



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

Application Package
Table of Contents

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;
 - Authorized Agent Affidavit;
 - Justification Report – REVISED per DRT comments;
 - Neighborhood Meeting Materials;
 - Legal Description;
 - Special Warranty Deed;
 - 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. Small Scale Comprehensive Plan Amendment

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

- c. 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 ryant@chw-inc.com 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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City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____ Acceptance Date: _____

Review Type: P&Z, CC

☐ **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.

A. PROJECT

1. Project Name: Upland Industrial Park
2. Address of Subject Property: 13570 & 13585 NW 101 Drive, Alachua
3. Parcel ID Number(s): 05964-002-001, 05964-002-006 & a portion of 05964-002-000
4. Existing Use of Property: Industrial
5. Existing Future Land Use Map Designation: Industrial
6. Proposed Future Land Use Map Designation: Commercial
7. Acreage: +/- 2.5

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Land Development Planner
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: Florida ZIP: 32607
Telephone: () (352) 519-5925 FAX: () e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Upland Properties of NCF, LLC
Mailing Address: 13570 NW 101 Drive, Suite 100
City: Alachua State: Florida ZIP: 32615

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (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

Revised 9/1/2011

- (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.
 5. 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.

All 12 attachments are required for a complete application. 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

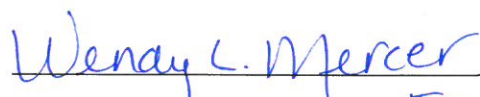
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of January, 2016, by C. Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL


Signature of Notary Public, State of Florida

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LEGAL DESCRIPTION

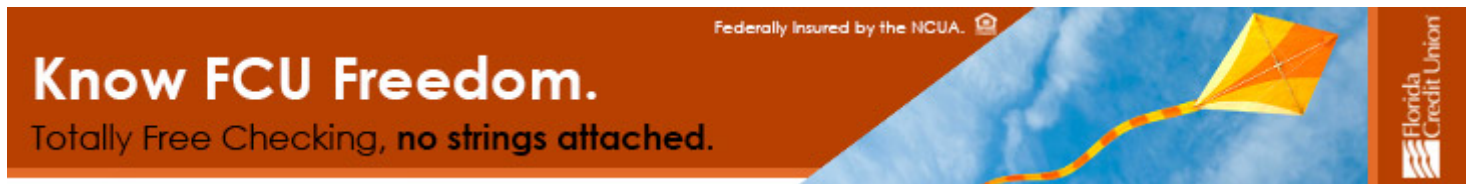
DATE: 27 January 2016
PROJECT NO: 15-0397.01
DESCRIPTION FOR: SS-CPA and Rezoning Application

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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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>Year</u>	<u>Use</u>	<u>Land</u>	<u>JV Land</u>	<u>Building</u>	<u>Misc</u>	<u>Just Value</u>	<u>Deferred</u>	<u>Assessed</u>	<u>Exempt**</u>	<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

	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	Acres
Ret Comm	Industrial (ILW)	2.34
2015 Certified Market Land Value: 100		2015 Certified Ag Land 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	Vacant	Qualified	OR Book	OR Page	Instrument	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 Cmnty		
Tax Jurisdiction:	Alachua		
Area:	Progress Center		
Subdivision:	Browns Addn.-Peter &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 Cmnty	87100	87100	351300	0	438400	0	438400	0	438400	11065.56
2014	Sh Ctr Cmnty	87100	87100	351300	0	438400	0	438400	0	438400	11124.54
2013	Sh Ctr Cmnty	87100	87100	351700	0	438800	0	438800	0	438800	11132.26
2012	Sh Ctr Cmnty	87100	87100	308900	19500	415500	12890	402610	0	402610	10267.05
2011	Sh Ctr Cmnty	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	Zoning	Acres
Shop Ctr Community	Industrial	1
2015 Certified Land Value: 87100		

Building

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.

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 BUILDING



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 Addn.-Peter &Johnson-Blks 11		

Assessment History

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

Year	Use	Land	JV Land	Building	Misc	Just Value	Deferred	Assessed	Exempt**	Taxable**	Taxes
2015	Vacant Industrial	102800	102800	0	0	102800	35020	67780	0	67780	1996.85
2014	Vacant Industrial	102800	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	102800	0	0	102800	51870	50930	0	50930	1705.77
2011	Vacant Industrial	46300	46300	0	0	46300	0	46300	0	46300	1172.82

2010	Vacant Industrial	46300	46300	0	0	46300	0	46300	0	46300	1164.3
2009	Vacant Industrial	46300	46300	0	0	46300	0	46300	0	46300	1158.65

Land

Use	Zoning	Acres
Vacant Industrial	Industrial (ILW)	1.18
2015 Certified Market Land Value: 102800		2015 Certified Ag Land Value: 102800

[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**

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05964 002 000		1700

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

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	8.7950	100	0	100	0.88
BOCC CNTY DEBT LL	0.1595	100	0	100	0.02
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0900	100	0	100	0.01
LIBRARY GENERAL	1.3638	100	0	100	0.14
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP31 PROJECT (S01)	1.5000	100	0	100	0.15
SCHL DISCRNRY & CN (S01)	0.7480	100	0	100	0.07
SCHL GENERAL	5.0940	100	0	100	0.51
SCHOOL VOTED (S01)	1.0000	100	0	100	0.10
SUWANNEE RIVER WATER MGT DIST	0.4104	100	0	100	0.04
17 CITY OF ALACHUA	5.9900	100	0	100	0.60
TOTAL MILLAGE 25.1507 AD VALOREM TAXES					\$2.52

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$2.52

If Paid By **Nov 30, 2015**
Please Pay \$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2015 PAID REAL ESTATE 1028558
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	MESSAGE
05964 002 000	13600 MARTIN LUTHER KING HWY	

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2015	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online.

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05964 002 001		1700

13570 NW 101ST DR

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

UPLAND INDUSTRIAL PARK PB 28 PG 61
LOT 1

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.7950	438,400	0	438,400	3,855.73
BOCC CNTY DEBT LL	0.1595	438,400	0	438,400	69.92
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0900	438,400	0	438,400	39.46
LIBRARY GENERAL	1.3638	438,400	0	438,400	597.89
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP31 PROJECT (S01)	1.5000	438,400	0	438,400	657.60
SCHL DISCRNRY & CN (S01)	0.7480	438,400	0	438,400	327.92
SCHL GENERAL	5.0940	438,400	0	438,400	2,233.21
SCHOOL VOTED (S01)	1.0000	438,400	0	438,400	438.40
SUWANNEE RIVER WATER MGT DIST	0.4104	438,400	0	438,400	179.92
17 CITY OF ALACHUA	5.9900	438,400	0	438,400	2,626.02
TOTAL MILLAGE	25.1507		AD VALOREM TAXES		\$11,026.07

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SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R802 802 BOCC SOLID WASTE MGMT	1.000	@ 39.4900	39.49
NON-AD VALOREM ASSESSMENTS			\$39.49

COMBINED TAXES AND ASSESSMENTS \$11,065.56

If Paid By Please Pay	Nov 30, 2015	Dec 31, 2015	Jan 31, 2016	Feb 29, 2016	Mar 31, 2016
	\$10,622.94	\$10,733.59	\$10,844.25	\$10,954.90	\$11,065.56

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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

1028559

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ACCOUNT NUMBER	SITUS	MESSAGE
05964 002 001	13570 NW 101ST DR	

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2015	\$10,622.94
<input type="checkbox"/> Dec 31, 2015	\$10,733.59
<input type="checkbox"/> Jan 31, 2016	\$10,844.25
<input type="checkbox"/> Feb 29, 2016	\$10,954.90
<input type="checkbox"/> Mar 31, 2016	\$11,065.56

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
05964 002 006		1700

13568 NW 101ST DR

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

UPLAND INDUSTRIAL PARK PB 28 PG 61
LOT 6

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.7950	67,780	0	67,780	596.13
BOCC CNTY DEBT LL	0.1595	67,780	0	67,780	10.81
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0900	67,780	0	67,780	6.10
LIBRARY GENERAL	1.3638	67,780	0	67,780	92.44
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP31 PROJECT (S01)	1.5000	102,800	0	102,800	154.20
SCHL DISCRNRY & CN (S01)	0.7480	102,800	0	102,800	76.89
SCHL GENERAL	5.0940	102,800	0	102,800	523.66
SCHOOL VOTED (S01)	1.0000	102,800	0	102,800	102.80
SUWANNEE RIVER WATER MGT DIST	0.4104	67,780	0	67,780	27.82
17 CITY OF ALACHUA	5.9900	67,780	0	67,780	406.00
TOTAL MILLAGE	25.1507	AD VALOREM TAXES			\$1,996.85

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PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$1,996.85

If Paid By Please Pay	Nov 30, 2015	Dec 31, 2015	Jan 31, 2016	Feb 29, 2016	Mar 31, 2016
	\$1,916.98	\$1,936.94	\$1,956.91	\$1,976.88	\$1,996.85

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2015 REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1028564

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
05964 002 006	13568 NW 101ST DR	

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2015	\$1,916.98
<input type="checkbox"/> Dec 31, 2015	\$1,936.94
<input type="checkbox"/> Jan 31, 2016	\$1,956.91
<input type="checkbox"/> Feb 29, 2016	\$1,976.88
<input type="checkbox"/> Mar 31, 2016	\$1,996.85

Application Package
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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

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
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

Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, Florida 32641

Dan Rhine
288 Turkey Creek
Alachua, Florida 32615

Laura Williams
12416 NW 148th Avenue
Alachua, Florida 32615

Bill Atwater
6017 NW 115th Place
Alachua, Florida 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, Florida 32653

Lynn Coullias
7406 NW 126th Ave
Alachua, Florida 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, Florida 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, Florida 32615

Peggy Arnold
410 Turkey Creek
Alachua, Florida 32615

Tamara Robbins
PO Box 2317
Alachua, Florida 32616

David Forest
23 Turkey Creek
Alachua, Florida 32615

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, Florida 32601

John Tingle
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

05949-011-007 CHAMBERS RONALD C 1225 NW FRONTIER DR LAKE CITY FL 32055	05964-008-000 INTERFAITH COMMUNITY SERVICES INC 7505 NW 142ND AVE ALACHUA FL 32615	05949-011-001 ROUHANI & BRANTLY ASSOCIATES LLC 2475 NW 138TH TER Gainesville FL 32606
05959-001-000 ADG COMMERCIAL HOLDINGS LLC PO BOX 233 LAKE BUTLER FL 32054	05970-001-000 CRUCE D W 13631 NW HIGHWAY 441 ALACHUA FL 32615	05964-006-000 PEPINE & PEPINE CO-TRUSTEES 6308 SW 37TH WAY GAINESVILLE FL 32608
05964-002-004 UPLAND PROPERTIES OF NCF LLC 13570 NW 101ST DR STE 100 Alachua FL 32615	05964-009-000 QUAY ACQUISITIONS INC 13640 US HWY 441 ALACHUA FL 32615	05964-002-003 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	05964-002-002 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
05964-002-001 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	05964-007-000 G & C YOUNG ENTERPRISES INC PO BOX 820 ALACHUA FL 32616
05964-002-000	05949-011-006 CHAMBERS & WALLACE 1225 NW FRONTIER DR LAKE CITY FL 32055	05970-004-000 ENVISION SEVEN LIMITED LIABILY CO 1818 SW 28TH ST OCALA FL 34474

Newspaper Advertisement

Sign-in Sheet

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>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NO ATTENDEES

Workshop Minutes

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.

Application Package
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- 7. Justification Report**
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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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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

#15-0397.01

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 portion of 05964-002-000	Acres: ±2.5 acres (Source: Alachua County Property Appraiser via ArcGIS data files)
Current Future Land Use Classification: <i>Industrial</i> The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.	Proposed Future Land Use Classification: <i>Commercial (C)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.
Current Zoning District: <i>Industrial, Light and Warehousing (ILW)</i> The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.	Proposed Zoning Districts: <i>Commercial Intensive (CI)</i> The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.
Current Maximum Density/Intensity¹ Lot 1: 1.0 acres * 43,560 ft ² * 1.0 FAR = 43,560.0 ft ² Lot 6: 1.18 acres * 43,560 ft ² * 0.75 FAR = 35,550.6 ft ² TOTAL: = 82,110.6 ft²	Potential Maximum Density/Intensity¹ Lot 1: 1.0 acres * 43,560 ft ² * 1.0 FAR = 43,560.0 ft ² Lot 6: 1.18 acres * 43,560 ft ² * 0.75 FAR = 35,550.6 ft ² TOTAL: = 82,110.6 ft²

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.

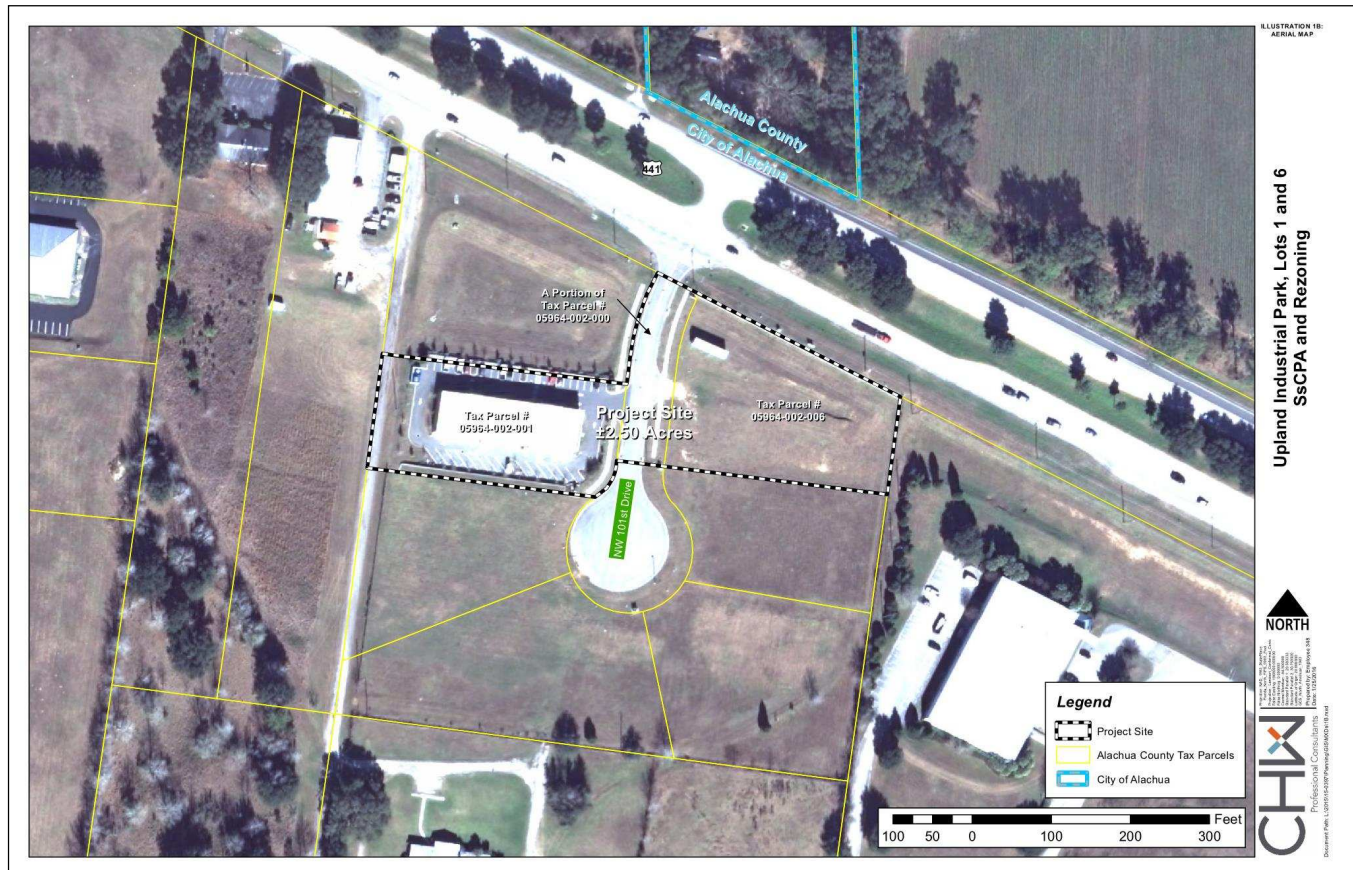


Figure 1: Aerial Map

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.

Table 1: Adjacent FLUM 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

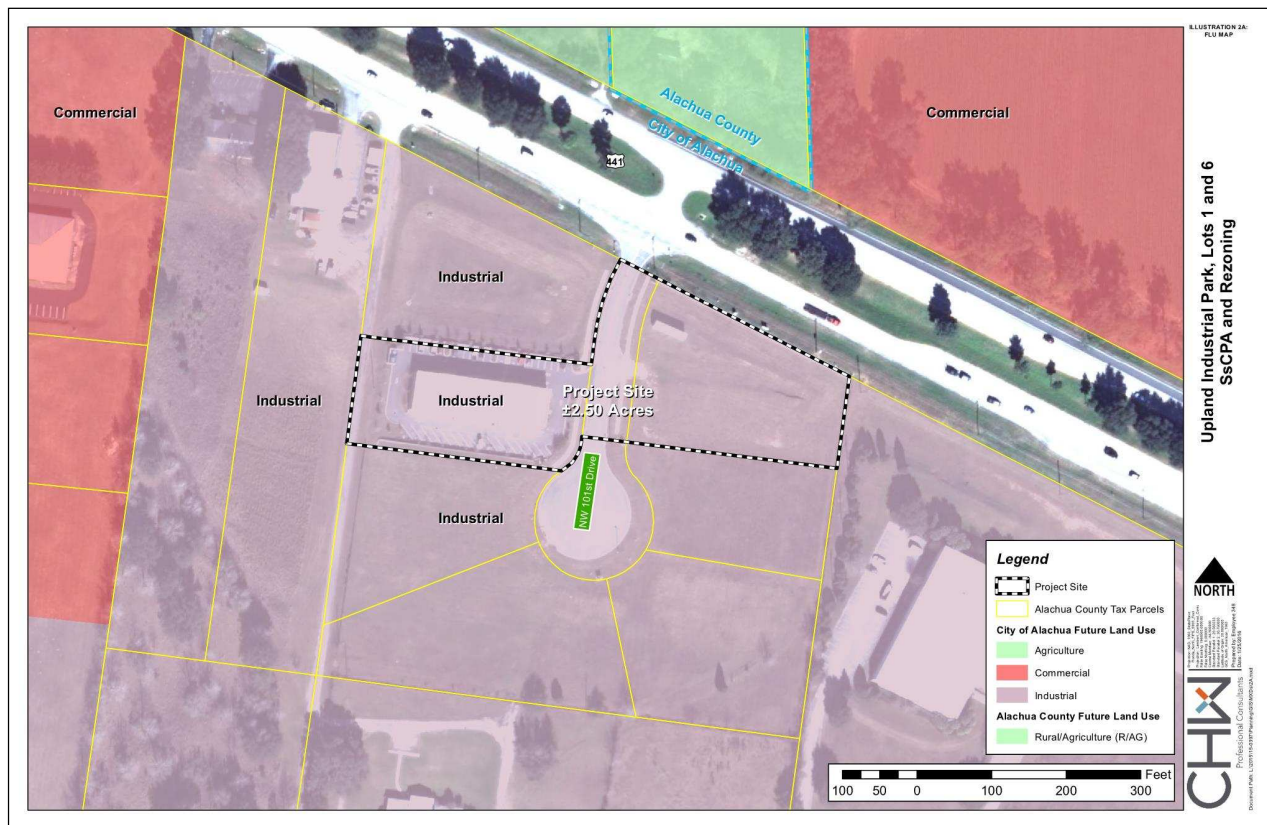


Figure 2: Existing Future Land Use Map

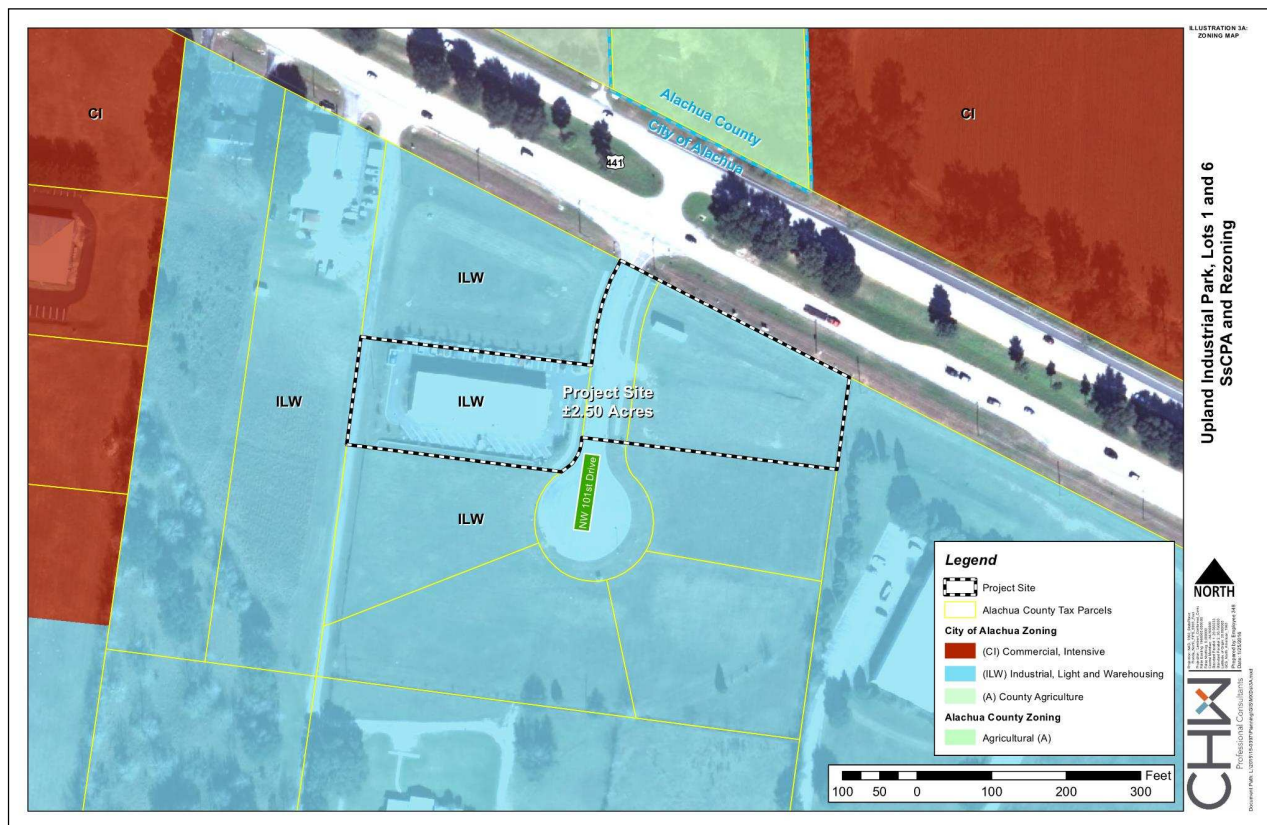


Figure 3: Existing Zoning Map

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.***

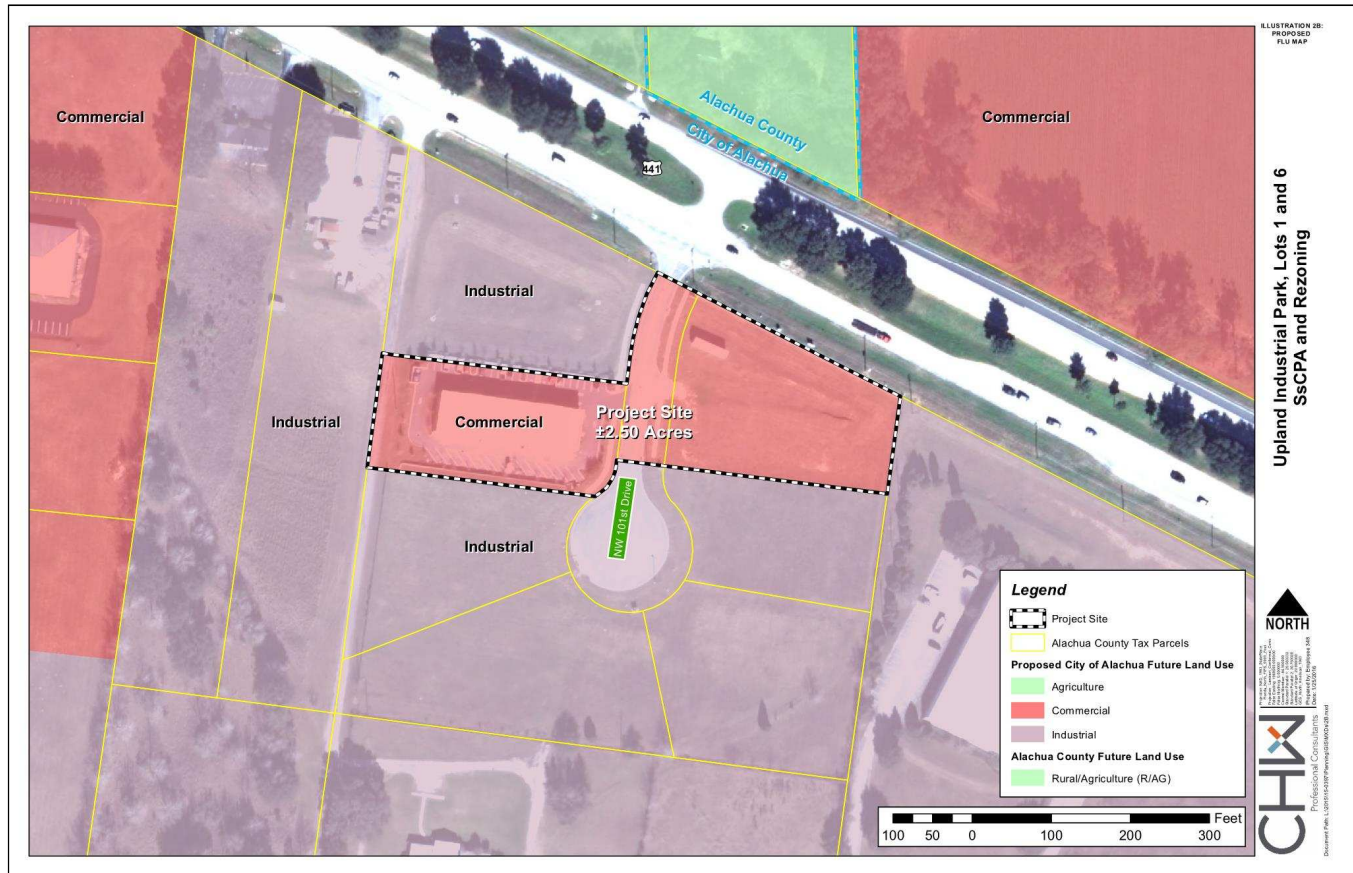


Figure 4: Proposed Future Land Use Map

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.***

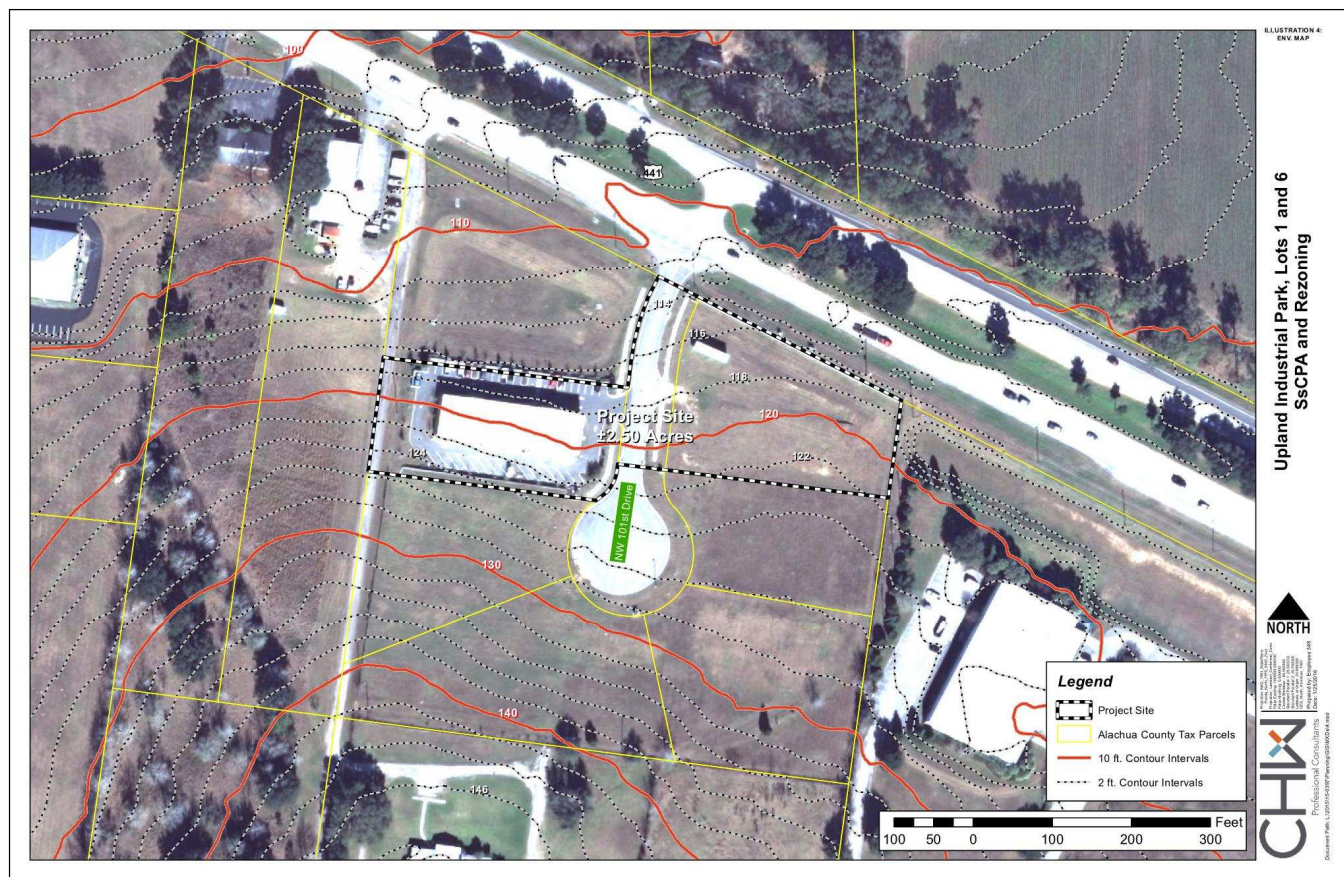


Figure 6: Wetlands, Flood Zones, and Topography Map

- 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***