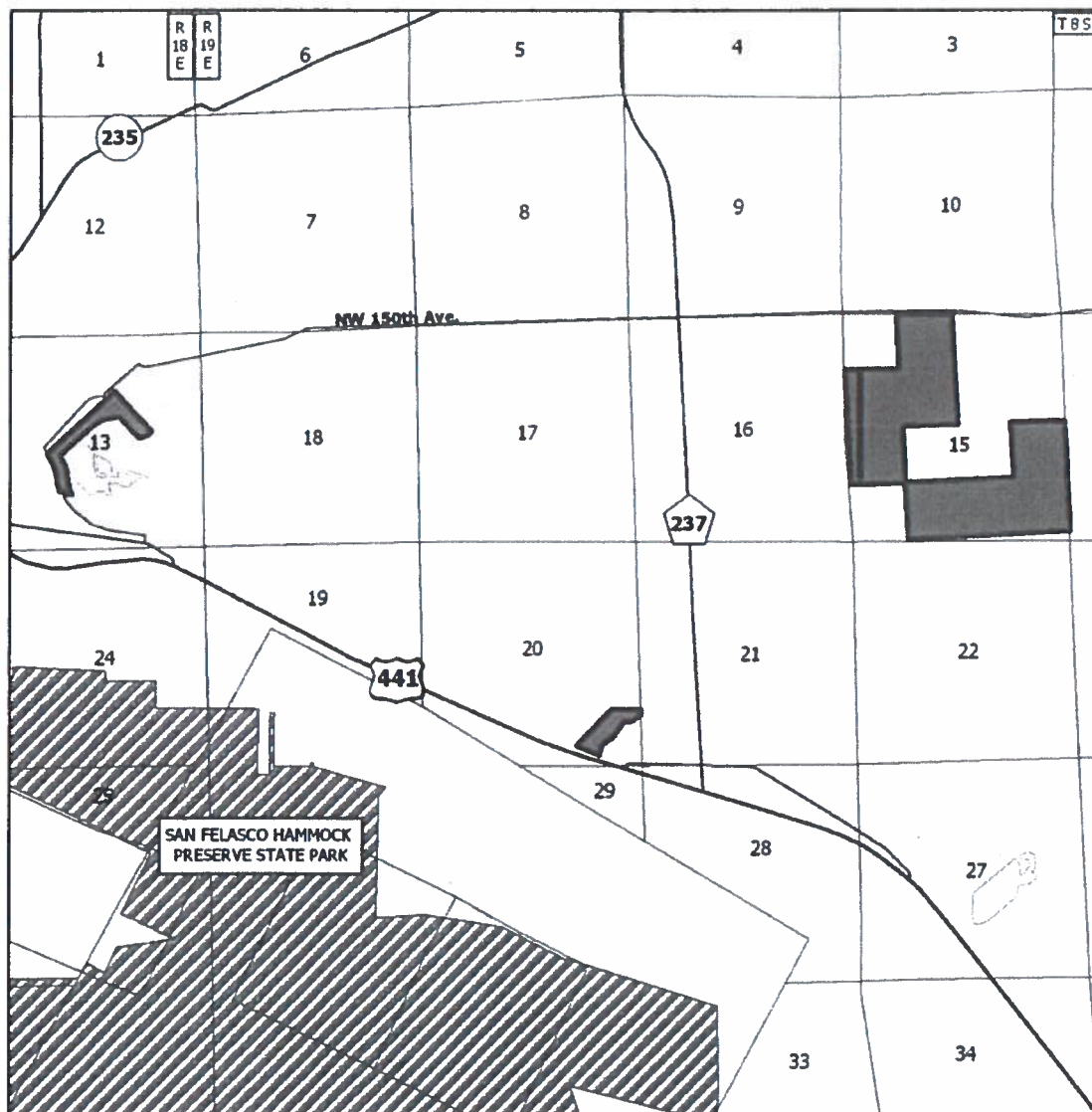
## Acquisition Planning

The project consists of multiple parcels and multiple owners. The project has been proposed for less-than-fee acquisition. On June 6, 2003 the Acquisition and Restoration Council (ARC) added this project to the A list of Florida Forever projects.

<b>San Felasco Conservation Corridor</b> <b>FNAI Elements</b>
no rare species are associated with the project

<b>Placed on List</b>	<b>2003</b>
<b>Projects Area (GIS Acres)</b>	<b>376</b>
<b>Acres Acquired (GIS)</b>	<b>0</b>
<b>at a Cost Of</b>	<b>\$0</b>
<b>Acres Remaining (GIS)</b>	<b>376</b>
<b>with Estimated (tax assessed) Value of:</b>	<b>n/a</b>

# San Felasco Conservation Corridor



## SAN FELASCO CONSERVATION CORRIDOR

### ALACHUA COUNTY

-  Florida Forever BOT Project Boundary
-  Essential Parcel(s) Remaining
-  State Owned Lands



JULY 2006



## **San Felasco Conservation Corridor**

### **Coordination**

The San Felasco Land Trust has created a large 25,000-acre Corridor project and brought together the Department of Environmental Protection, the Suwannee River Water Management District, The Florida Communities Trust, and the Alachua Forever land acquisition program to cooperatively acquire the Conservation Corridor. There are no adjacent land acquisition projects begun under the CARL, P2000 or Florida Forever programs. The San Felasco Hammock Preserve State Park and the TTC/Gainesville Wellfield Conservation Easement are adjacent to the larger 25,000-acre Corridor project.

### **Management Policy Statement**

As a proposed conservation easement or other less-than-fee interest, the project will be managed by the private landowner with restrictions. The purchase of

development rights, the prohibition of any further conversion of existing natural areas to agricultural uses, and limited public access to some sites will likely be the primary focus of the conservation easement.

### **Management Prospectus**

As a less-than-fee acquisition, the San Felasco Conservation Corridor will likely be monitored and overseen by Alachua County or by a local land trust. As such, questions about intensity of the management of the property, a timetable for implementing management, cooperators in the management activities or revenue-generating potential of the project cannot be detailed at this time.

*Updated 2/17/2014*



