
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.

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
410 Turkey Creek
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

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

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



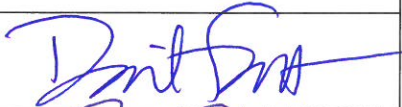
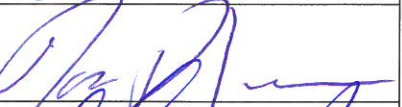
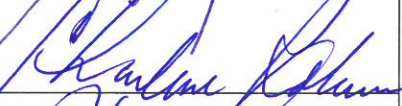
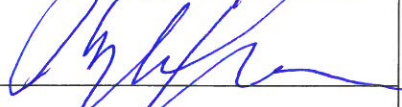
GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

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	
2	Tom R Sperring	2926 NW 22 ST	
3	CHARLENE Robinson	(352) 538-0825 Bkscr7@gmail.com	
4	Phyllis Sperring		
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

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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

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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.

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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 bit 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 budget reform law, a legislative accomplishment Casey's family said he was most proud of, many conservative opponents 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, and Casey responded by leaving the church.

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.

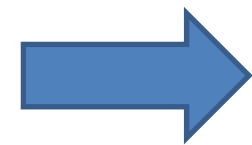
The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

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



REVIEW PROCESS

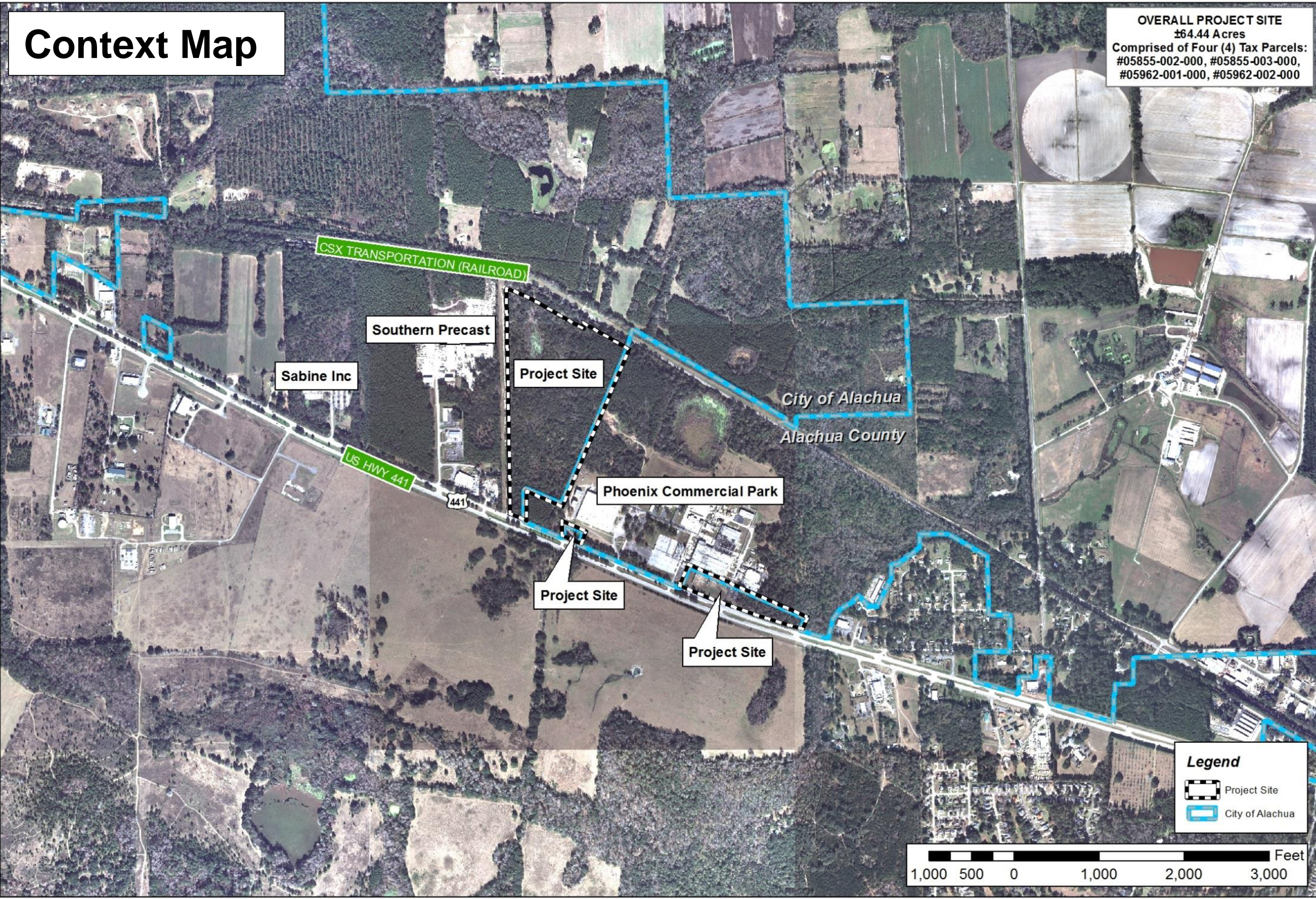


Pre-Application Meeting	June 30 th
Neighborhood Workshop	July 20 th
Submit SsCPA & Rezoning Applications	July 22 nd
Planning & Zoning Board Public Hearing	October 13 th
City Commission Transmittal Hearing and 1 st Reading	October 26 th
Florida Department of Economic Opportunity (DEO) Review	November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

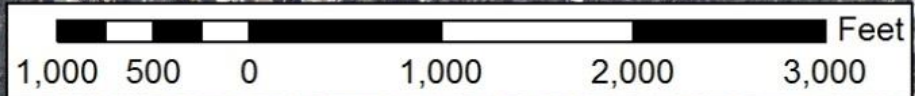


Sperring Properties Large-Scale Comprehensive Plan Amendment and Rezoning



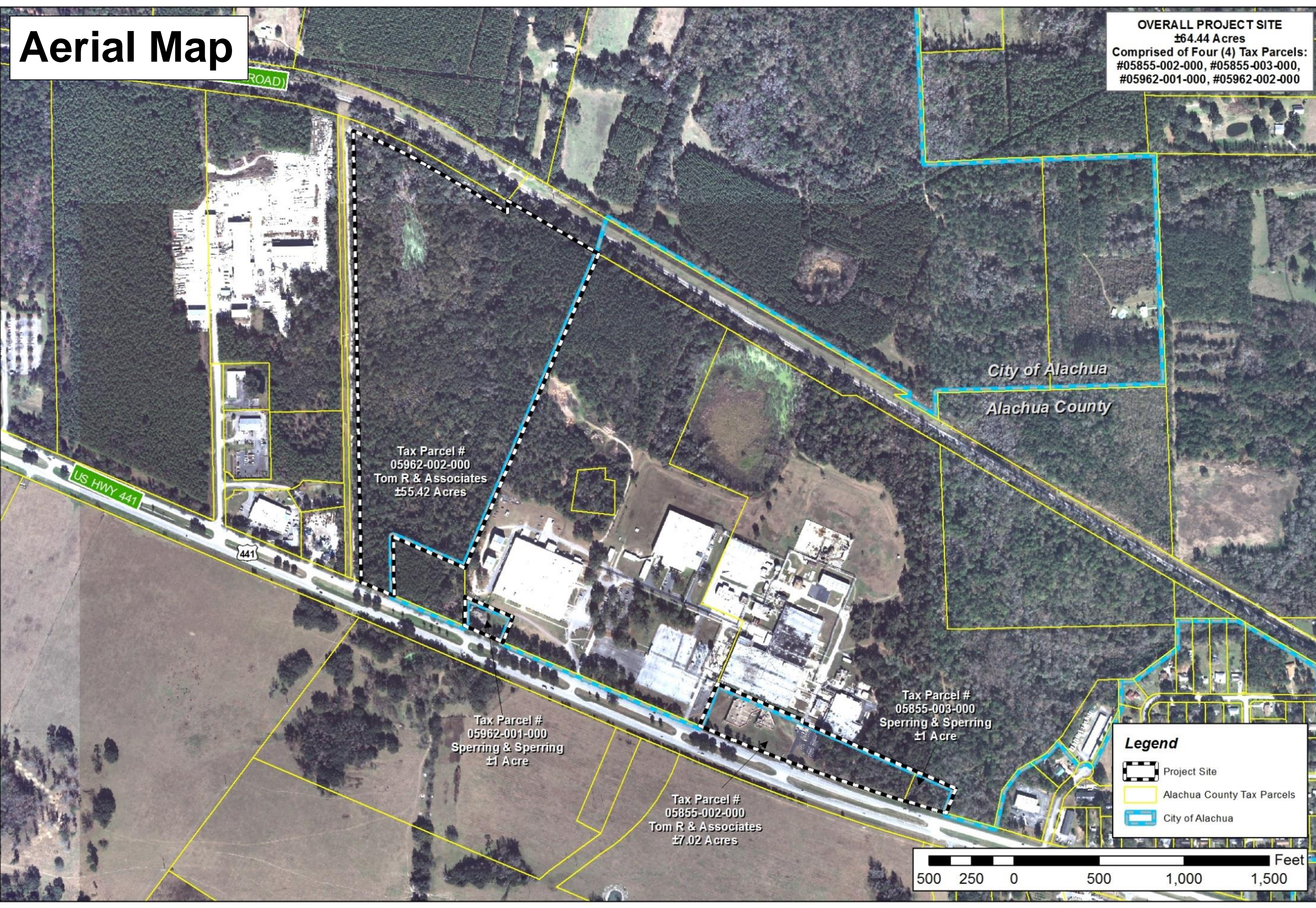
Legend

- Project Site
- City of Alachua



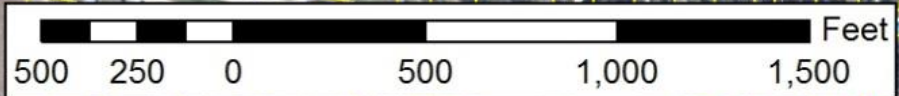
Aerial Map

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



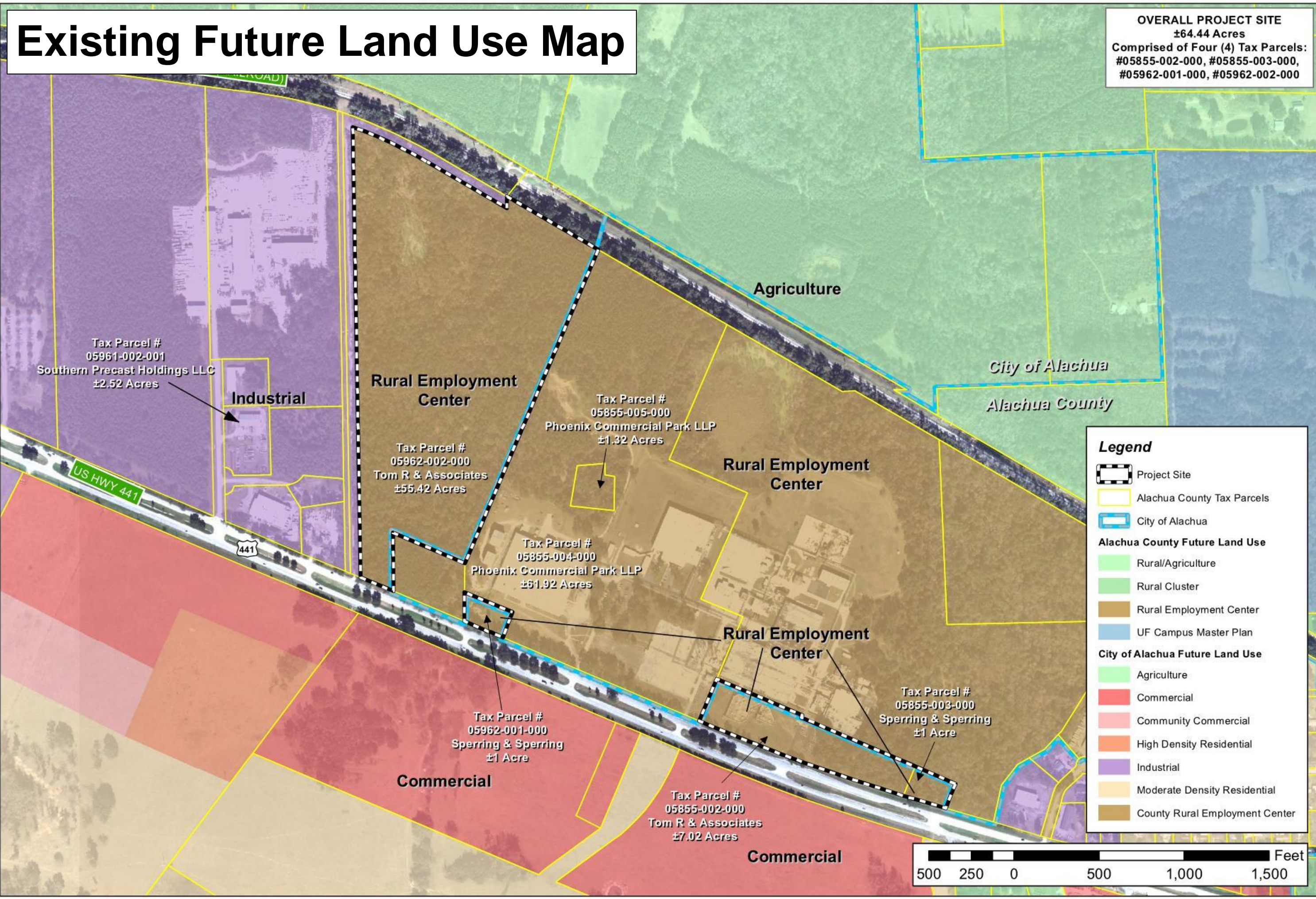
Legend

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



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



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
 - County Rural Employment Center

Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning

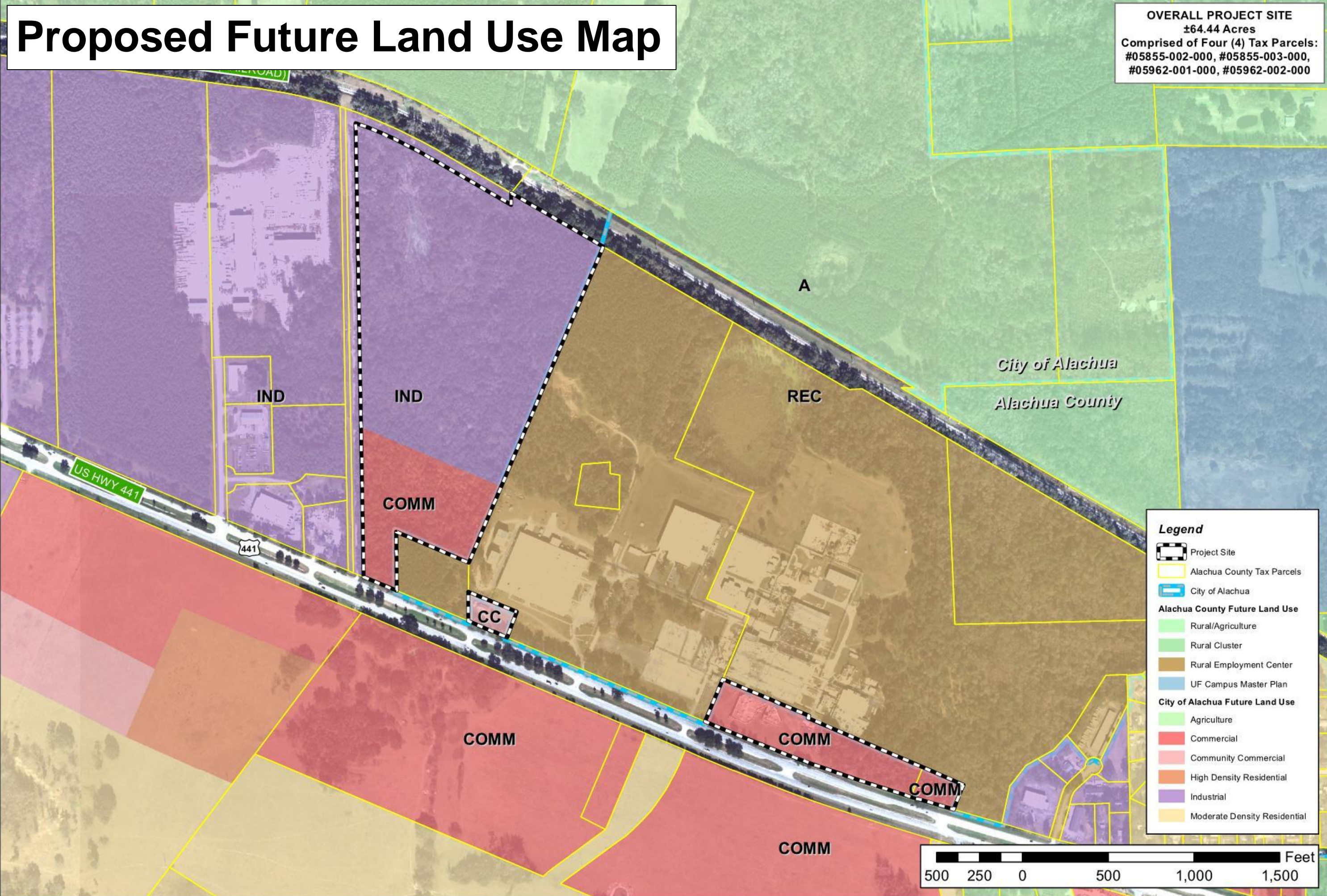
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Professional Consultants
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Prepared by: Employee 415
Date: 7/17/2015

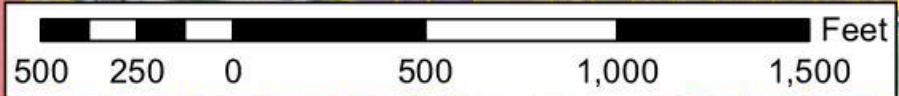
Proposed Future Land Use Map

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



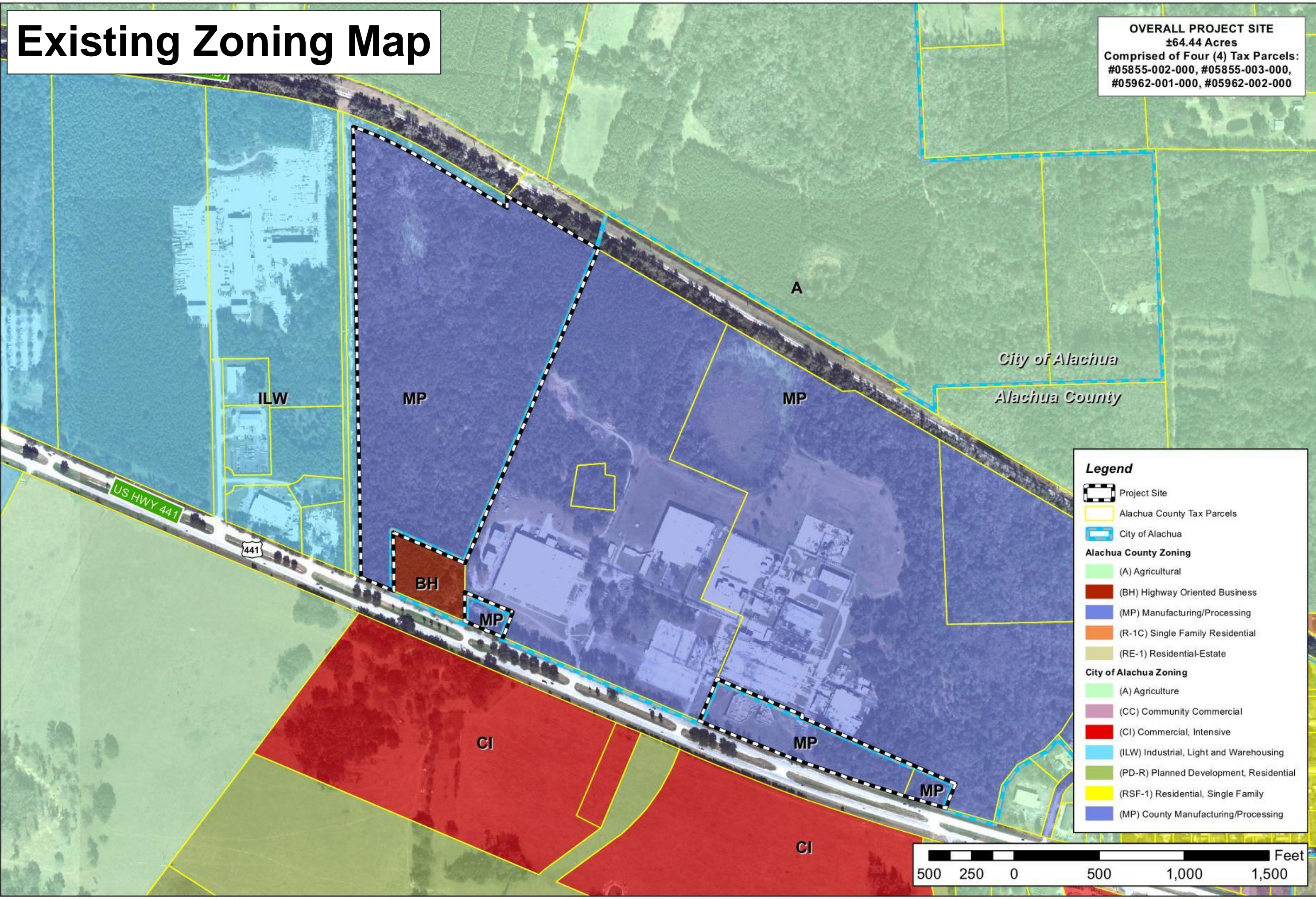
Legend

- 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

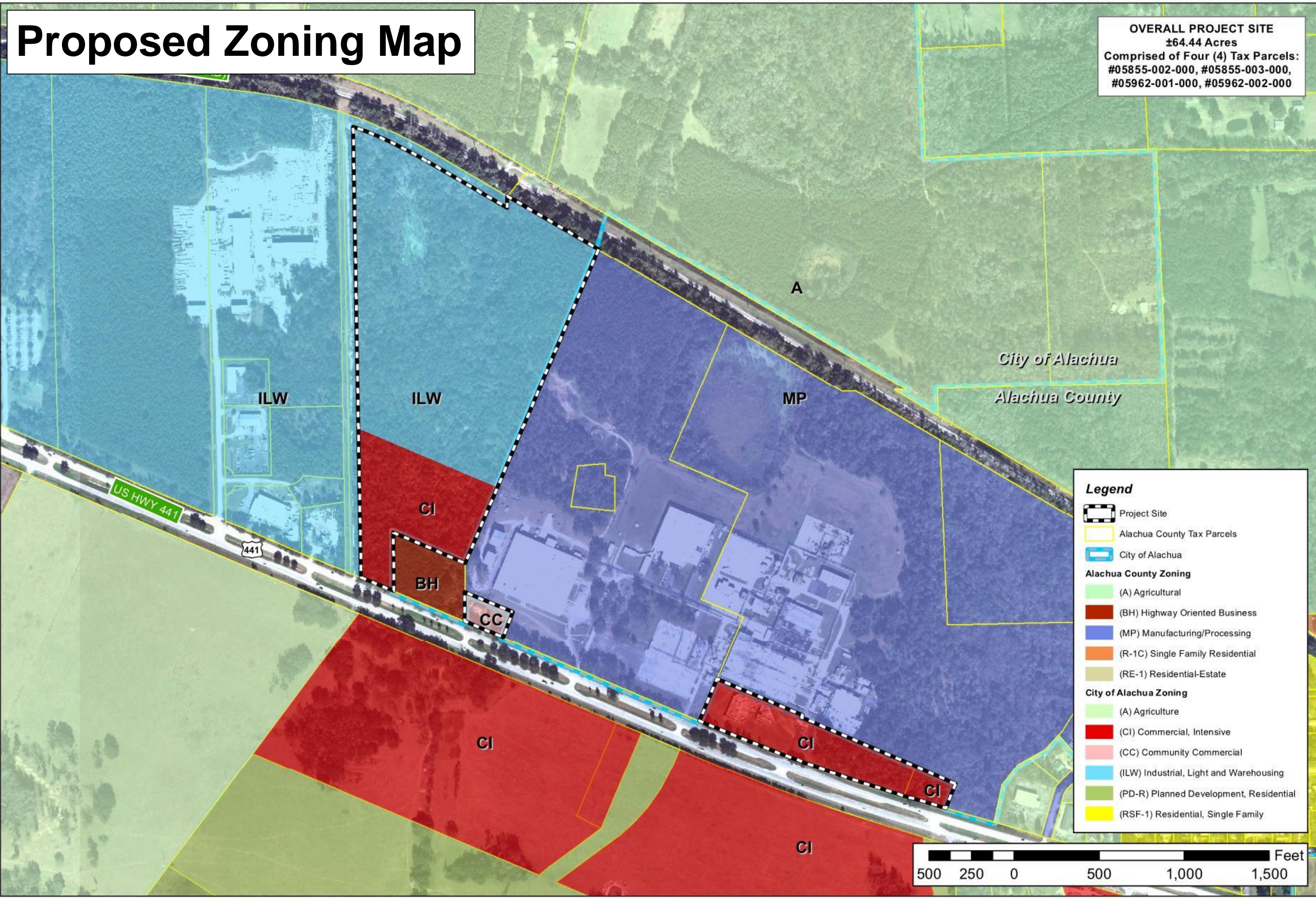
- (A) Agricultural
- (BH) Highway Oriented Business
- (MP) Manufacturing/Processing
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate

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

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- (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. Rezoning 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

Rezoning 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 – Rezoning Application

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

Net Maximum Development Potential

Zoning Districts	Acres	Maximum Intensity	Maximum Development
Existing			
Industrial Services and Manufacturing (MP)	±64	0.5 FAR	1,393,920 s.f.
Proposed			
Light and Warehouse Industrial (ILW)	±45	0.5 FAR	980,100 s.f.
Commercial Intensive (CI)	±18	0.5 FAR	392,040 s.f.
Community Commercial (CC)	±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 rezoning to City of Alachua zoning districts 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 rezoning application is submitted concurrently with a large-scale Comprehensive Plan Amendment (LsCPA) 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.

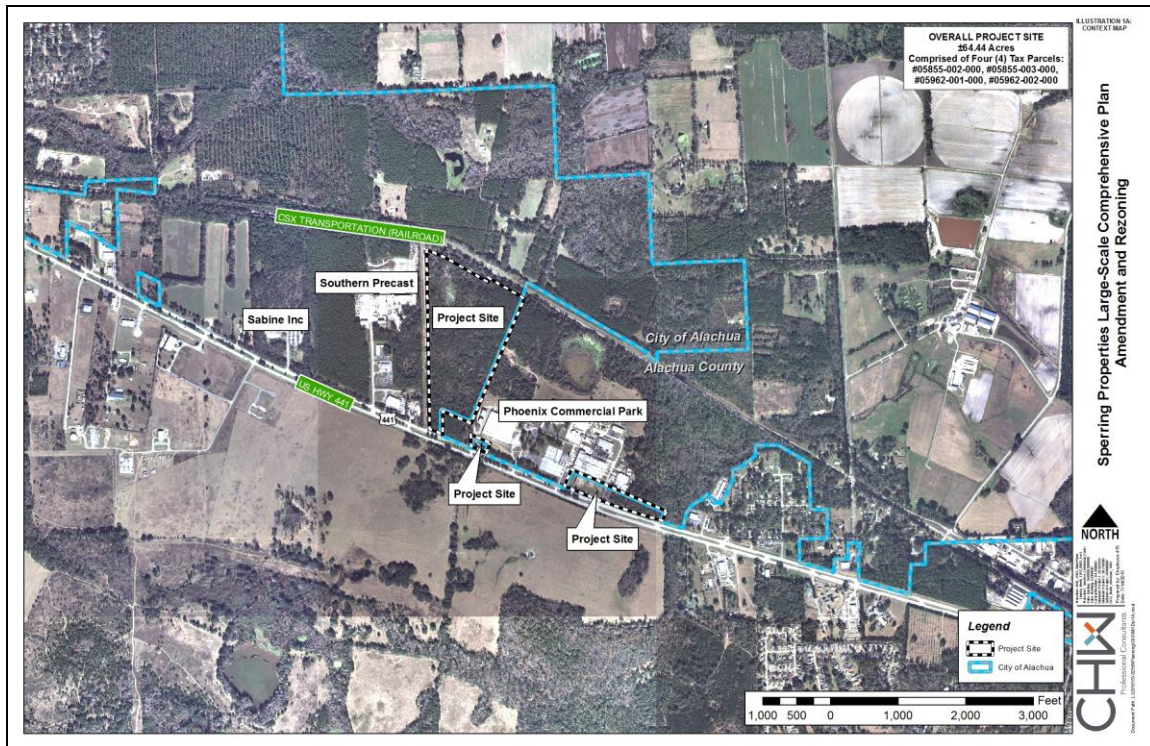


Figure 1: Location Map

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.

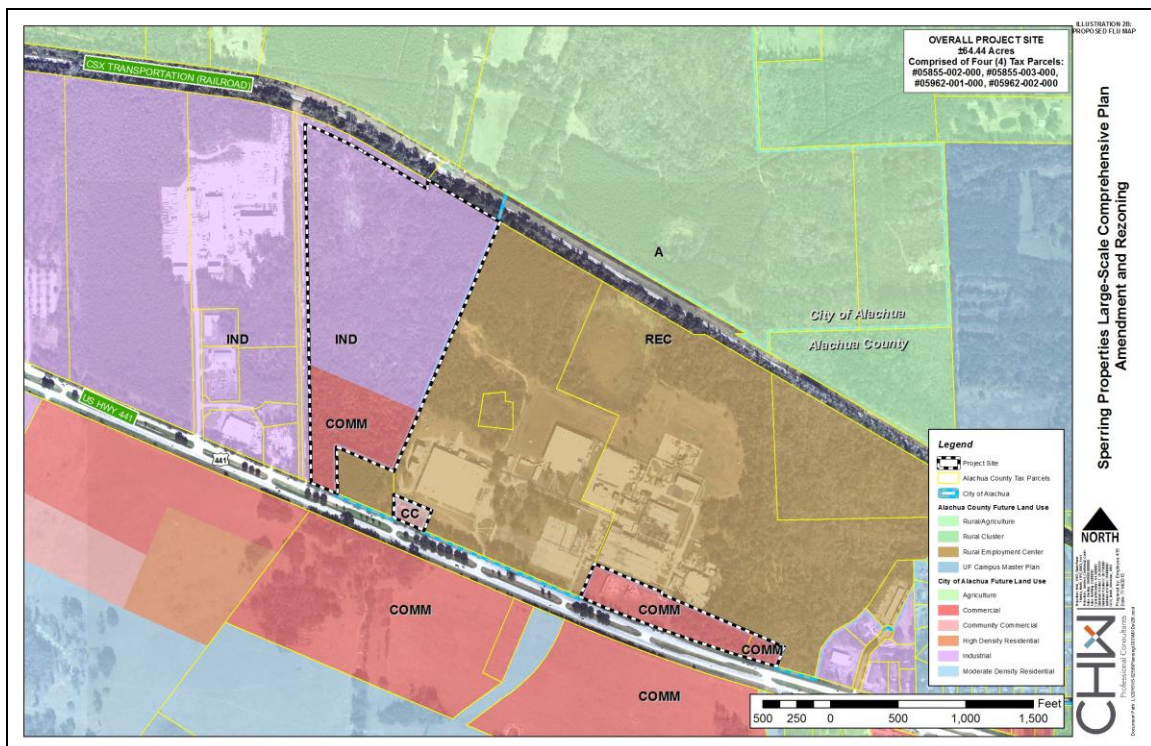
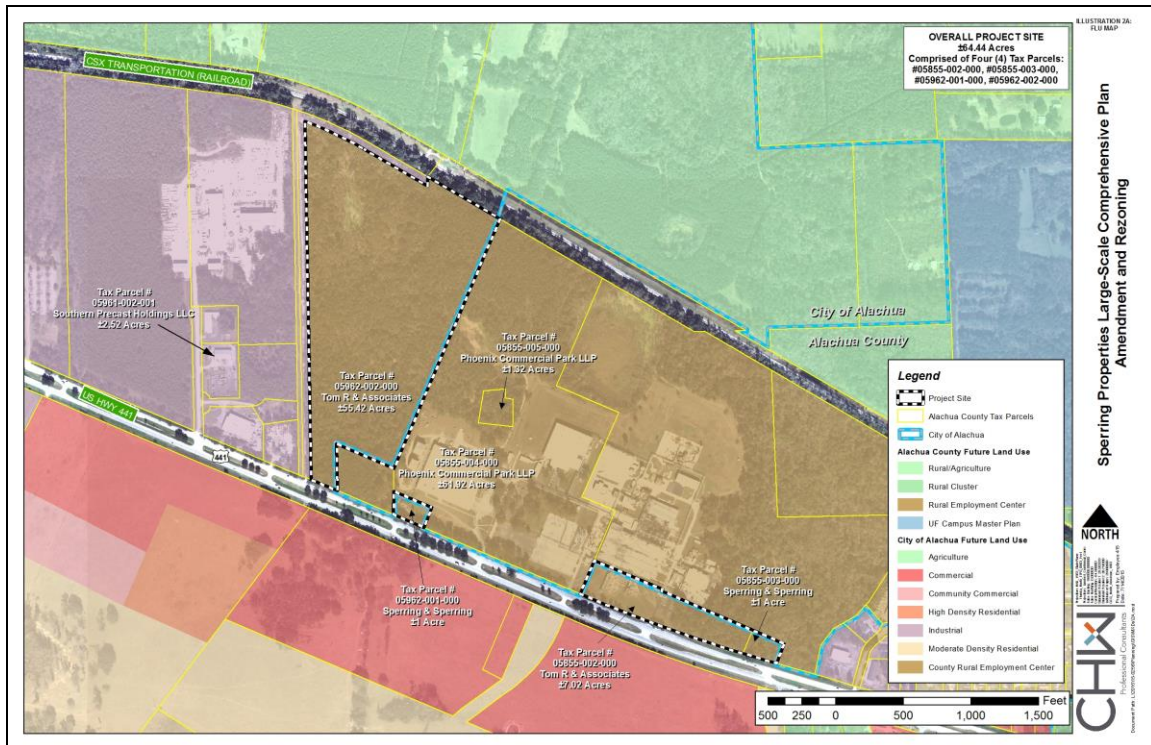
Table 1: Surrounding Future Land Use and Zoning Designations

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 zoning districts are consistent with adjacent uses and development patterns in both the City of Alachua and unincorporated Alachua County. The proposed ILW zoning district on the northern ±45 acres of Parcel 05962-002-000 is consistent with the ILW district on the City of Alachua property to the west and the MP district on unincorporated Alachua County properties to the east. The ILW district is also appropriate for this parcel since its northern boundary is adjacent to an existing railroad line.

The proposed CI and CC districts for parcels (or portions of) along U.S. 441 are consistent with the City's zoning districts 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 CI 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 LsCPA application for the four (4) subject parcels has been submitted concurrent with this rezoning application.



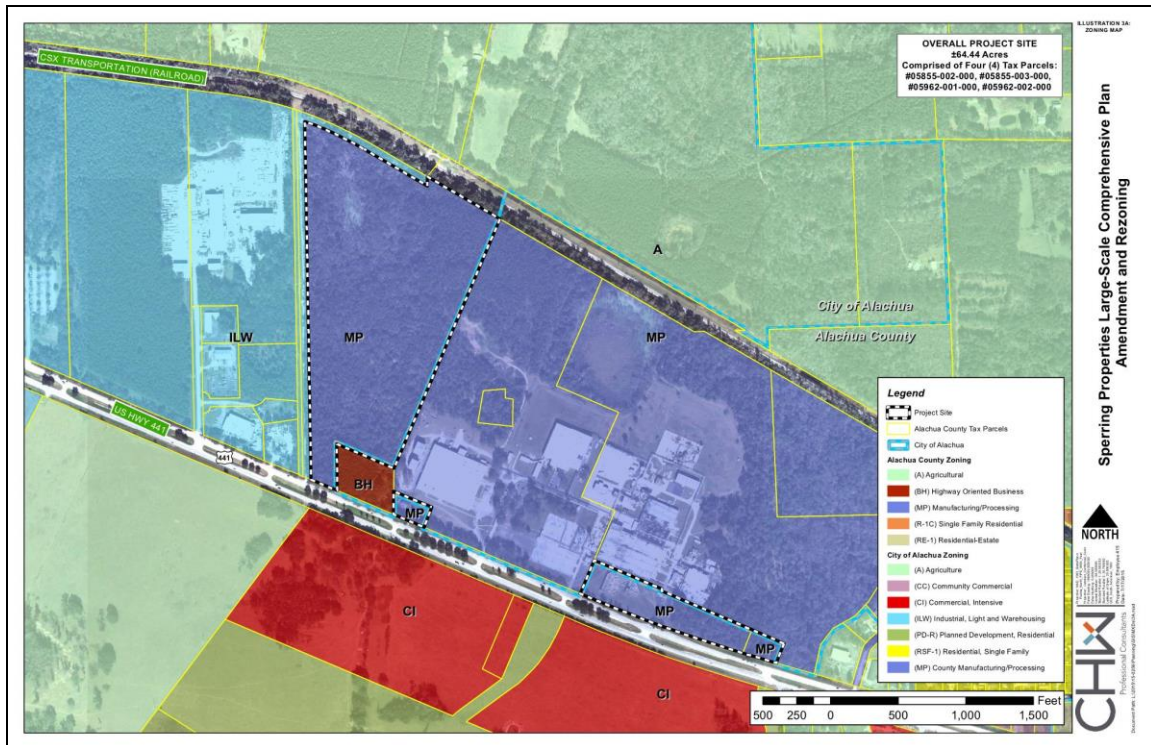


Figure 4: Existing Zoning

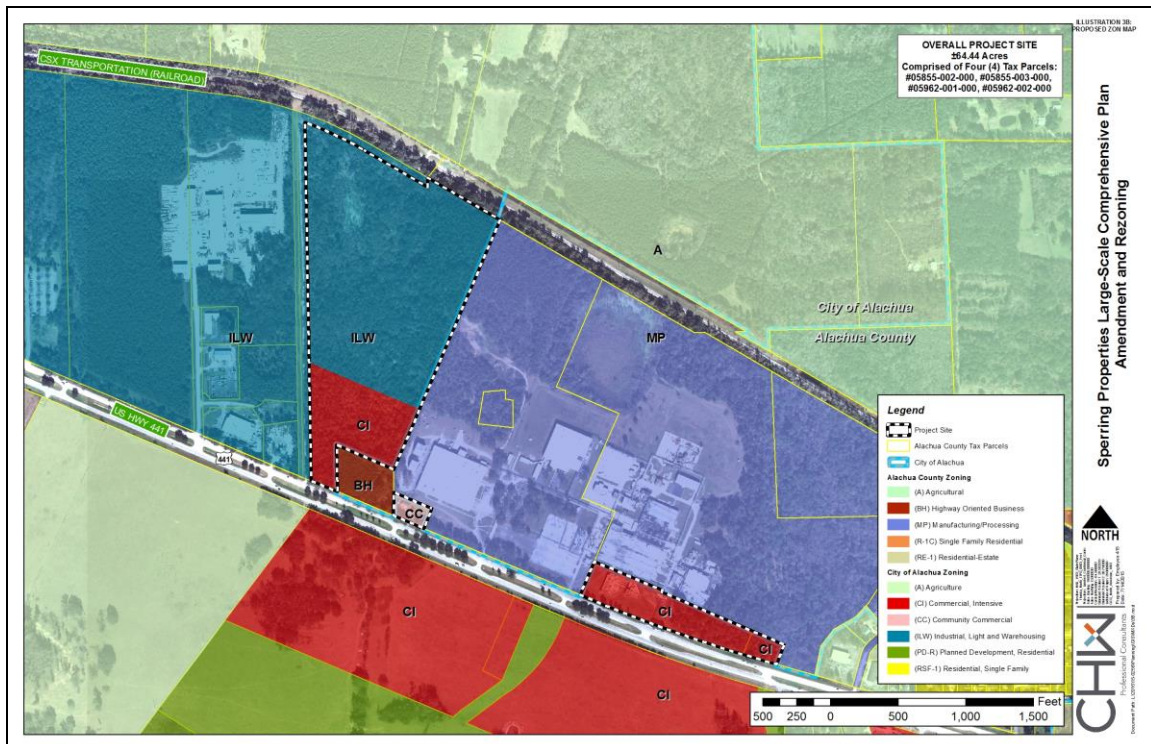


Figure 5: Proposed Zoning

CONCURRENCY IMPACT ANALYSIS

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

The current Alachua County zoning district is Industrial Services and Manufacturing (MP) and the underlying Future Land Use designation is Rural Employment Center. The maximum intensity for Rural Employment Center 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 rezoning application.

Table 2. Net Maximum Development Potential

Future Land Use Designation	Acres	Maximum Intensity	Maximum Development
Existing			
Industrial Services and Manufacturing (MP)	±64	0.5 FAR	1,393,920 s.f.
Proposed			
Light and Warehouse Industrial (ILW)	±45	0.5 FAR	980,100 s.f.
Commercial Intensive (CI)	±18	0.5 FAR	392,040 s.f.
Community Commercial (CC)	±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 Rezoning 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 Rezoning 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 rezoning will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed rezoning application.

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 CI and CC zoning districts are consistent with the City's established need for additional commercial uses. The CI and CC zoning districts will help address the City of Alachua residents' 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 rezoning application proposes City of Alachua zoning districts for property previously annexed into the City. The current Alachua County zoning district is Industrial Services and Manufacturing (MP) which promotes a variety of economic development and employment generating uses. The proposed ILW, CI, and CC zoning districts 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 on adjacent lands.

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 MP zoning district is intended to support industrial uses. Now that the property has been annexed into the City of Alachua the proposed ILW zoning district 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 rezoning 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 rezoning will allow a net increase of 21,780 s.f. for 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 rezoning will allow a net increase of 21,780 s.f. for 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 rezoning will allow a net increase of 21,780 s.f. for 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.

STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE ZONING ATLAS

Per the City's Land Development Regulations (LDR) Section 2.4.2(E), the advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall consider application's consistency with the standards identified below. The consistency statements are provided in **bold** text following each standard.

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

As described in the previous section of this justification report, the proposed Rezoning is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

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

The proposed rezoning will assign City of Alachua zoning districts to properties previously annexed into the City limits by Ordinance 12 16. The proposed zoning districts are compatible with the current Alachua County Industrial Services and Manufacturing (MP) zoning district and the adjacent City of Alachua Light and Warehouse Industrial (ILW) and Commercial Intensive (CI) zoning districts. The proposed ILW, CI, and CC zoning districts are in compliance with the City's Comprehensive Plan and LDR.

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

As shown in Table 1 and Figures 2 through 5 of this report, the proposed ILW, CI, and CC zoning districts are compatible with the current development pattern along US 441 and the adjacent FLU and zoning designations. Currently the property is in the Alachua County Industrial Services and Manufacturing (MP) zoning district. Current development in this area includes Sabine, Inc. and Southern Precast to the west and Phoenix Commercial Park on adjacent properties.

- d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

Adjacent and surrounding properties along US 441 are currently developed with light industrial and business park uses. Adjacent properties in unincorporated Alachua County are zoned for Industrial Services and Manufacturing (MP) and adjacent property in the City of Alachua is zoned for Light and Warehouse Industrial (ILW). The proposed zoning districts will allow development compatible to the existing development in this area and will not create premature development in an undeveloped or rural area.

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

As shown in Table 1 and Figures 2 through 5 of this report, the proposed ILW, CI, and CC zoning districts are compatible with the current development pattern along US 441 and the adjacent FLU and zoning designations. Current development in this area includes Sabine, Inc. and Southern Precast to the west and Phoenix Commercial Park on adjacent properties.

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

As shown on Table 1 and Figures 2 through 5 in this report, the proposed ILW, CI, and CC zoning districts are compatible with the surrounding development patterns and FLU and Zoning districts. The concurrency impact analysis demonstrates that the net change in the proposed rezoning will not create excessive traffic. The proposed zoning districts are compatible with the light warehouse and business park uses in this US 441 corridor and will not create noise, lights, or other nuisances that will negatively impact surrounding properties.

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

Adjacent and surrounding properties along US 441 are currently developed with light industrial and business park uses. Adjacent properties in unincorporated Alachua County are zoned for Industrial Services and Manufacturing (MP) and adjacent property in the City of Alachua is zoned for Light and Warehouse Industrial (ILW). Current development in this area includes Sabine, Inc. and Southern Precast to the west and Phoenix Commercial Park on adjacent properties.

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

This rezoning application proposes City of Alachua zoning districts for property previously annexed into the City. The Alachua County zoning district is Industrial Services and Manufacturing (MP) which promotes a variety of economic development and employment generating uses. The proposed ILW, CC, and CI zoning districts 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 on the adjacent properties in the City of Alachua and unincorporated Alachua County. Additionally, the City's comprehensive plan has policies that prevent sprawl development in strip or ribbon patterns that leap-frog undeveloped areas.

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

The proposed ILW zoning district is consistent with the property to the west which is also zoned ILW. The proposed CI and CC zoning districts for the smaller parcels fronting US 441 is consistent with the property directly across US 441 and the FLU and zoning patterns for similar parcels along this corridor through the City of Alachua.

- j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Public facilities are available to serve the subject parcels. The concurrency impact analysis provided in this justification report demonstrates that there are available capacities for potable water, sewer, solid waste, and roadways to serve the proposed rezoning parcels and the net increase in potential development resulting from the rezoning.

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

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.

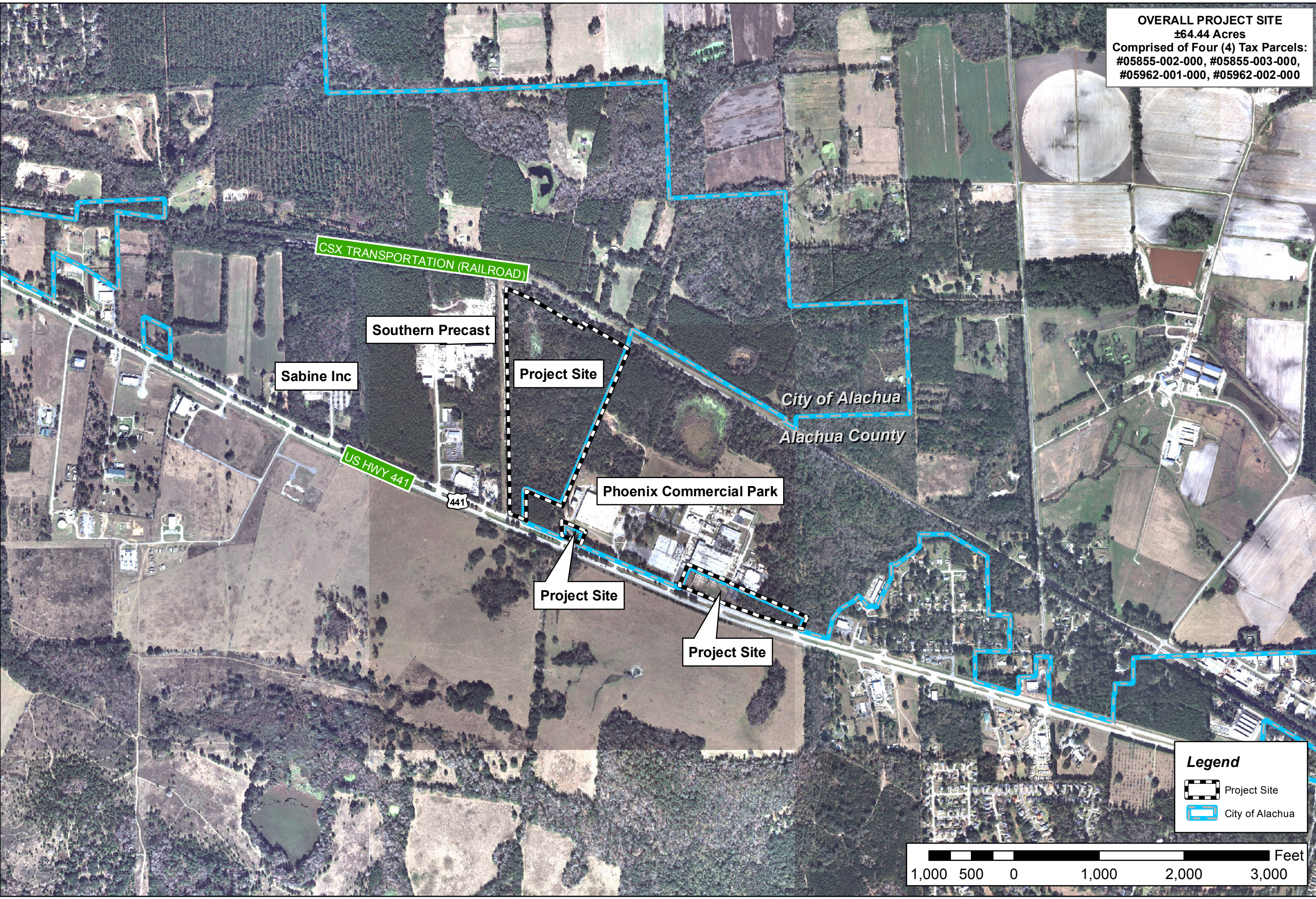
Potential wetlands and floodplain are located on a portion of the project parcels. Development will be consistent with City of Alachua Comprehensive Plan Conservation and Open Space Element Objective 1.10, Policies 1.10.a – 1.10.h, Objective 1.12, and Policies 1.12.a – 1.12.v regarding wetlands and water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

Application Package Table of Contents

1. Cover Letter
2. Rezoning 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
Amendment and Rezoning

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

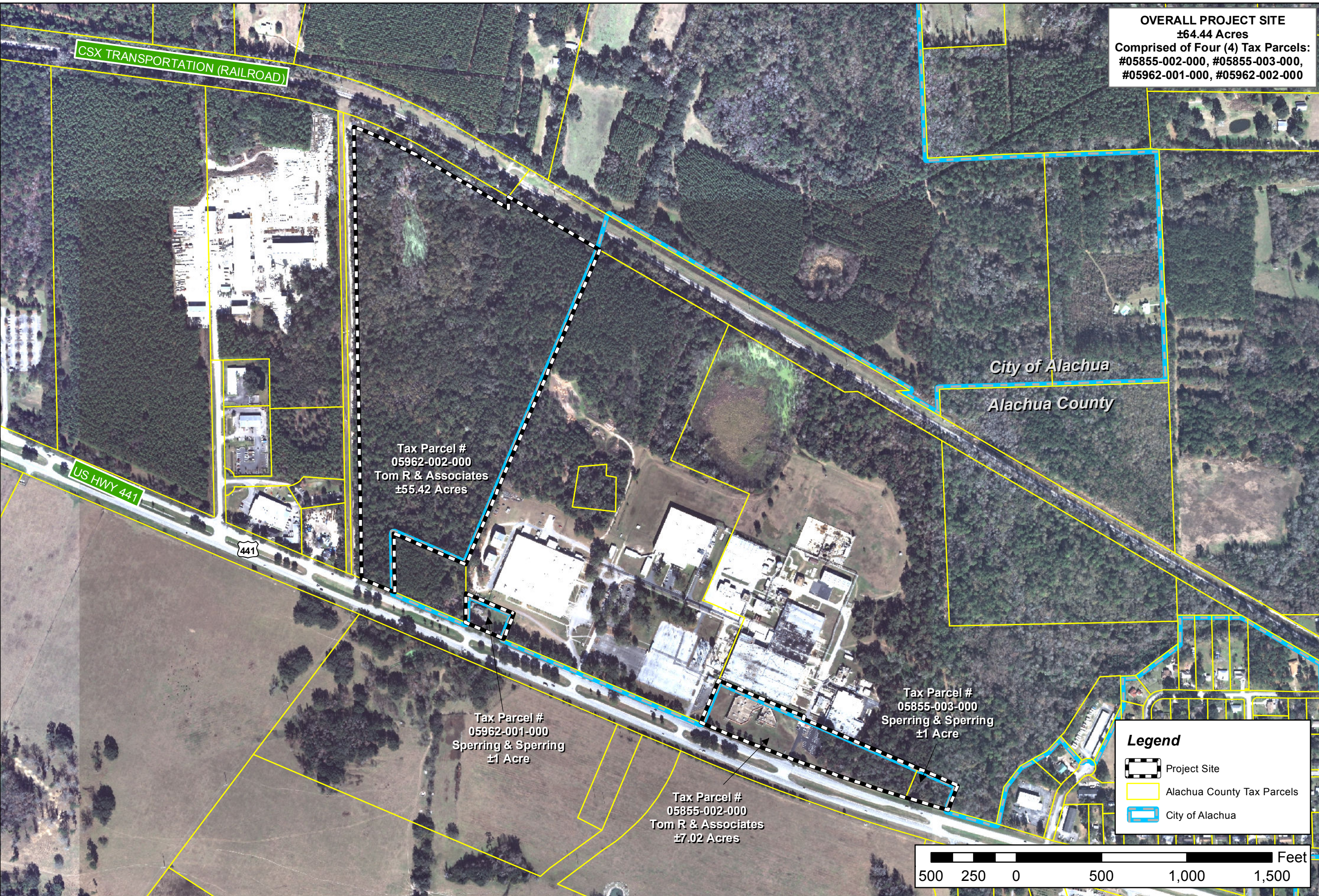


City of Alachua
Alachua County

Legend

- Project Site
- City of Alachua





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

Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



Projection: NAD 1983, StatePlane
Florida North, 5000 Feet
False Easting: 1000000.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.538333
Standard Parallel 2: 29.538333
Latitude of Origin: 20.000000
Units: US Feet
Datum: 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

Legend

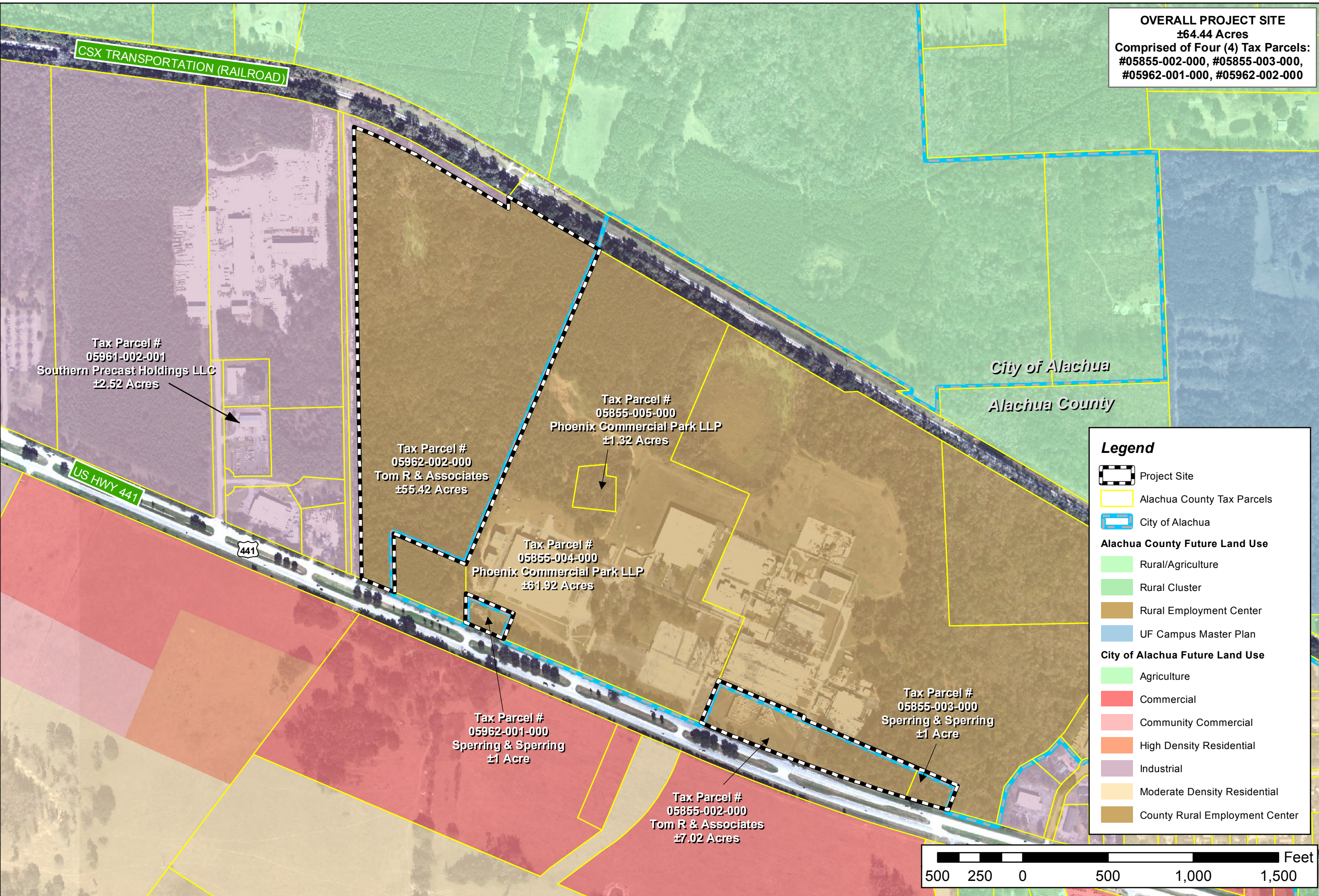
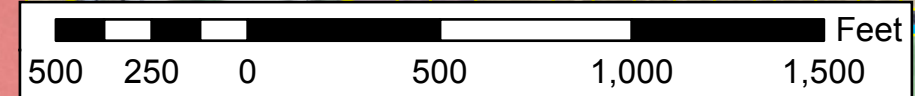
- Project Site
- Alachua County Tax Parcels
- City of Alachua

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
- County Rural Employment Center



City of Alachua
Alachua County

Tax Parcel #
05961-002-001
Southern Precast Holdings LLC
±2.52 Acres

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

Tax Parcel #
05855-005-000
Phoenix Commercial Park LLP
±1.32 Acres

Tax Parcel #
05855-004-000
Phoenix Commercial Park LLP
±61.92 Acres

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

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

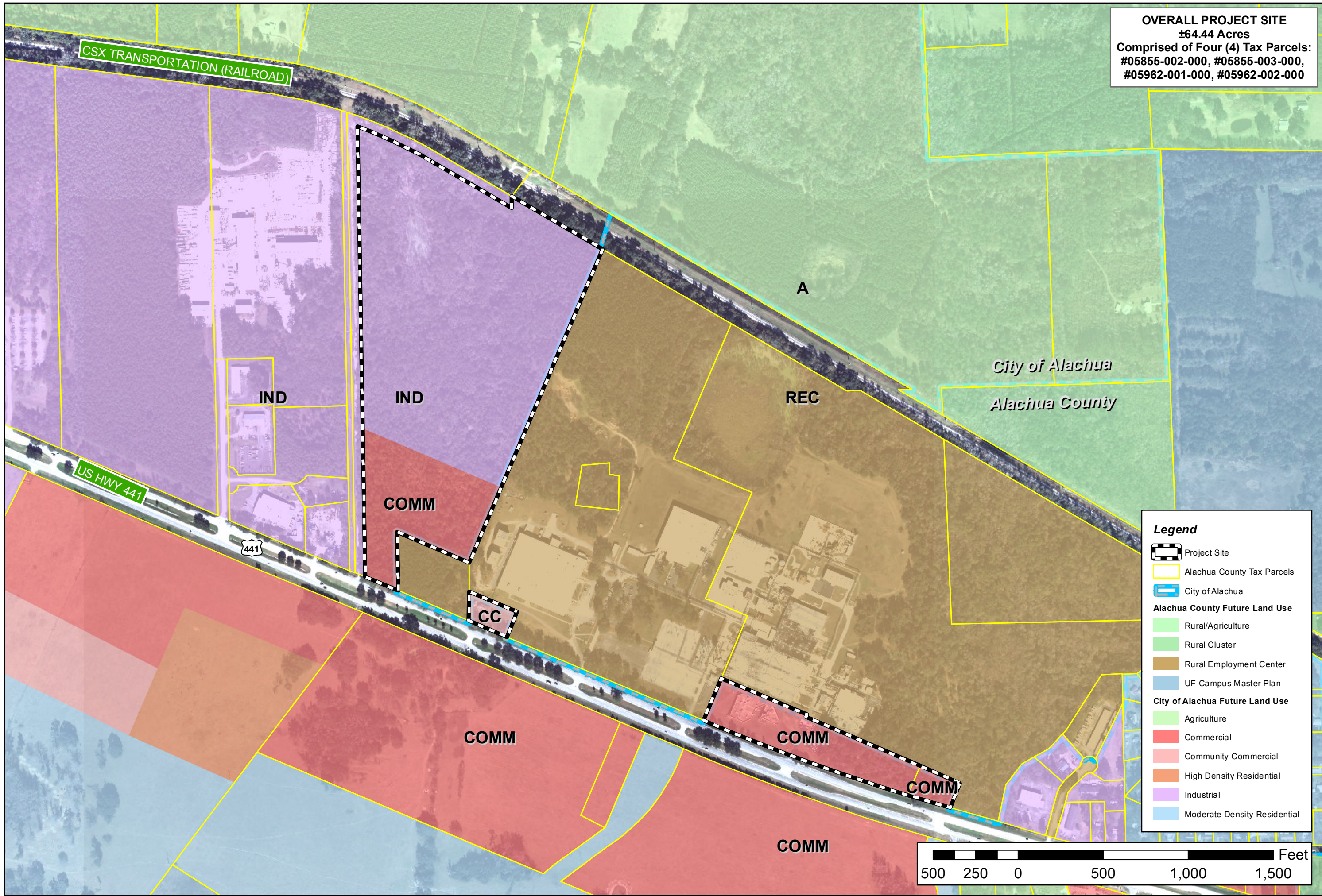
Tax Parcel #
05855-003-000
Sperring & Sperring
±1 Acre

Sperring Properties Large-Scale Comprehensive Plan Amendment and Rezoning

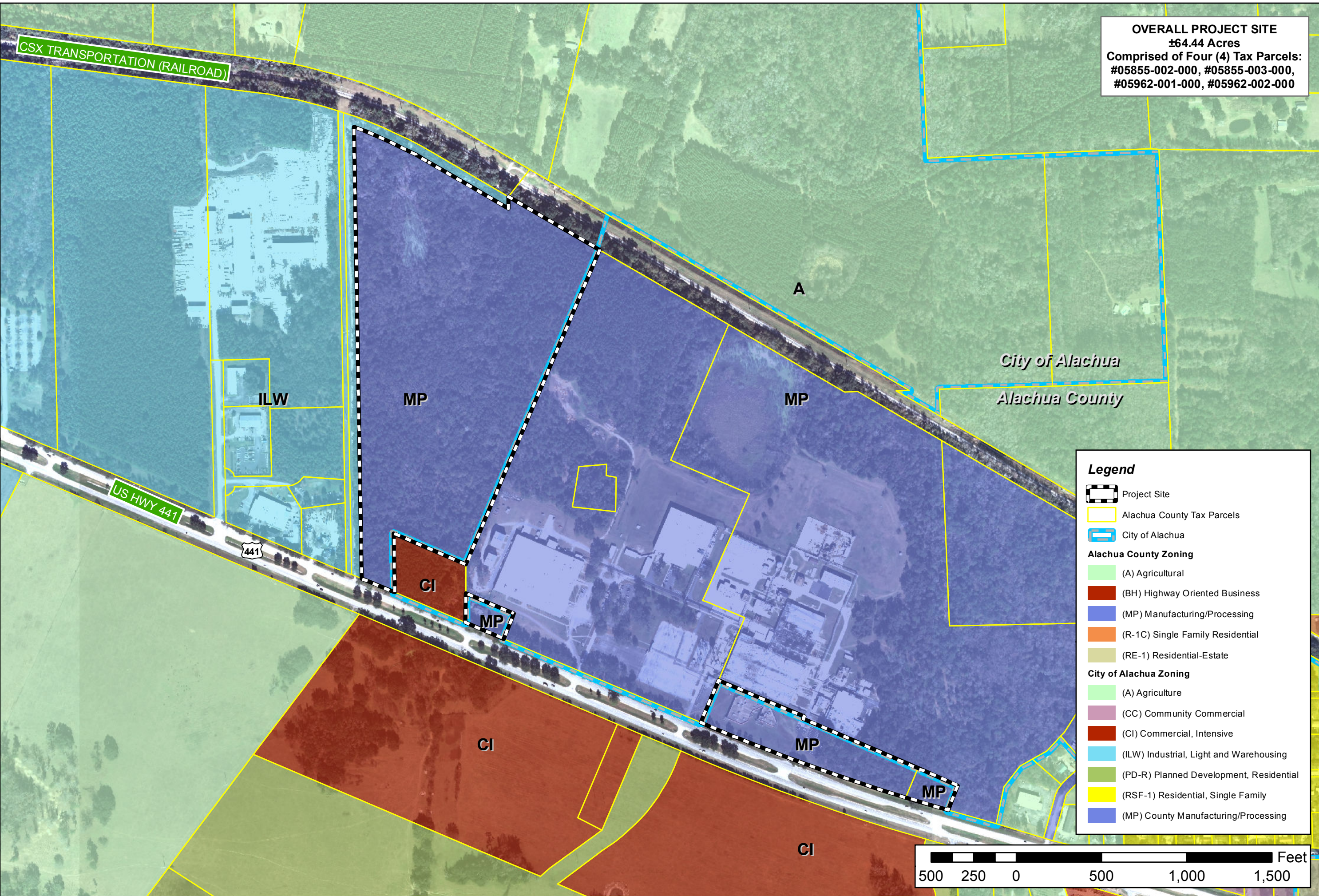


Projection: NAD 1983, StatePlane
Florida North, FIPS 5003, Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.538333
Standard Parallel 2: 29.538333
Latitude of Origin: 28.000000
GCS_North_American_1983
Prepared 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



Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



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#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

Projection: NAD 1983 StatePlane
Florida North Zone 1600 Feet
GCS_North_American_1983
Datum: North American 1983
Spheroid: GRS 1980
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.429
Prime Meridian: -84.5
False Easting: 1568500.0
False Northing: 1000000.0
Units: Meter
Standard Parallel 1: 26.533333
Standard Parallel 2: 26.533333
Latitude of Origin: 26.000000
Longitude of Origin: -81.500000
GCS_North_American_1983
Prepared by: Employee 415
Date: 7/14/2015



Sperring Properties Large-Scale Comprehensive Plan
Amendment and Rezoning



Projection: NAD_1983_StatePlane_Florida_North_Arrow_CoordinateSystem
Datum: North_Arrow
Spheroid: GRS80
Prime Meridian: 1065000.000000
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Standard Parallel 1: 26.533333
Standard Parallel 2: 26.533333
False Easting: 2000000.000000
False Northing: 0.000000
Units: US_Foot
GCS: North_American_1983
Prepared by: Employee 415
Date: 7/14/2015

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±64.44 Acres
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#05962-001-000, #05962-002-000

Legend

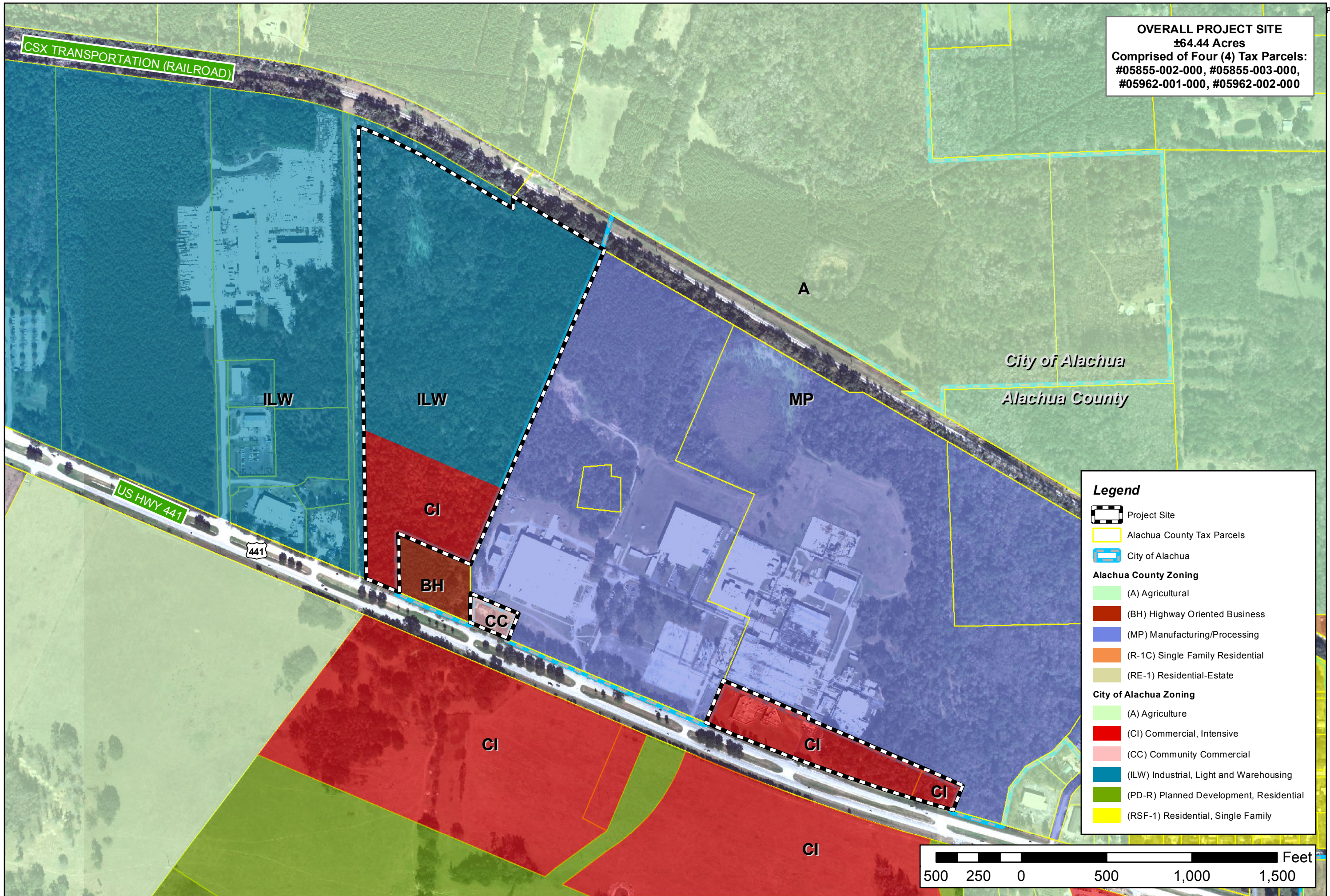
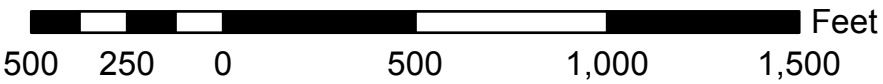
- Project Site
- Alachua County Tax Parcels
- City of Alachua

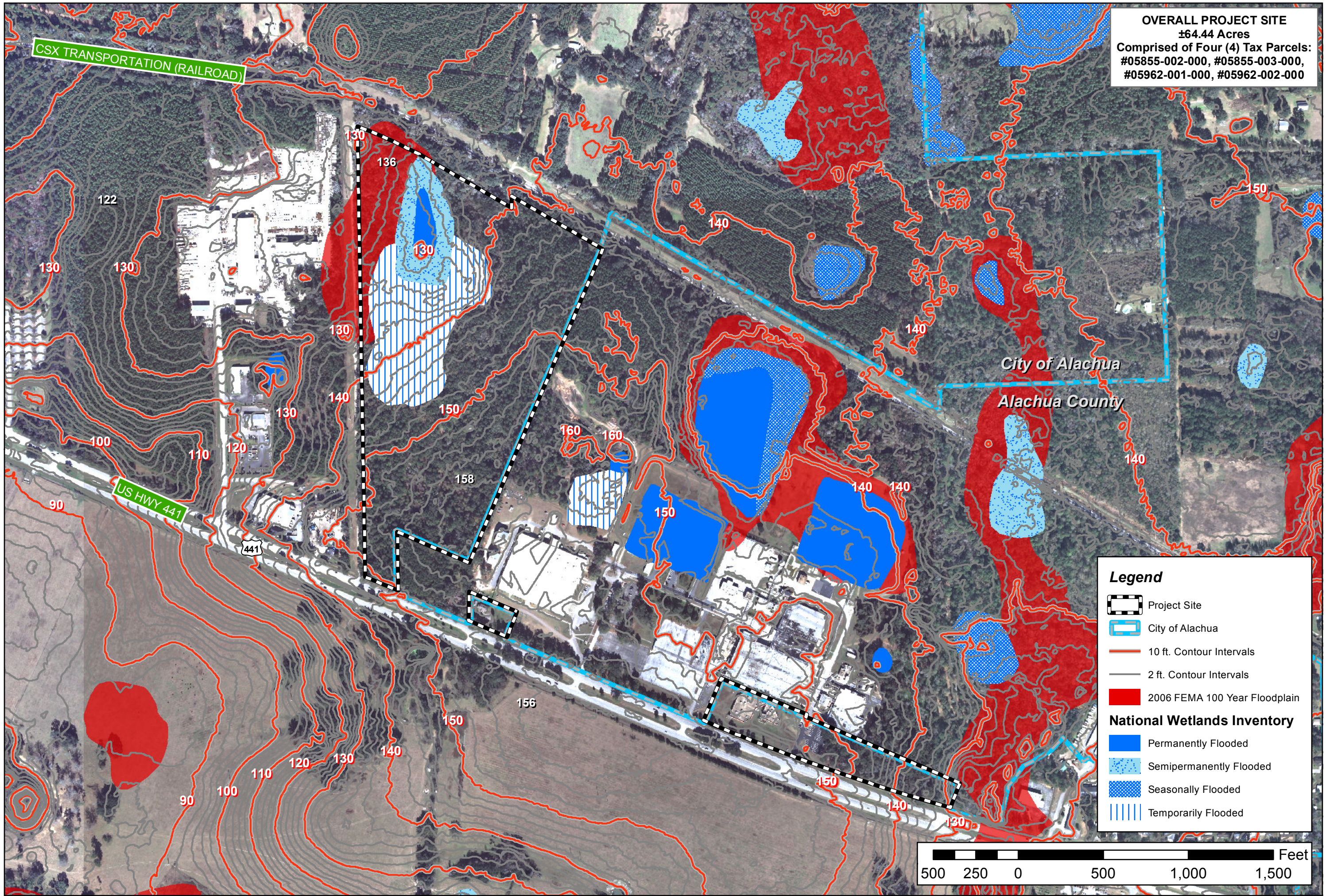
Alachua County Zoning

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City of Alachua Zoning

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- (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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#05962-001-000, #05962-002-000

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_Florida_North_Arrow_Coordinate_System
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
Datum Shift North: 0.0
Datum Shift East: 0.0
Datum Shift Vertical: 0.0
Units of Origin: 2000000
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

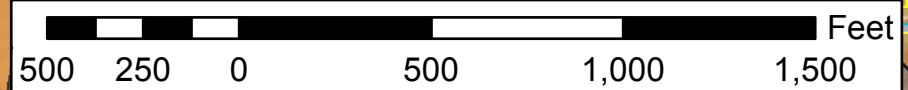
TAVARES SAND,
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

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



CSX TRANSPORTATION (RAILROAD)

US HWY 441

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