

4. CONCURRENCY IMPACT ANALYSIS

Upland Industrial Park, lots 1 and 6 are already developed with commercial-style buildings. No additional development is proposed as a result of this S-sCPA application. This S-sCPA application merely requests to change the permitted uses from industrial to commercial to best utilize the site's existing development and exposure to US-441. The maximum permitted Floor-Area Ratio (FAR) for both the existing (ILW) and proposed (CI) Zoning districts are the same: 0.75 for lots less than five acres, but greater than one acre and 1.0 FAR for lots one acre or less. The potential yield from both the ILW and CI district is 82,110.6 square feet (ft²). In addition, the lots are already built in accordance with the City of Alachua LDR requirements. This S-sCPA application does not propose a net increase or decrease in square footage. Therefore, no additional impacts to public facilities will result from the approval of this S-sCPA application.

However, to show that the maximum development potential from the proposed 2.18 –acre lots will not adversely impact public facilities, this concurrency impact analysis is based on the maximum development potential, 82,110.6 ft². The building use utilized in this concurrency impact analysis is Shopping Center, Institute of Transportation Engineers (ITE) 820 within the ITE Trip Generation Manual, 9th Edition.

Table 2 identifies affected roadway segments as determined by City LDR Sec. 2.4.14(H)(2)(b), which states:

Developments generating more than 1,000 trips.

- (i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
- (ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

The maximum development potential hypothetically resulting from this proposed S-sCPA (Table 2) will generate more than 1,000 ADT. Therefore, analysis is not just required for roadway segments that intersect with a ½ mile radius from the project site's closest intersection. Analysis also includes roadways that are anticipated to have a 5% or greater maximum service volume increase. Figure 5 illustrates the anticipated trip distribution while Table 3 identifies the impacted roadway segments.

Table 2: Trip Generation Calculations

ITE Land Use ¹	Units ²	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center (ITE 820) ³	82	42.70	3,506	3.42	287	4.57	369
Total	-	-	3,506	-	287	-	369

- Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.
- Estimated AM and PM peak trip generator rates are calculated per 1,000 square feet.
- The ITE manual does not have sufficient data for AM and PM Peak trips. Therefore, a realistic projection based on similar ITE uses with a similar Daily trip count was used for this analysis. The two (2) land uses with Daily trip counts similar ITE 820 are Discount Club (ITE 857) (AADT: 41.8, AM: 3.37, PM: 4.63) and Electronics Store (ITE 863) (AADT: 45.04, AM: 3.46, PM: 4.5). The AM and PM Peak figures used for ITE 820 were calculated by averaging the AM and PM Peak figures for the two similar land uses and rounding to the nearest one-hundredth decimal point.

Table 4: Potential Impacts on Roadways

	AADT	PM	AADT	PM
	US 441		SR 235	
Traffic System Category	(NW 126th to SR 235)		(US 441 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200	13,300	1,200
Existing Traffic ¹	18,347	1,743	6,653	632
Reserved Trips ¹	1,998	226	381	37
Available Capacity	15,155	1,231	6,266	531
Projected Trip Generation ²	3,506	369	701	74
Available Capacity w/ application approval	11,649	862	5,565	457

1. City of Alachua Development Monitoring Report, January 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 100% for US 441 and 20% for SR 235.

As evidenced by potential roadway segment impacts calculation Table 4, the proposed S-sCPA will not negatively impact adopted roadway Level of Service (LOS).

PUBLIC FACILITIES IMPACT ANALYSIS

As with the transportation facilities, public facilities impacts are based on the maximum potential development entitlements for new construction on the subject property, not the actual maximum potential development entitlements resulting from this S-sCPA application's approval. Since the proposed development does not include a residential component, the recreation and public schools facilities were not evaluated. The following tables include data from the City of Alachua January 2016 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Table 5: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,131,000
Reserved Capacity ²	113,030
Residual Capacity ¹	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Net Potential potable water demand ³	
[82,110.6 ft ² x 0.1 gallons per unit]	8,211
Residual Capacity after application approval	1,047,759

1. City of Alachua Public Services Department, March 2015.

2. City of Alachua Development Monitoring Report, January 2016.

3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 6: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	73,590
Residual Capacity ¹	799,410
Percentage of Permitted Design Capacity Utilized	46.71%
Projected Sanitary Sewer Demand from proposed project ³	
[82,110.6 ft ² x 0.1 gallons per unit]	8,211
Residual Capacity After application approval	791,199

4. City of Alachua Public Services Department, March 2015.

5. City of Alachua Development Monitoring Report, January 2016.

6. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 7: Project Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,152.00	7,145.24
Reserved Capacity ²	4,633.55	845.62
New River Solid Waste Facility Capacity ³	50 years	
Proposed Potential Solid waste generated ⁴		
[[(((12 lbs. / 1,000 sq. ft. / day x 82,110.6 ft ²) x 365) / 2000)]]		179.82

1. City of Alachua Development Monitoring Report, January 2016.

2. City of Alachua Comprehensive Plan; U.S Census Bureau, 2010 Census.

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015.

4. Sincero and Sincero, Environmental *Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

In summary, Tables 5 through 7 illustrate that there is sufficient potable water, sanitary sewer, and solid waste capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The potential square footage increase does not degrade LOS standards, as shown in Tables 5 through 7. Since the existing sites are developed with commercial buildings, impacts to recreational and public school facilities were not calculated.

Since the sites are already developed via City of Alachua approved site plans, there are no additional impacts anticipated as a result of this S-sCPA application's approval.

5. NEEDS ANALYSIS

Upland Industrial Park is a platted non-residential subdivision. Lots 1 and 6, which are subject to this S-sCPA application, are already developed. No additional development is being requested with this application.

The S-sCPA merely requests to change the existing Industrial FLU to Commercial to best utilize the site's existing development and exposure to US-441. The City's 2010 Evaluation and Appraisal Report (EAR), by 2020 the Alachua's population will grow to 16,220². The City's 2010 US Census population count was 9,060. Assuming the EAR's population projections are correct, Alachua will grow by approximately 7,000 people. Approval of this application will better prepare the City of Alachua to meet employment and retail needs of this increased population where non-residential development is most appropriate, within the urbanized area.

² Source: City of Alachua 2010 EAR, Table 101 *Population Projections*

6. CONSISTENCY WITH COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this S-sCPA application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in ***bold italic*** font.

FUTURE LAND USE ELEMENT

GOAL 1: Future Land Use Map 2025: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3: Commercial

Policy 1.3.b: Commercial: 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. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Response: This S-sCPA application was submitted concurrently with a Rezoning application requesting Commercial Intensive (CI) Zoning District classification, which is consistent with the requested FLU category. The project site is already developed with commercial buildings, which best suited for retail sales and services, on both lots 1 and 6. Upland Industrial Park, lots 1 and 6 both front US-441, an appropriate location for commercial uses.

Objective 2.4: Landscaping and Tree Protection Standards:

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Response: The site is already developed via site plans approved by the City of Alachua. The remainder of Upland Industrial Park is undeveloped. Compatibility with the existing commercial uses on lots 1 and 6 will be evaluated during site plan review of Upland Industrial Park's remaining lots.

- Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.
- Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.
- Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: *The site is primarily devoid of trees, except for landscaping as required by the approved site plans. No tree protection and/or mitigation is required.*

- GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Response: *Approval of this S-sCPA application enables the best utilization of existing buildings onsite. Retail- and office-based development on this site will help reduce urban sprawl by reducing development pressure outside the urbanized area.*

- GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Response: *The site is currently connected to public infrastructure, facilities, and services, which will not change as a result of this Rezoning application's approval. Although the site is already developed, there are no natural features, such topography, soils, flood-prone areas, wetlands, and/or wildlife habitat that require protection.*

- GOAL 7: Utilities and wellfield protection: The City shall ensure the availability of suitable lands for utility facilities necessary to support development, as well as protecting existing wellfield sites and future wellfield sites.

Objective 7.1: Expansion and extension of utilities:
The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Response: *The site is within a platted non-residential subdivision that provides utility easements, where appropriate, to ensure the City's ability to properly maintain public infrastructure and facilities. A master stormwater management facility, which was constructed in conformance with the Stormwater Management*

Standards defined in LDR section 6.9.3, is located north of lot 1 and services all of Upland Industrial Park.

Objective 7.2: Wellfield protection:

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Response: The site is not located within a wellfield protection zone. Therefore, site development is not regulated by wellfield protection standards.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Response: The site is currently connected to water and wastewater services, which will not change as a result of this S-sCPA application's approval. Existing development meets Comprehensive Plan and LDR requirements for potable water and wastewater service connections.

TRANSPORTATION ELEMENT

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

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 site's existing development ensures the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service standards. Section 3 within this report examines development impacts to transportation facilities.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Response: The site is accessed by US-441 via NW 101st Drive, which is a local roadway. The site meets the City's access management standards as outlined in Comprehensive Plan and LDR requirements.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Response: The site's existing development meets both minimum and maximum City development standards for parking lot design. Shared parking was considered to reduce the overall amount of parking within the development. Landscaping that

includes canopy trees was distributed throughout parking areas as required by Comprehensive Plan and LDR requirements. Pedestrian-friendly parking areas were implemented to the maximum extent possible.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL 1: Wastewater
Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Response: *The site's existing development utilizes City wastewater services to meet onsite demands. Existing development ensures the City's wastewater systems continue to meet adopted Level of Service standards. Section 3 within this report examines development impacts to wastewater facilities.*

GOAL 2: Solid Waste
The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Response: *The site disposes of solid waste in a sanitary, economic, and environmentally safe manner. Waste reduction and prevention is considered by existing development to minimize impacts to the New River Solid Waste Landfill. Existing development ensures the landfill continues to meet the City's adopted Level of Service standards. Section 3 within this report examines development impacts to solid waste facilities.*

GOAL 3: Stormwater
Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Response: *A master stormwater management facility, which was constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3, is located north of lot 1 and services all of Upland Industrial Park.*

GOAL 4: Potable water
Provide an adequate supply of high quality potable water to customers throughout the water service area.

Response: *The site's existing development utilizes City potable water services to meet onsite demands. Existing development ensures the City's potable water systems continue to meet adopted Level of Service standards for both water quantity and quality. Section 3 within this report examines development impacts to potable water facilities.*

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1:
The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater 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.*

CONSERVATION AND OPEN SPACE ELEMENT

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

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.*

Application Package
Table of Contents

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**

Warrantee Deeds

Recording \$ 27.00
Doc Stamps \$ 4375.00
Intangible Tax \$
Total \$ 4402.00

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J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
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Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 07-0089.4 AL



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Warranty Deed

This Warranty Deed made this 26th day of February, 2007 between MBI Holdings, LLC, a Illinois limited liability company whose post office address is 252 W. Adams Street, Morton, IL 61550, grantor, and Upland Properties of NCF, LLC, a Florida limited liability company whose post office address is 3455 SW 42nd Avenue, Gainesville, FL 32608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 05964-002-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MBI Holdings, LLC, a Illinois limited liability company

By: John R. Faklaris
John R. Faklaris, Manager

JAMES S. COCHRAN
Witness Name: James S. Cochran

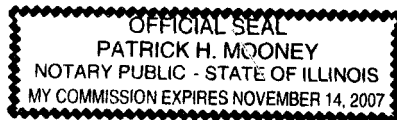
JAMES P. SMITH
Witness Name: JAMES P. SMITH

(Corporate Seal)

State of ILLINOIS
County of Tazewell

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by John R. Faklaris, Manager of MBI Holdings, LLC, a Illinois limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Patrick H. Mooney
Notary Public

Printed Name: Patrick H. Mooney

My Commission Expires: 11/14/07

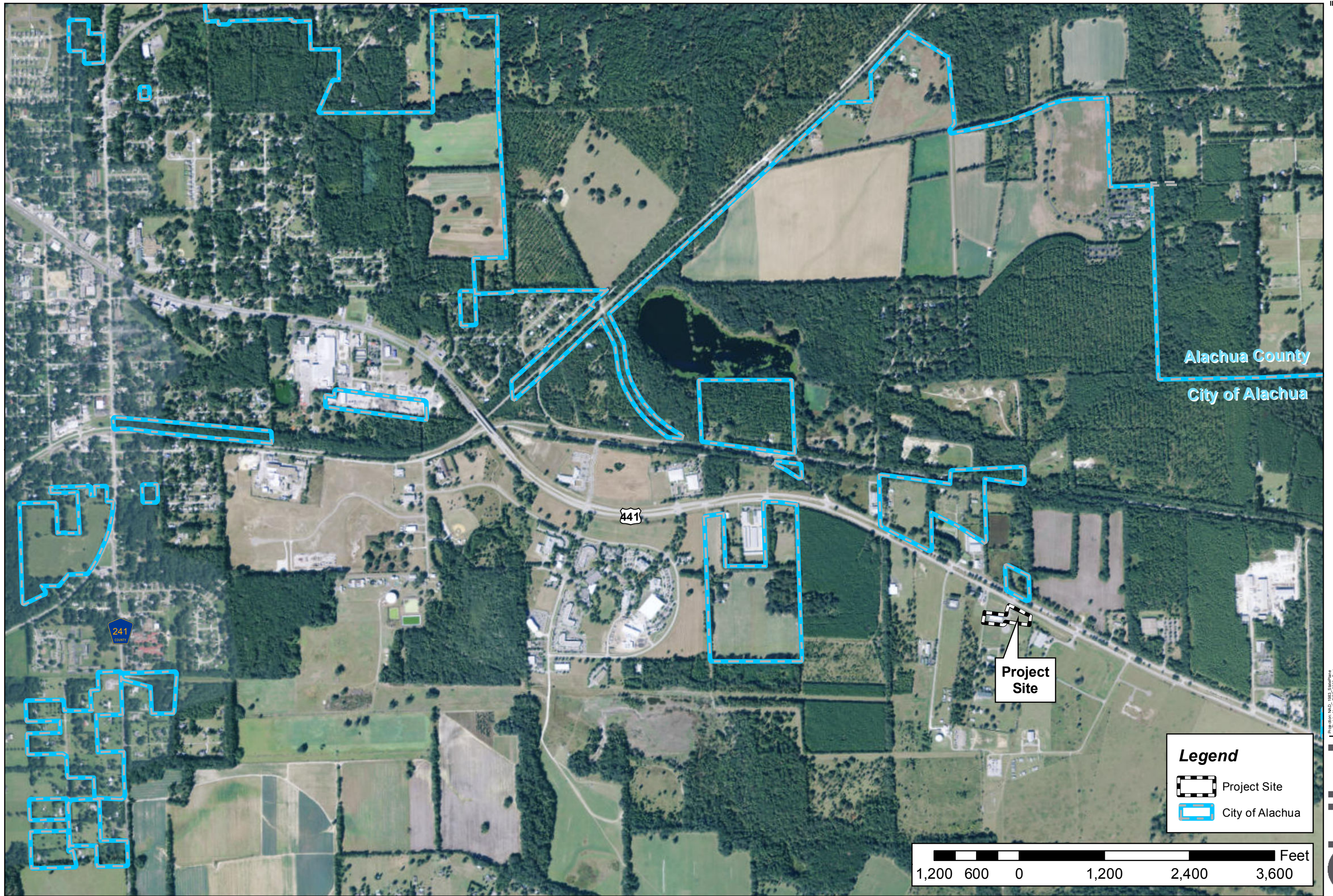
Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEG 47 MIN 20 SEC EAST, ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 25 (US NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEG 10 MIN EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEG 10 MIN EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEG 39 MIN WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEG 21 MIN WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEG 39 MIN EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05964-002-000

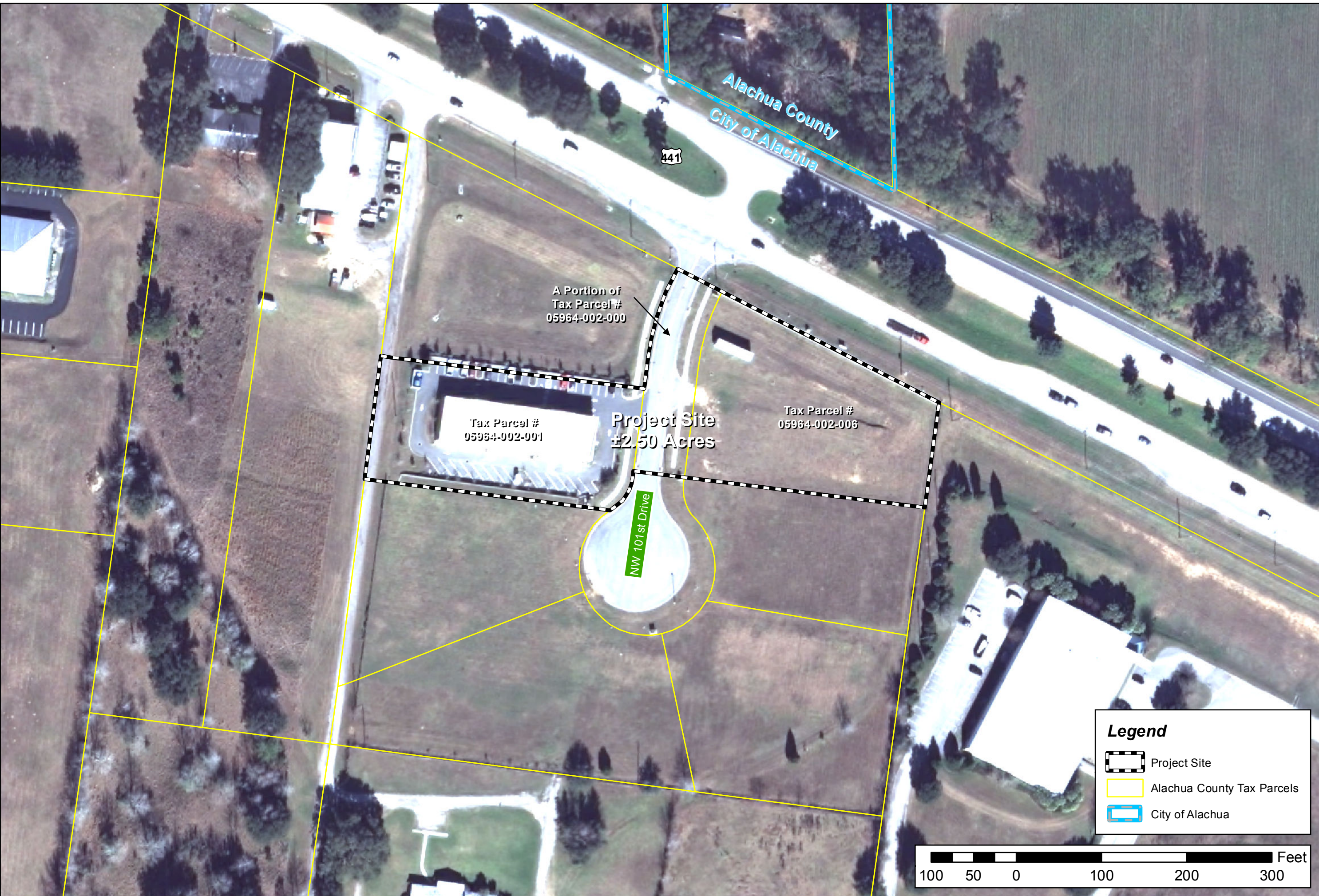
Map Set

Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning



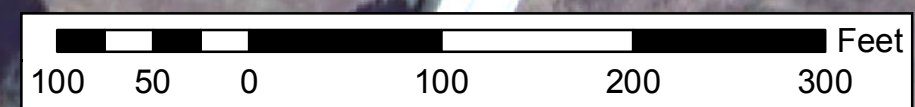
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Date: 1/25/2016

Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning

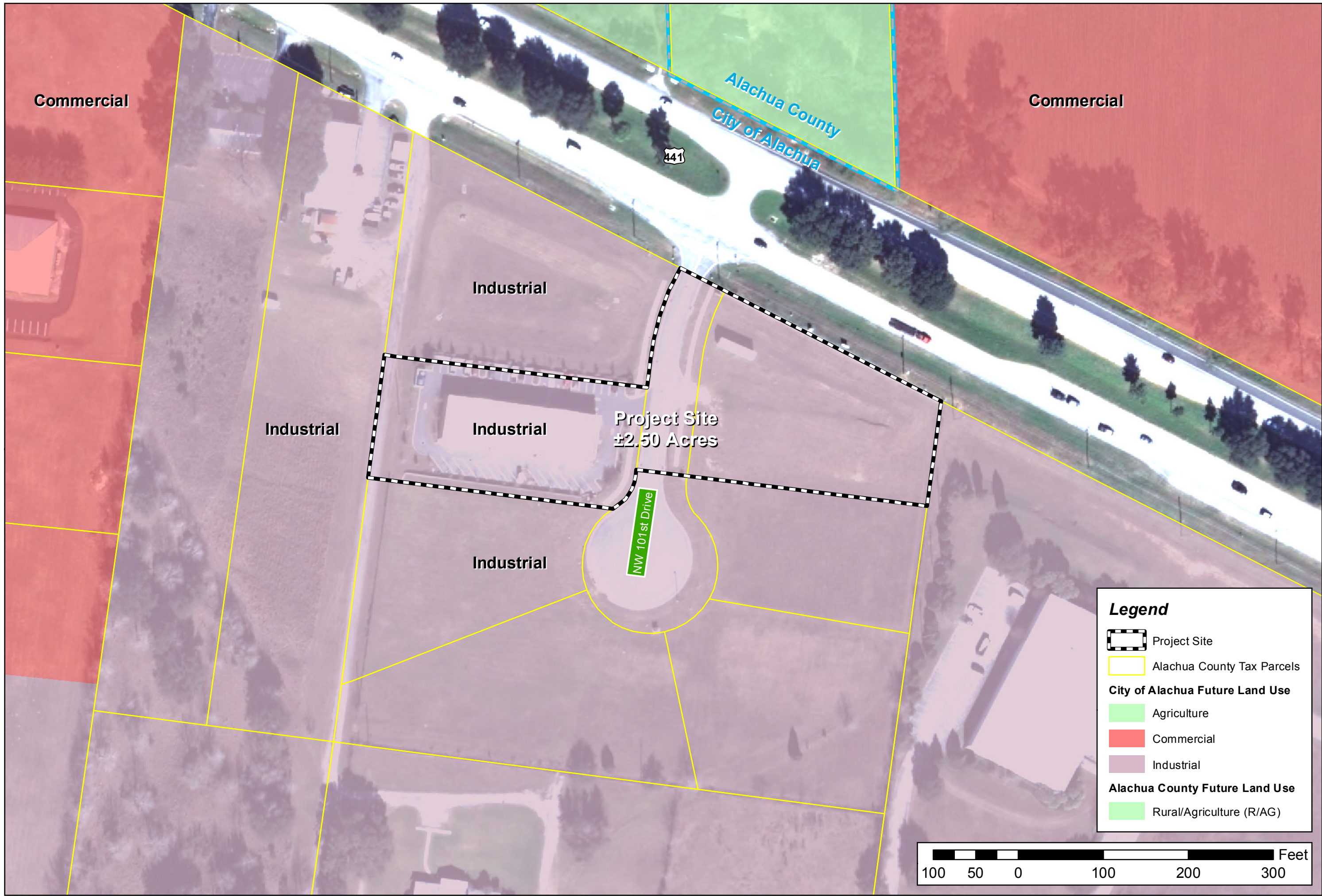


Legend

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



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Date: 1/25/2016

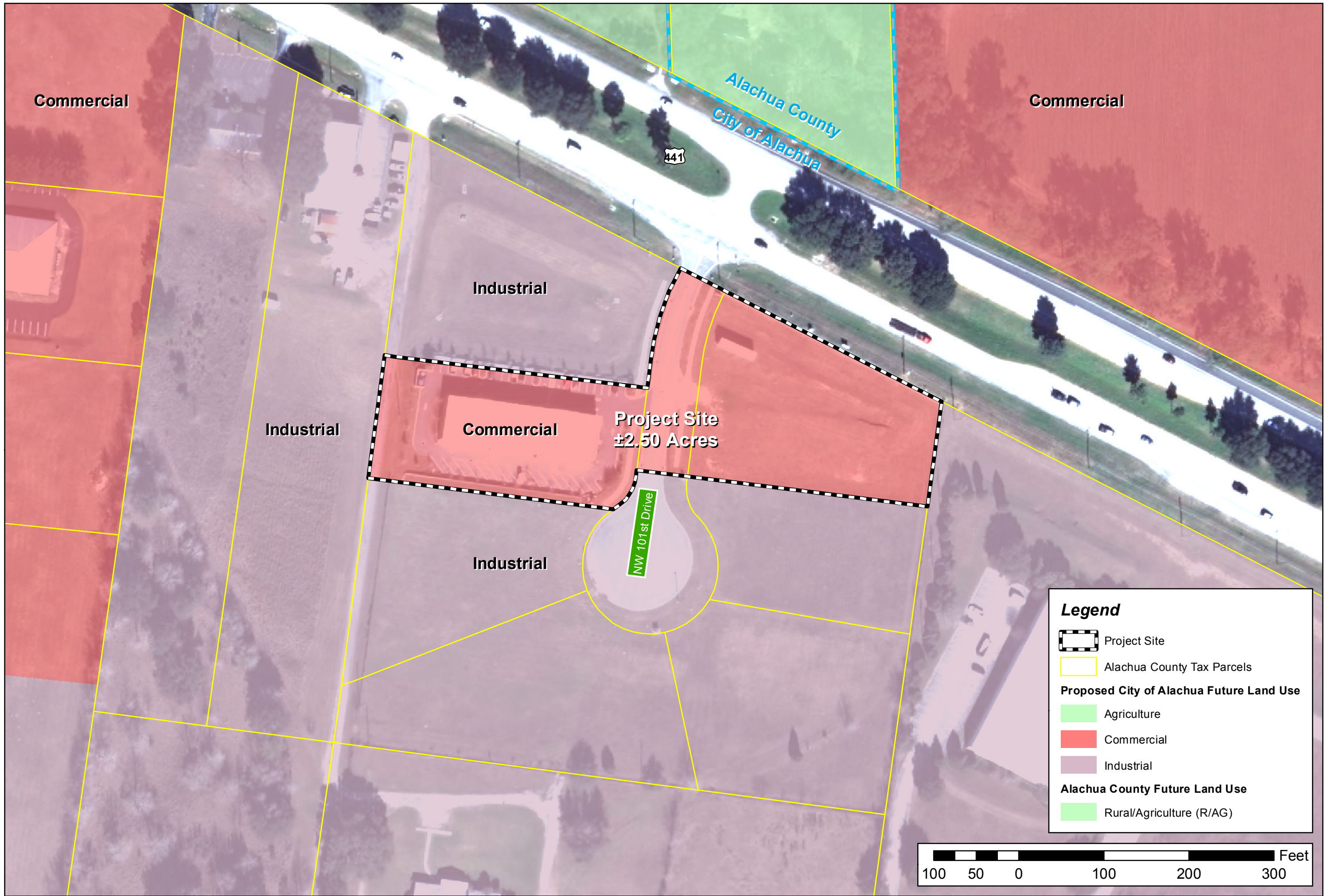


Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning



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Prepared by: Employee 348
Date: 1/25/2016

Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning



Legend

Project Site

Alachua County Tax Parcels

Proposed City of Alachua Future Land Use

Agriculture

Commercial

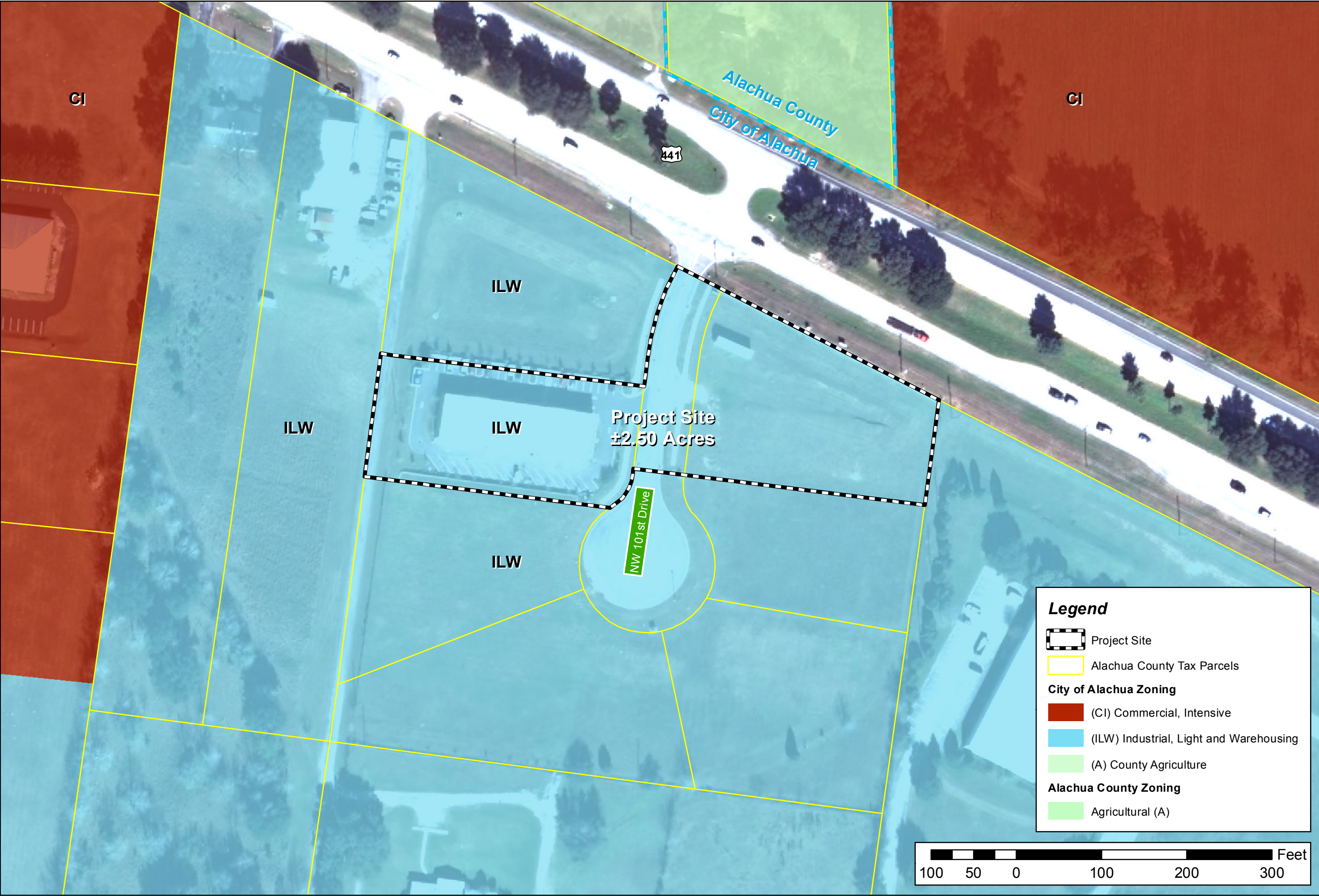
Industrial

Alachua County Future Land Use

Rural/Agriculture (R/AG)

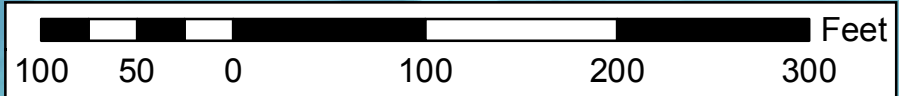


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Projected: Yes
Prepared by: Employee 348
Date: 1/25/2016



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua Zoning**
- (CI) Commercial, Intensive
- (ILW) Industrial, Light and Warehousing
- (A) County Agriculture
- Alachua County Zoning**
- Agricultural (A)



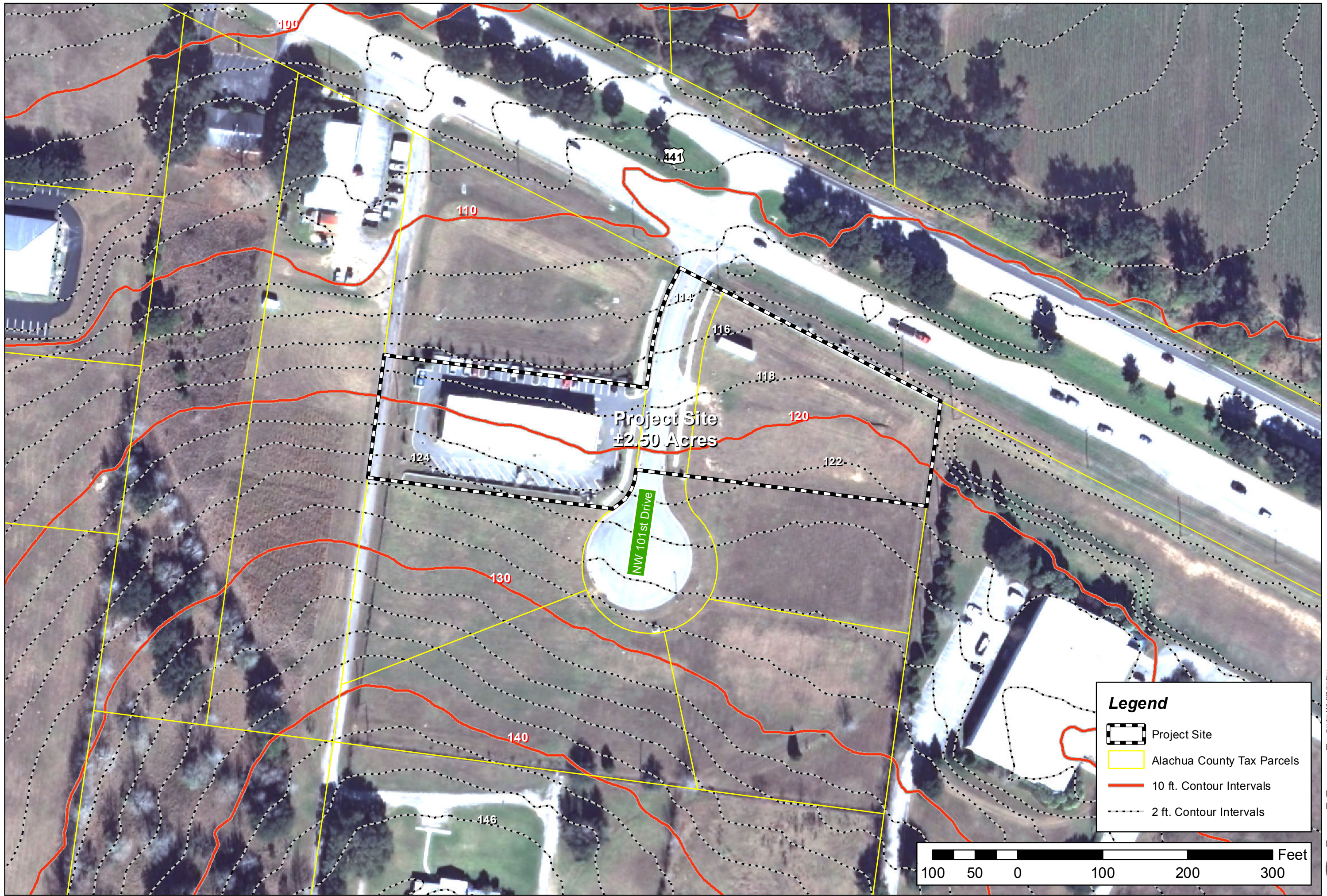
**Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning**



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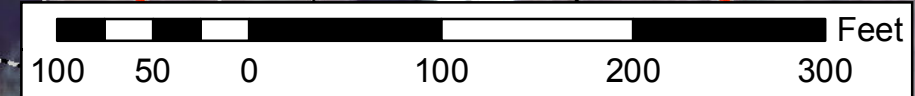


Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning



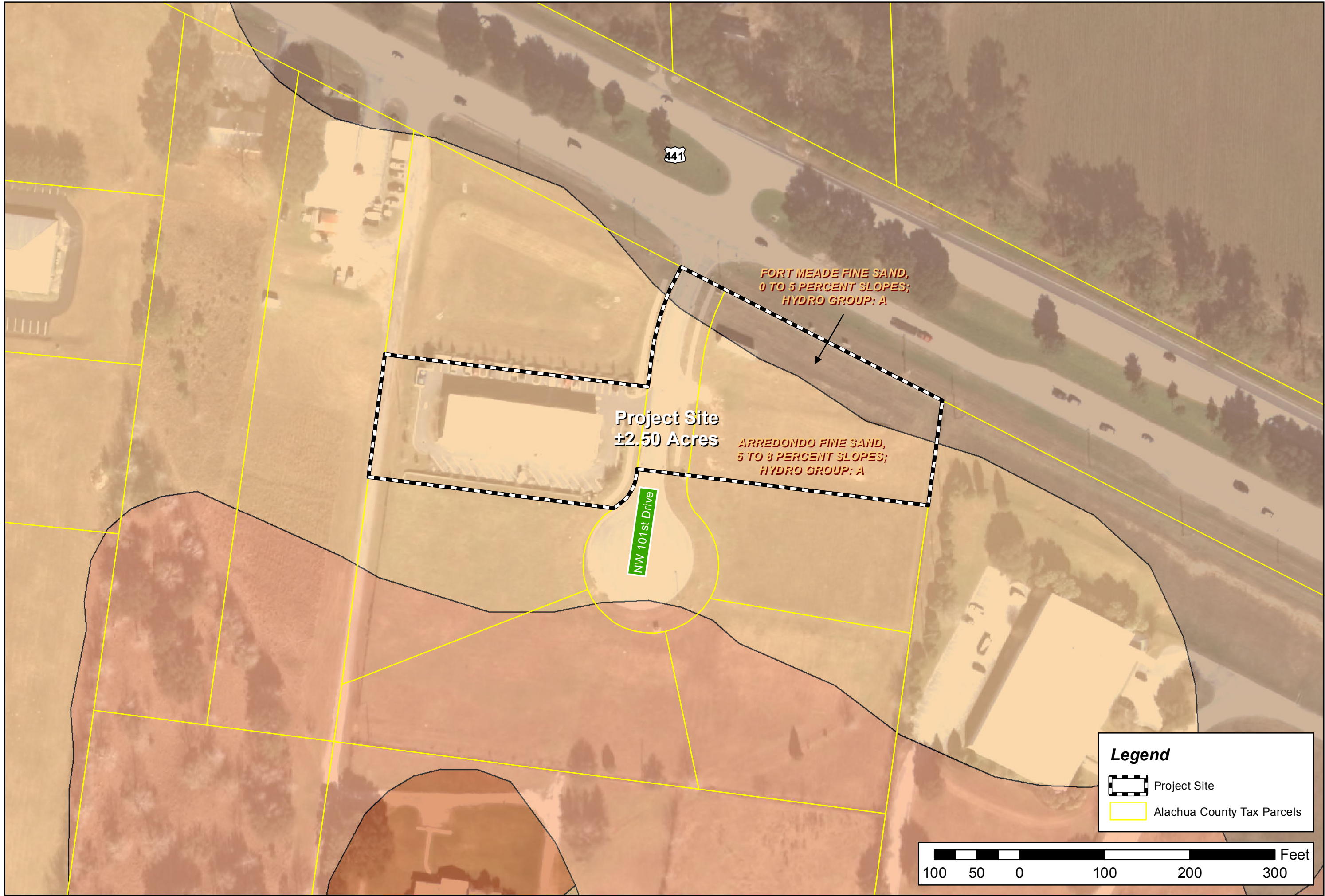
Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals



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Prepared by: Employee 348
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Upland Industrial Park, Lots 1 and 6
SsCPA and Rezoning



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