

JACKSONVILLE GAINESVILLE OCALA 8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244 132 NW 76th Drive, Gainesville, Florida 32607 101 NE 1st Avenue, Ocala, Florida 34470 WWW.CHW-INC.COM

UPLAND INDUSTRIAL PARK, LOTS 1 & 6

Small-scale Comprehensive Plan Amendment – Application Package January 28, 2016 REVISED April 4, 2016

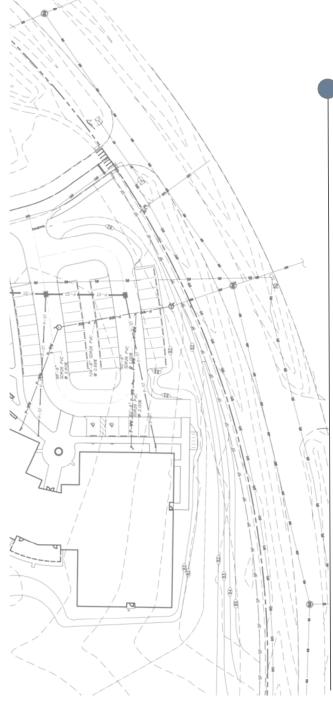
Prepared for: The City of Alachua, Florida

Prepared on behalf of: Upland Properties of NCF, LLC

Prepared by: Causseaux, Hewett, & Walpole, Inc.

PN# 15-0397.01 L:\2015\15-0397\Planning\Reports\Submittal 3_160404\RPT_15-0397.01_SsCPA JR_160404.docx

planning.surveying.engineering.construction.



- 1. Cover Letter
- 2. CPA Application
- 3. Property Owner Affidavits
- 4. Legal Description
- 5. Property Appraiser Datasheets and Tax Records
- 6. Neighborhood Workshop Materials
- 7. Justification Report
- 8. Attachments

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March 7, 2016

Kathy Winburn, AICP, Planning & Community Director City of Alachua Office of Planning and Zoning Post Office Box 9 Alachua, Florida 32616

RE: Upland Industrial Park – Small-scale Comprehensive Plan Amendment Resubmittal Alachua, Florida

Dear Kathy:

Please find the following items enclosed for review and approval of the above reference project:

- Three (3) Copies of the following:
 - Ss-CPA Application;
 - o Authorized Agent Affidavit;
 - Justification Report REVISED per DRT comments;
 - Neighborhood Meeting Materials;
 - Legal Description;
 - o Special Warranty Deed;
 - o Map Set of Project Site;
 - Proof of 2015 Tax Payment; and
- One (1) CD containing PDFs.

The following are responses to DRT comments provided on February 22, 2016:

- 1. <u>Small Scale Comprehensive Plan Amendment</u> *Executive Summary*
 - a. Page 1 Current Future Land Use Classification is Industrial. Description provided is incorrect. The description for the Agriculture future land use category appears to have been provided.

Response: The Industrial FLU description (Justification Report, Executive Summary on page 1) was revised.

Urban Sprawl Analysis

b. No comments.

Response: So noted.

Concurrency Analysis

 Generally, application references "net" impacts to City of Alachua facilities, but appears to calculate total gross impacts.

Response: Description of concurrency calculations (Justification Report, page 7) was revised. Calculations are based on maximum development potential.

d. Page 7 Table 2 – Units provided, 1322, do not match with total square footage provided in application (82,110.6). Please confirm total number of unites used for trip generation calculations.

Response: Units for calculated trip generation rates are calculated per 1,000 square feet, which is 82 'units.' The units in Justification Report, Table 2 on page 7 were revised accordingly.

e. Page 7 Table 2 – Commercial internal Capture – Please provide justification for internal commercial capture rate. ITE specifically says "internal capture rates are not applicable and should not be used to forecast trips for shopping centers if using statistics and data for Land Use Code 820".

Response: Commercial internal capture calculations were removed from Justification Report, Table 2 on page 7. This revision caused an additional segment to be included in the concurrency analysis, which is reflected in Tables 3 and 4.

f. Page 9 Tables 5 and 6 – what is square footage basis for estimating total impact to City's potable water and sanitary sewer system?

Response: Units for calculating Justification Report, Tables 5-7 were 82,110.6, the site's maximum development potential.

Consistency with Comprehensive Plan

g. Page 16 Comprehensive Plan Economic Element – Objective 1.1 does not appear to pertain to this proposed application. If so, further justification is needed.

Response: Objective 1.1 was removed from Justification Report, Consistency with Comprehensive Plan on page 16.

Generally

h. Deeds or other proof of ownership is needed for parcels 05964-002-001 and 05964-002-006.

Response: The deed provided, which lists tax parcel 05964-002-000, incorporates tax parcels 05964-002-001 through 05964-002-006. No additional deeds are required.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at <u>ryant@chw-inc.com</u> should you have any questions or require any additional information to complete your review.

Sincerely, CHW

Ryan Thompson, AICP Project Manager L:2015/15-0397/Planning/City-County/Rezoning/LTR 160127 Upland Industrial Park Cover Letter - Rezoning.docx

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Application Fee: \$ Filing Date: Acceptance Date: City of Alachua Review Type: P&Z, CC Comprehensive Plan Amendment Application

Case #:

FOR PLANNING USE ONLY

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

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

PROJECT Α.

Β.

Project Name. Upland Industrial Park

2.	Address of Subject Property: & 13585 NW 101 Drive, Alachua						
3.	Parcel ID Number(s):						
4.	Existing Use of Property: Industrial						
5.	Existing Future Land Use Map Design	ation: Industrial					
6.	Proposed Future Land Use Map Desig						
7.	Acreage:						
AP	PLICANT		A				
1.	Applicant's Status	Agent					
2.	Name of Applicant(s) or Contact Perso	on(s): <u>Ryan Thompson</u>	Title: Land Development Planner				
	Company (if applicable): CHW						
	Mailing address: 132 NW 76th Drive		3				
	City: Gainesville	State: Florida	ZIP: 32607				
	Telephone: () (352)519-5925						
3.	If the applicant is agent for the proper	ty owner*:					
	Name of Owner (title holder): Upland F	Properties of NCF, LLC					
	Mailing Address: 13570 NW 101 Drive,	Suite 100					
	City: Alachua	State: Florida	ZIP: 32615				
	* Must provide executed Property Own	ner Affidavit authorizing th	he agent to act on behalf of the property owner.				
AD	DITIONAL INFORMATION						
4	le there any additional contact for cale	-6					

C.

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

D. **ATTACHMENTS**

- Statement of proposed change and maps which illustrate the proposed change. 1.
- Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or 2. urban form that achieves four or more of the following eight criteria:
 - Directs growth and development to areas of the community in a manner that does not adversely impact (1) natural resources;
 - Promotes the efficient and cost effective provision or extension of public infrastructure and services; (II)
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
- (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
- (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
- 3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
- Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
- 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
- 9. Legal description with tax parcel number.
- 10. Proof of ownership.
- 11. Proof of payment of taxes.
- 12. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

C. Ryan Thompson, Land Development Planner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Signature of Co-applicant

State of Florida	County of	alachua	
The foregoing application is	s acknowledged before me this $\cancel{2}$	7th day of January, 20/	by C. Ryan
	o is/are personally known to me, o	r who has/have produced	
as identification.		11) and 11	DALCREV
NOTARY SEAL			Mercer
		Signature of Notary Pub	lic, State of Florida
	City of Alachua + Planning and	Community Development Development	WENDY L. MERCER Notary Public - State of Flori Commission # FF 230419
	PO Box 9 + Alachua	a, FL 32616 • (386) 418-6121	My Comm. Expires Sep 7, 20 Bonded through National War
	_		Donucu ini ough National Netal y As

Revised 9/1/2011

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LEGAL DESCRIPTION

DATE:27 January 2016PROJECT NO:15-0397.01DESCRIPTION FOR:SS-CPA and Rezoning Application

Lots 1 and 6 of Upland Industrial Park, together with that portion of NW 101st Drive, (a 60 foot wide Private Roadway) lying west of and adjacent to said Lot 6, all of which is as recorded in Plat Book 28 at page 61 of the Public Records of Alachua County, Florida.

Being known as Alachua County Tax Parcels numbers 05964-002-001, 05964-002-006 and a portion of 05964-002-000.

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Federally Insured by the NCUA.

Know FCU Freedom.

Totally Free Checking, no strings attached.

Property Search Results

The data displayed is the most current data

available to the Property Appraiser.

Search Date: 1/26/2016 at 11:40:21 AM' - Data updated: 01/26/16

Printer Friendly Page

Parcel: 05964-002-000 GIS Map

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal: UPLAND INDUSTRIAL PARK PB 28 PG 61 COMMON AREA & DRAINAGE EASEMENT
Mailing:	13570 NW 101ST DR STE 100 Alachua, FL 32615	
Location:		
Sec-Twn-		
Rng:	19-8-19	
Use:	Vacant Industrial	
Tax		
Jurisdiction:	Alachua 1700	
Area:	Progress Center	
Subdivision:	L L Dell Estate	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ **

			<u>JV</u>			<u>Just</u>					
<u>Year</u>	<u>Use</u>	Land	Land	Building	<u>Misc</u>	<u>Value</u>	Deferred	Assessed	Exempt**	<u>Taxable**</u>	<u>Taxes</u>
2015	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.52
2014	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.49
2013	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.49
2012	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.48
2011	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.54
2010	Vacant Industrial	100	100	0	0	100	0	100	0	100	2.53
2009	Vacant	100	100	0	0	100	0	100	0	100	2.51

http://www.acpafl.org/ParcelResults.asp?Parcel=05964-002-000

	Industrial										
2008	Vacant Industrial	482500	482500	0	0	482500	0	482500	0	482500	10931.97
2007	Vacant Industrial	361900	361900	0	0	361900	0	361900	0	361900	8228.05
2006	Vacant Industrial	361900	361900	0	0	361900	0	361900	0	361900	9142.55
2005	Vacant Industrial	361900	361900	0	0	361900	0	361900	0	361900	9429.7
2004	Vacant Industrial	92300	92300	0	0	92300	0	92300	0	92300	2428.48
2003	Vacant Industrial	92300	92300	0	0	92300	0	92300	0	92300	2485.25
2002	Vacant Industrial	73800	73800	0	0	73800	0	73800	0	73800	2015.44
2001	Vacant Industrial	73800	73800	0	0	73800	0	73800	0	73800	2015.28
2000	Vacant Industrial	73800	73800	0	0	73800	0	73800	0	73800	2056.03
1999	Vacant	55400	55400	0	0	55400	0	55400	0	55400	1530
1998	Vacant	55400	55400	0	0	55400	0	55400	0	55400	1573.14
1997	Vacant	32300	32300	0	0	32300	0	32300	0	32300	936.98
1996	Vacant	32300	32300	0	0	32300	0	32300	0	32300	946.08
1995	Vacant	27700	27700	0	0	27700	0	27700	0	27700	811.35

Land

Use	Zoning	<u>Acres</u>
Ret Comm	Industrial (ILW)	2.34
2015 Certified Market Land Value: 100	2015 Certified Ag La	nd Value: 100

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	<u>Vacant</u>	Qualified	OR Book	OR Page	<u>Instrument</u>	OR Link (Clerk)
02/26/2007	625000	Yes	No	3552	1238	Warranty Deed	Official Public Record
12/19/2005	700000	Yes	No	3296	0900	Quitclaim Deed	Official Public Record
09/16/2004	399000	Yes	Yes	2994	0130	Warranty Deed	Official Public Record
07/09/1997	285000	No	No	2120	2813	Mult Sale	Official Public Record
06/29/1997	100	No	No	2120	2811	Warranty Deed	Official Public Record
02/01/1980	185000	No	Yes	1263	0595	Warranty Deed	Official Public Record

Link to TaxCollector Record

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

Parcel: 05964-002-001

Search Date: 1/22/2016 at 8:58:22 AM - Data updated: 01/22/16

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal: UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 1
Mailing:	13570 NW 101ST DR STE 100 Alachua, FL 32615	
Location:	13570 NW 101ST DR ALACHUA	
Sec-Twn-Rng:	19-8-19	
Use:	Sh Ctr Cmmity	
Tax Jurisdiction	: Alachua	
Area:	Progress Center	
Subdivision:	Browns AddnPeter &Johnson-Blks 11	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2015	Sh Ctr Cmmity	87100	87100	351300	0	438400	0	438400	0	438400	11065.56
2014	Sh Ctr Cmmity	87100	87100	351300	0	438400	0	438400	0	438400	11124.54
2013	Sh Ctr Cmmity	87100	87100	351700	0	438800	0	438800	0	438800	11132.26
2012	Sh Ctr Cmmity	87100	87100	308900	19500	415500	12890	402610	0	402610	10267.05
2011	Sh Ctr Cmmity	39200	39200	291400	19500	350100	0	350100	0	350100	9128.24
2010	Vacant Industrial	39200	39200	0	0	39200	0	39200	0	39200	985.74
2009	Vacant Industrial	39200	39200	0	0	39200	0	39200	0	39200	980.97

	Land		
Use	Zonii	ing	Acres
Shop Ctr Community	Indus	istrial	1
		2015 Ce	rtified Land Value: 87100

		Bui	lding	
Actual Year Built	2010		Area Type	Square Footage
Effective Year Built	2010		Unfinished Storage (UST)	1330
Use:	Sh Ctr Nbrhd		Base Area (BAS)	7670
Bedrooms:	0		Service/Production (SPA)	255
Baths:	6			Heated Area: 7925 Total Area: 9255
Stories:	1			
Exterior Wall:	Hardiboard			
AC:	Central Air			
Heating:	Forced Air Duct			
			,	2015 Certified Building Value: 351300

Miscellaneous

Description	Units
Paving 2	5660
Drive/Walk	1440
Fence CB	240
Fence WD	120
Rtn Wall	2000
Gutter	180
	2015 Certified Miscellaneous Value: 0

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

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1/22/2016			Property Search Results			
Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment	
12-14-3914	Comm Remodel Permit	12/15/2014	00/00/0000	02/09/2015	INT R/L	
12-12-2873	Sign Permit	12/20/2012	00/00/0000	12/25/2012	MONUMENT SIGN	
A8-12-2716	Sign Permit	08/23/2012	00/00/0000	12/25/2012	PLASTIC SIGN-UNIT 500	
A3-12-2508	Sign Permit	03/21/2012	00/00/0000	12/25/2012	SIGN	
A2-12-2457	Comm Remodel Permit	02/16/2012	04/03/2012	01/23/2013	BUILDOUT FOR UNIT 200	
A2-12-2458	Comm Remodel Permit	02/16/2012	04/02/2012	01/23/2013	BUILDOUT FOR UNIT 300	
A2-12-2459	Comm Remodel Permit	02/16/2012	06/25/2012	01/23/2013	BUILDOUT FOR UNIT 400	
A1-12-2436	Sign Permit	01/19/2012	00/00/0000	12/25/2012	WALL SIGN@SCUBA MONKEY	
11-11-2376	Comm Remodel Permit	11/15/2011	01/05/2012	01/06/2012	BUILD OUT STE 500	
10-10-1988	Fire Spr. Sys.	10/11/2010	00/00/0000	01/06/2011	FIRE SUPPRESSION	
A6-10-1763	Commercial Building	06/15/2010	11/15/2010	01/06/2011	BLD-OUT UPLANDS SHELL	
A1-10-1589	Commercial Building	02/02/2010	09/15/2010	01/06/2011	SHELL BUIIDING	

Federally Insured by the NCUA.

Know FCU Freedom.

Totally Free Checking, no strings attached.

Property Search Results

The data displayed is the most current data

available to the Property Appraiser.

Search Date: 1/22/2016 at 8:59:42 AM' - Data updated: 01/22/16

Printer Friendly Page

Parcel: 05964-002-006 GIS Map

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal: UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 6
Mailing:	13570 NW 101ST DR STE 100 Alachua, FL 32615	
Location:	13585 NW 101ST DR ALACHUA	
Sec-Twn-		
Rng:	19-8-19	
Use:	Vacant Industrial	
Tax Jurisdiction:	Alachua 1700	
Area:	Progress Center	
Subdivision:	Browns AddnPeter &Johnson- Blks 11	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may

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Year	<u>Use</u>	<u>Land</u>	<u>JV</u> Land	Building	Misc	<u>Just</u> Value		Assessed	Exempt**	Taxable**	Taxes
2015	Vacant Industrial		102800	0	0	102800	35020	67780	0	67780	1996.85
2014	Vacant Industrial		102800	0	0	102800	41180	61620	0	61620	1876.46
2013	Vacant Industrial	102800	102800	0	0	102800	46780	56020	0	56020	1783.69
2012	Vacant Industrial		102800	0	0	102800	51870	50930	0	50930	1705.77
2011	Vacant Industrial	46300	46300	0	0	46300	0	46300	0	46300	1172.82

http://www.acpafl.org/ParcelResults.asp?Parcel=05964-002-006

1/22/20)16					Property S	Search Results				
20	010 Vacai	t 46300	46300	0	0	46300	0	46300	0	46300	1164.3
	Indus	rial									
20	09 Vacar Indus		46300	0	0	46300	0	46300	0	46300	1158.65

Land

<u>Use</u>	Zoning	<u>Acres</u>	
Vacant Industrial	Industrial (ILW)	1.18	
2015 Certified Market Land Value: 102800	2015 Certified Ag Land Value: 10280		

Link to TaxCollector Record

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Alachua County Property Appraiser • 515 N Main Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



2015 PAID REAL ESTATE 1028558 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

MILLAGE CODE

ALATB15081F

ACCOUNT NUMBER 05964 002 000

UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

ESCROW CD

APPLICABLE VALUES AND EXEMPTIONS BELOW

1700

13600 MARTIN LUTHER KING HWY

UPLAND INDUSTRIAL PARK PB 28 PG 61 COMMON AREA See Additional Legal on Tax Roll

AD VALOREM TAXES TAXING AUTHORITY MILLAGE RATE ASSESSED VALUE EXEMPTION(S) TAXABLE VALUE TAXES LEVIED BOARD OF COUNTY COMMISSIONERS CNTY GENERAL BOCC CNTY DEBT LL ALACHUA CNTY LIBRARY DISTRICT LIBRARY BONDS LIBRARY GENERAL SCHOOL BOARD OF ALACHUA COUNTY SCHL CAP31 PROJECT (S01) SCHL DISCRNRY & CN (S01) SCHL GENERAL 100 100 0.88 0.02 8.7950 0 100 Õ 0.1595 100 0.0900 0.01 0 100 1001.3638 100 0 100 0.14 1.5000 0.7480 0 100 100 0.15 Ō 0.07 100 100 SCHL GENERAL SCHOOL VOTED (S01) SUWANNEE RIVER WATER MGT DIST 17 CITY OF ALACHUA 5.0940 1.0000 0.4104 100 ŏ 100 100 0.51 0.10 $100 \\ 100$ 00 0.04 0.60 100 5.9900 100 0 100 **TOTAL MILLAGE AD VALOREM TAXES** \$2.52 25.1507 WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS! NON-AD VALOREM ASSESSMENTS **PAY ONLINE WITH E-CHECK** LEVYING AUTHORITY UNIT RATE AMOUNT **SCAN TO PAY NON-AD VALOREM ASSESSMENTS** \$0.00 PAY ONLY ONE AMOUNT. **COMBINED TAXES AND ASSESSMENTS** \$2.52 If Paid By **Nov 30, 2015** \$0.00 Please Pay

JOHN POWER, CFC

2015 PAID REAL ESTATE

1028558

MESSAGE

ALACHUA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340 **ACCOUNT NUMBER** SITUS 05964 002 000 13600 MARTIN LUTHER KING HWY

UPLAND PROPERTIES OF NCF LLC	IF PAID BY	PLEASE PAY
13570 NW 101ST DR STE 100	🗌 Nov 30, 2015	\$0.00
Alachua, FL 32615		



Power COLLECTOR Serving Alachua County		EAL ESTATE			1028559
				-	MILLAGE CODE
05964 002 001		APPLICABLE VALUES A	ND EXEMPTIONS BI		1700
UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua, FL 32615		UP	570 NW 101S ⁻ PLAND INDUST PT 1		3 28 PG 61
(VALOREM TAXES			
TAXING AUTHORITY MI			MPTION(S) TAX	ABLE VALUE	TAXES LEVIED
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Mar 31, 2016

\$1,996.85

- 1. Cover Letter
- 2. CPA Application
- 3. Owner Affidavit
- 4. Legal Description
- 5. Property Appraiser Datasheets and Tax Records

6. Neighborhood Workshop Materials

- 7. Justification Report
- 8. Attachments

Mailed Memorandum



planning.surveying.engineering.construction.

MEMORANDUM

To: Neighbors of Upland Industrial Park

From: Ryan Thompson, AICP

Date: January 11, 2016

RE: Upland Industrial Park

Causseaux, Hewett, & Walpole, Inc. will hold a neighborhood meeting to discuss a Small-scale Comprehensive Plan Amendment application to change the Future Land Use Map from Industrial to Commercial and a Rezoning application to change the Official Zoning Atlas from ILW to CI on lots 1 and 6 in Upland Industrial Park (Alachua County Tax Parcels 05964-002-001 and 05964-002-006, respectively.)

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Date: January 26, 2016 Time: 6:00 p.m. Place: Cleather Hathcock Community Center

Place: Cleather Hathcock Community Center 15818 NW 140th Street Alachua, Florida 32615

Contact: Ryan Thompson, AICP (352) 331-1976

Mailing Labels

Antoinette Endelicato 5562 NW 93rd Avenue Gainesville, Florida 32653

Dan Rhine 288 Turkey Creek Alachua, Florida 32615

Bill Atwater 6017 NW 115th Place Alachua, Florida 32615

Tom Gorman 9210 NW 59th Street Alachua, Florida 32653

Richard Gorman 5716 NW 93rd Avenue Alachua, Florida 32653

Peggy Arnold 410 Turkey Creek Alachua, Florida 32615

David Forest 23 Turkey Creek Alachua, Florida 32615

John Tingue 333 Turkey Creek Alachua, Florida 32615

President TCMOA 1000 Turkey Creek Alachua, Florida 32615

Linda Dixon, AICP Assistant Director Planning PO Box 115050 Gainesville, Florida 32611 Craig Parenteau FL Department of Environmental Protection 4801 Camp Ranch Road Gainesville, Florida 32641

Laura Williams 12416 NW 148th Avenue Alachua, Florida 32615

Jeannette Hinsdale P.O. Box 1156 Alachua, Florida 32616

Lynn Coullias 7406 NW 126th Ave Alachua, Florida 32615

Lynda Coon 7216 NW 126 Avenue Alachua, Florida 32615

Tamara Robbins PO Box 2317 Alachua, Florida 32616

Dr. Lee A. Niblock Alachua County Manager 12 SE 1st Street Gainesville, Florida 32601 05949-011-007 CHAMBERS RONALD C 1225 NW FRONTIER DR LAKE CITY FL 32055

05959-001-000 ADG COMMERCIAL HOLDINGS LLC PO BOX 233 LAKE BUTLER FL 32054

05964-002-004 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05964-002-005 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05964-002-001 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05964-002-000

05964-008-000 INTERFAITH COMMUNITY SERVICES INC 7505 NW 142ND AVE ALACHUA FL 32615

05970-001-000 CRUCE D W 13631 NW HIGHWAY 441 ALACHUA FL 32615

05964-009-000 QUAY ACQUISITIONS INC 13640 US HWY 441 ALACHUA FL 32615

05964-002-002 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05949-010-000 SIMON WILLARD LLC 60 THOREAU ST STE 248 CONCORD MA 01742

05949-011-006 CHAMBERS & WALLACE 1225 NW FRONTIER DR LAKE CITY FL 32055 05949-011-001 ROUHANI & BRANTLY ASSOCIATES LLC 2475 NW 138TH TER Gainesville FL 32606

05964-006-000 PEPINE & PEPINE CO-TRUSTEES 6308 SW 37TH WAY GAINESVILLE FL 32608

05964-002-003 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05964-002-006 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615

05964-007-000 G & C YOUNG ENTERPRISES INC PO BOX 820 ALACHUA FL 32616

05970-004-000 ENVISION SEVEN LIMITED LIABILIY CO 1818 SW 28TH ST OCALA FL 34474 Newspaper Advertisement

NATION & WORLD

TODAY IN HISTORY

in 1861, Alabama became the fourth state to with draw from the Union. in 1985, aviator Amelia Earhart began an 18-hour trip from Honolulu to Oakland, California, that made her the first person to fly solo across any part of the Pacific Ocean.

BIRTHDAYS

Actor Mitchell Ryan is 82. Actor Felix Silla is 79. Country singer Naomi Judd is 70.

LOTTERY Sunday, Jan. 10 Cash 3 Early drawing: 9-9-5 Night drawing: 1-4-1 Play 4 Early drawing: 2-2-3-7 Night drawing: 8-3-6-9 Factors 5 3-7-15-18-33

PREVIOUS RESULTS

Lotto - Saturday 5-10-17-27-38-47 5-10-17-27-38-47 Match...Pagoff...Winner 6-07-6...\$29M....0-Rolio 5-07-6...\$3,333.50...89 4-07-6...\$53.50...3,220 3-07-6...\$5...57,284 Fantary 5 — Saturday 3-11-12-17-34 Match...Pagoff...Winner Match_Papoff_Winner 5-01-5...\$93,576.80...3 4-of-5_\$126.50._357 3-06-5 \$9, 13.629

POLL QUESTION

TOBAY'S TOPIC Answer online at gainesville.com

will you watch the College Football Playoff instig? AVAILABLE RESPONSES: I Yes No

WEEKEND RESPONS WEEKEND RESPONSE Should players who used performance-enhancing drugs over be elected the National Baseball Hall of

No. If the PED use is oven: 374 No, even if the PED use is only suspected: 43 Ves: 71

day when a iman wasning a fake explosives wet and wielding a butcher's kinife ran up to a policic station and was shot to death by officers standingguard. Hollande and Paria Mayor Annas Hidalgo umreiled a plaque Sunday in memory of victima targeted at safircial news-paper Charlie Hebdo, a Results are strictly surveys of those who choose to participate and are not valid statistical samples.

PUBLIC NOTICE

Causseaux, Hewett, & Walpole, Inc. will hold a Consentity, Freeder, & Wallow, Inc. with 1004 a neighborhood meeting to discuss a Small-scale Comprehensive Plan Amendment application to change the Future Land Use Map from Industrial to Commercial and a Reconing application to change the Official Zoning Atlas from ILW to C1 on lots 1 and 6 in Uptand Industrial Park (Alachua County Ta: Parofis 05964-002-001 and 05964-002-006, respectively.)

This is not a public hearing. The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments prior to submittal.

The moeting is Tuesday, January 26, at 6:00 p.m. in the Cleather Hathcock Community Center, 15818 NW 140th Street, Alachua, FL 32615.

CHM

ADVENTION 6, ORTHAN ELAND QUE Place a Classified Ad Place & Classified Ad Tail Free

extion or comment about coverage, write plat Ray, Esecutive Holtor, 2760 SW 1255 M, erville, FL 19506 Email: doug.rsyllipsines/

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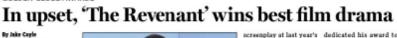
Contact

Ryan Thompson, AICP Phone Number: (352) 331-1976

A A AR

Forthwarter Send address changes to The Gainecollie Sun, 2100 SW 13th Street, Gainecollie, Floride 32508.

21



By Jake Coyle The Associated Press

GOLDEN GLOBE AWARDS

Two star-led tales of Two star-led tales of frontics revival tri-umphed at the 73rd annual Golden Globes, where Alsjandro Instribut bloody 1800s thriller "The Revenant" sweept three of the top honors, and Bidley Scott's stranded astro-naut tale "The Mastian" answered with a pair of the top.

its own. At a bleep-filled, irreverent Beverly Hills, California, ceremony on Sunday, Ricky Ger-vais presided over a vais presided over a Globes that seemed to risk unraveling before the Hollywood Foreign Press Association's show coalesced its support for "The Revenant" and "The Martian."

day when a man wearing



Sylvester Stallone poses in the press room with the award for best performance by an actor is a supporting role in a motion picture for "Creed" at the 72rd annual Guiden Globe Awards a best performance by an actor in a supp picture for "Creed" at the 73rd annual o Sunday at the Beverly Hilton Hotel in B STRAUSS/INVESION/AP verly Hills, Call, m

The individual of the press Association's show Revenant' wonbest film, had a similar run at the coalesced its support for drama, as well as best dracted for Leonardo winning "Birdman," he best actor for Leonardo winning "Birdman," he DiCaprio. Though Inaritu

Globe Referring to the film's arduous shoot

film's ardnous shoot in the Canadian Rock-les, Innarku sald: "Pain is temporary. A film is forever." This award season has lacked definition and two of the top critical picks – the journalism procedural "Spottight" and Todd Haynes' lasbian romance "Carol" – went home "Carol" - went home empty-handed. Instead, it was "The Revenant"

made with the same seamless cinematography of "Birman" that emerged of "Sirman" that erine ged triumphant — on the same weakend it nearly toppied the box-office juggemaat "Star Wars: The Force Awakens" with a \$37 mil-lion opening. DiCaptio, who appears headed for his first Oscar,

Paris Mayor Anne Hidalga, center, stands in front the statue of the Mace de in Republique after a commemoration ceremony Sunday to mark the one-year anniversary of the Charlie Hebdo and

ay to mark the one-year an

dedicated his award to Native Americans. "I want to share this award with all the First

award with all the First Nations people repre-sented in this film and all the indigenous peoples around the world," said DiCapcio. "It is time that we recognize your history and that we protect your indigenous lands from corporate interests and people cut there to exploit them." Questionally nominated

Questionably nominated in the comedy categories (a theoretically easier route to statuettes), "The Martian" took best film Martian" took best film ocomedy and best actor in a comedy for Matt Damon, who also suffered with-ering jabs from Gervals. Taking the podium, Scott wondered "Comedy!" and answered with a skeptical wave of his hand.

CHARLIE HEBDO ATTACK ONE-YEAR ANNIVERSARY

French president, rocker honor attack victims By Thomas Adamson The Associated Press

At a glance

At a news conference in PARIS - French Presi-dent Francois Hollande and other dignitaries Duesseldorf, Jacob told reporters that the man had reporters that the man has first entered Germany in 2013 after living for five years liegally in France, and had gone by at least seven names, identify-ing himself as a Tuelsian, Merocean and Georgian chies and moved to Reck-linghausen at the beginnin inchausen at the beginnin and other digmitaries held a special ceremony Sunday to honor all those killed in Islamic extrem-ist violence around Paris in 2015 – a year when the European way of life was targeted time and again with deadly consequences. linghausen at the beginning of last August. onsequences. At least one attacker is

At least one attacker is at large, and France's top security official acknowl-edged Sunday that authorities don't know his whereabouts. The country is under a state of emergency after attacks in Breisen Van 10 Breis kosher market, a rock concert, cafes, a stadium and elsewhere. The violence left some 150 victims in Paris on Nov. 13. Paris was again jolted Thurs-

Inne lift som i 50 victimi deal, and several attack-ets were also killed. The ceremony took lique, a plane that may questions remain lique, a plane that has become a symbol of Pari-sians' solidarity since the ratacks, while began jan-tracks, while began jan-tracks, while began jan-tracks, while began jan-tracks, while constraints, where states are used to be state police of the states symbol of Pari-sians' solidarity since the ratacks, while began jan-tracks, while began jan-way still be at large. The television Sundar French rocker and mational is con Johnay

about the Nov. 13 attacks, including how many people were involved and may still be at large. Careneuve said on i -Tele television Sunday that "We don't know where Salah Abdeslam is," referring to a fugi-tive gunman. Abdeslam crossed into Belgiam Nov. 14 and Belgiam authori-tiss believe he hid out in aBrussels area apartment French rocker and that "We don't know national icon Johnny where Salah Abdeslam thalyday joined the army is," referring to a fugi-thoir in a special, somber musical performance. Interior Minister Ber-nard Careneuvecalled for nationalunity and insisted a Brussels area apartment the government is doing

NORTH KOREA UNENFORCED PENALTIES

Lax enforcement weakens UN sanctions

and Matthew Pennington The Associated Press

UNITED NATIONS international concern over North Kores's nuclear

have turned in reports on sanctions implementation since the latest round of ns was in

Compliance has been lowest in Africa, an increas-ingly important market for low-cost North Korean weapons sales. Penhaps more disturb-ingly, the most recent annual cost radiabat be

"continues to attempt to procure or transfer items" for its nuclear and missile

address and/or amail, any understand that, you may result op ment/down (of the show tabletware Media and 15) related companies. Wo may ado earl of resolving any such of them any threads cost at the or you water arrives department at 1400-418-440. Doe to the size and value of promises and these them will be provide a \$2 such and any on each data of parts about the size at the statement of the size at the size and value of promises and the size at the size and value of promises and the size at the size and value of promises and the size at the size at the size at the size of the size at the size at the size at the size of the size of the size of the size at the size of th

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Meanwhile, acting on peet as a small time "concrete endence" from trimnalknown to authori-ties, German police on haf a recerd that included Saturday rakled an apart-ment at a shelter for arylum-sekers in the bodiyhammal had spent keeking suren that they had a ben occupied by the man who was killedby the man who was killedby the man who was killedby the sate of the self-drawn Iskmic day's incident outside a

French police in Thurs-day's incident outside a Paris police station. North Rhine-Westphalia

4. U.S. Air Force 8-12 bomber files over Osan Air Base in Pyeong taek, Swith Karea on Sunday in a clear show of force from the U.S. as a Cold war-style standoff deepend between its ally Sen and North Korea following Pyeoparany's fourth suchar test. Are YOUMGJOGWTHE ASSOCIATED PRESS

A U.N. diptomat familiar with the workings of the Security Council commit-tee monitoring sanctions on North Norea sold its actions require consen-sits by all IS member states, which slows the process of making new destarations. designations.

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AU.N. diplomat familiar

State flag was found in his room, the dpa news agency

At a glance

338-3328 374-5825 374-5825 6 dbar 338-3171 374-503 374-503

By Cara Anna

UNITED NATIONS -While the U.N. Security Council considers new sanctions on North Korea after its latest molear test, experts any existing sanc-tions are going unenforced. Despite the mounting international concern over

capabilities, less than 40 of the U.N. 193 member states

uneti 2013. Compliance has been

annual report published by the U.N. panel of experts on North Korea found no

North Korea from pos-sessing and trafficking weapons of mass destruc-tion, importing luxury goods and trading in arms.

procurs or transfer items" goods and trading in arms. That's macket trickler for programs. Since North Korea's free North to get bard cur-rency to fund its nuclear frest nuclear test in 2006, and ballistic missile pro-the Security Council has approved four sanctions resolutions that prohibit

If you wear a full or partial denture, you should consider dwatal implants to improve your ability to chest property for your health. Over 25 years of experience placing & restoring implants. William K. Van Dyke D.M.D. (352) 377-1781

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new instances of member states' seizure or inspec-

tion of prohibited items, although its investigations showed that the North

Sign-in Sheet



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

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SIGN-IN SHEET

Event:	Neighborhood Meeting
Date/Time:	January 26, 2016 @ 6:00 PM
Place:	Cleather Hathcock Community Center, 15818 NW 140th Street, Alachua, FL 32615
Re:	Upland Industrial Park, Lots 1 and 6 – Small-scale Comprehensive Plan Amendment and Rezoning Applications

<u>No.</u>	Print Name	Street Address	Signature
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10			
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Workshop Minutes



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NEIGHBORHOOD MEETING MINUTES

UPLAND INDUSTRIAL PARK SS-CPA & REZONING APPLICATIONS JANUARY 26, 2016 AT 6:00 PM HATHCOCK COMMUNITY CENTER

Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. (CHW) staff.

CHW Attendees – Ryan Thompson (RT)

Ryan Thompson was prepared to give an informational PowerPoint presentation that covered the project site, existing Future Land Use and Zoning designations, and the proposed Future Land Use and Zoning designations. No one attended the meeting.

The meeting adjourned at 6:30pm.

- 1. Cover Letter
- 2. CPA Application
- 3. Owner Affidavit
- 4. Legal Description
- 5. Property Appraiser Datasheets and Tax Records
- 6. Neighborhood Workshop Materials

7. Justification Report

8. Attachments



JACKSONVILLE GAINESVILLE OCALA 8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244 132 NW 76th Drive, Gainesville, Florida 32607 101 NE 1st Avenue, Ocala, Florida 34470 WWW.CHW-INC.COM

UPLAND INDUSTRIAL PARK, LOTS 1 & 6

Small-scale Comprehensive Plan Amendment – Justification Report January 28, 2016 REVISED April 4, 2016

Prepared for: The City of Alachua, Florida

Prepared on behalf of: Upland Properties of NCF, LLC

Prepared by: Causseaux, Hewett, & Walpole, Inc.

PN# 15-0397.01 L:\2015\15-0397\Planning\Reports\Submittal 3_160404\RPT_15-0397.01_SsCPA JR_160404.docx

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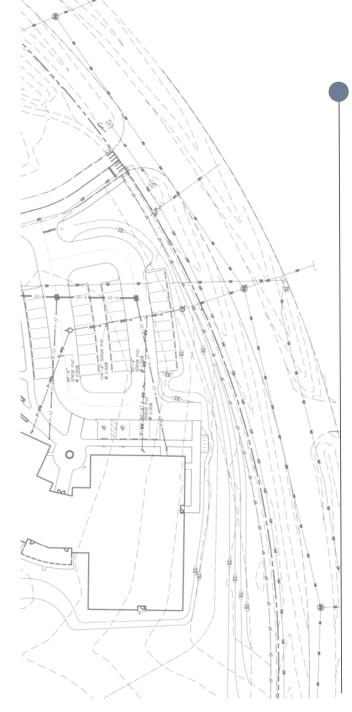


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1. EXECUTIVE SUMMARY

To: Ms. Kathy Winburn, AICP, Planning Director, City of Alachua

From: C. Ryan Thompson, AICP, Land Development Planner, CHW

- Date: January 28, 2016 REVISED April 4, 2016
- **Re:** Upland Industrial Park, Lots 1 and 6 Small-scale Comprehensive Plan Amendment Application

Jurisdiction: City of Alachua, FL		Intent of Application: S-sCPA		
	Physical Address: 13570 & 13585 NW 101 Drive, Alachua, FL 32615			
Parcel Number: 05964-002-001,05964-002-006 & a		Acres: ±2.5 acres		
portion of 05964-002-000		(Source: Alachua County Property Appraiser via ArcGIS data files)		
Current Future Land Use Classification:		Proposed Future Land Use Classification:		
Industrial		Commercial (C)		
The City of Alachua shall establish one industrial		The Commercial land use category is established to		
district: Industrial. This district shall provide a broad		provide for general commercial uses, as well as		
range of clean industry, warehousing, research, and		more intense commercial and highway commercial		
technology industries, to provide a variety	∕ of job	uses. This is the land use category in which large-		
opportunities to the citizens of Alachua ar	nd the	scale, regional commercial uses may locate.		
North Central Florida Region.				
Current Zoning District:		Proposed Zoning Districts:		
Industrial, Light and Warehousing (ILW)		Commercial Intensive (CI)		
The ILW district is established and intended to		The CI District is established and intended to		
accommodate a wide range of employment-		provide lands and facilitate highway-oriented		
generating office, institutional, research and		development opportunities within the City, for uses		
development, and light manufacturing use	es. Such	that require high public visibility and an accessible		
uses shall be developed in a manner compatible		location.		
with surrounding land uses, and to minimize				
potential nuisances or damage to the env				
Current Maximum Density/Intensity ¹		Potential Maximum Density/Intensity ¹		
	43,560.0 ft ²	Lot 1: 1.0 acres * 43,560 ft ² * 1.0 FAR	$= 43,560.0 \text{ ft}^2$	
	35,550.6 ft ²	Lot 6: 1.18 acres * 43,560 ft ² * 0.75 FAR	$= 35,550.6 \text{ ft}^2$	
TOTAL: =	82,110.6 ft ²	TOTAL:	= 82,110.6 ft ²	

#15-0397.01

¹ The site consists of Upland Industrial Park, lots 1 and 6 (2.18 acres) and a portion of NW 101st Drive right-of-way.

2. STATEMENT OF PROPOSED CHANGE

This application requests a Small-scale Comprehensive Plan Amendment (S-sCPA) on approximately 2.5 acres within the City of Alachua. The request allows the existing buildings to operate as commercial uses, which is the most appropriate and most common use along US-441.

The project site is located on lots 1 and 6 and a portion of NW 101st Drive (a private roadway) within Upland Industrial Park (Alachua County tax parcels 05964-002-001, 05964-002-006, and a portion of 05964-002-000, respectively.) The site's access is from US-441 via NW 101st Drive. *Figure 1* provides an aerial view of the site.



Figure 1: Aerial Map

The existing Future Land Use Map (FLUM) designation is Industrial and the existing zoning district is Industrial, Light and Warehousing. This proposed S-sCPA requests to change the Future Land Use (FLU) category from Industrial to Commercial. A Rezoning application is being submitted concurrently with this application. Table 1 and Figures 2 and 3 identify adjacent FLU and Zoning designations.

Direction	FLUM Designation	Zoning Designation
North	US-441; Agricultural, Commercial, and Agricultural (County)	US-441; A, CI, and ILW
East	Industrial	ILW
South	Industrial	ILW
West	Industrial	ILW

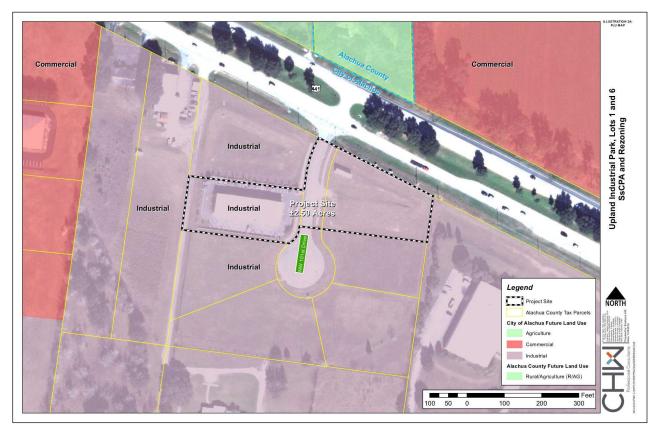


Figure 2: Existing Future Land Use Map

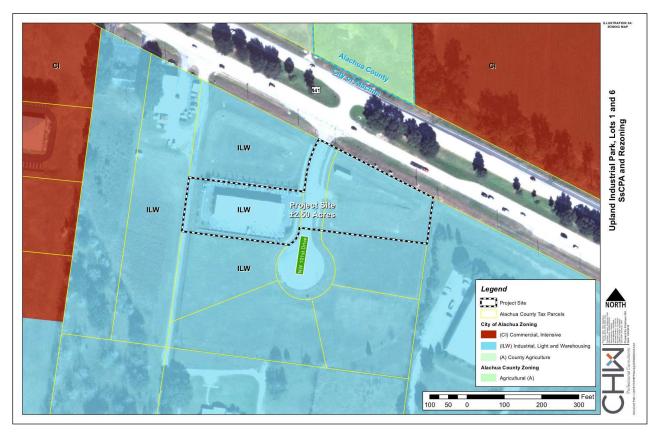


Figure 3: Existing Zoning Map

As shown in Figure 3, the current Future Land Use (FLU) category pattern consists of Commercial and Industrial along the US-441 corridor. This application merely allows the site to contribute to the existing commercial area's ability to meet the needs of this regional population. Furthermore, the requested S-sCPA is consistent with the corresponding CI zoning district's Specific Purpose, which states that, *the CI district should be located along major arterials or highways and at the US Highway-441/Interstate-75 interchange.*

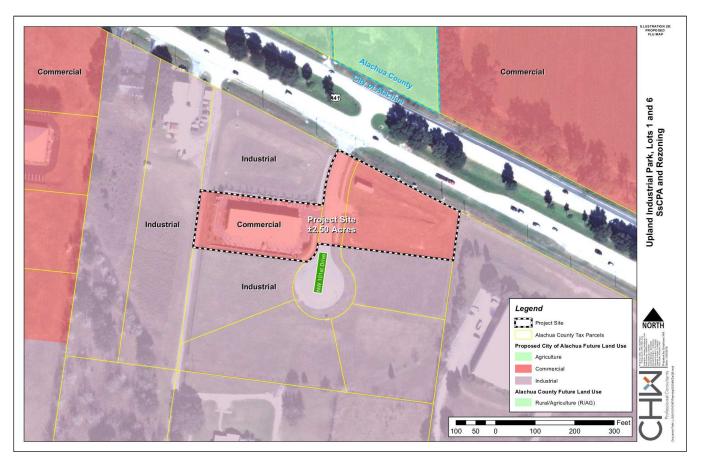


Figure 4: Proposed Future Land Use Map

This proposed S-sCPA application is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations (LDR) requirements by enhancing the City's ability to serve the region's needs through appropriately-scaled retail and office uses. Additionally, the site's proximity to US-441 is easily accessible for patron, tenants, and employees. The regional draw for commerce and employment will enhance the City's economic base.

3. URBAN SPRAWL ANALYSIS

This section explains how this S-sCPA application is consistent with Chapter 163.3177, Florida Statutes, which help determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. The criteria are provided in normal font, and statements explaining how this application achieves four of the eight criteria are provided in **bold italic** font.

- I. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
- Response: As illustrated in Figure 6, the developed site does not contain flood-prone areas, wetlands, and other sensitive natural features that require protection per City of Alachua and Suwannee River Water Management District design standards.

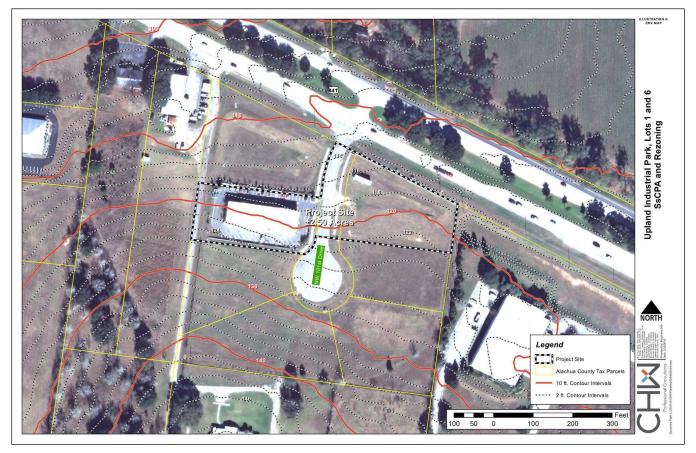


Figure 6: Wetlands, Flood Zones, and Topography Map

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

Response: The site is currently developed and utilizes public infrastructure and services.

V. Preserves agricultural areas and activities;

Response: Agricultural areas and activities are preserved as a result of this Rezoning