



City of Alachua

MAYOR GIB COERPER

Vice-Mayor Ben Boukari, Jr.

Commissioner Gary Hardacre

Commissioner Shirley Green Brown

Commissioner Robert Wilford

CITY MANAGER - TRACI L. GRESHAM

April 25, 2016

RE: PROPOSED CITY OF ALACHUA COMPREHENSIVE PLAN AMENDMENT (SMALL SCALE)

To whom it may concern:

Please find attached to this letter a copy of a proposed amendment (Ordinance 16-05) to the City of Alachua Comprehensive Plan. The amendment is being submitted as required by Policy 1.2.a of the City of Alachua Comprehensive Plan Intergovernmental Coordination Element. Neither the expedited state review nor the state coordinated review is applicable to this small scale comprehensive plan amendment. The City of Alachua Planning and Zoning Board, serving as the City's Local Planning Agency (LPA), held a public hearing for the small scale comprehensive plan amendment on April 19, 2016 and recommended approval to the City Commission. The City of Alachua City Commission plans to consider the proposed amendment at a public hearing to be held on **May 9, 2016**. The proposed Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) would change the future land use designation from Industrial to Commercial on an approximate 2.5 acre subject property. The subject property is comprised of tax parcels 05964-002-001, 05964-002-006, and portion of 05964-002-000. The proposed amendment is not applicable to an area of critical state concern. The City of Alachua anticipates adopting the proposed amendment in May of 2016.

The proposed Comprehensive Plan amendment is:

1. **Ordinance 16-05:** a proposed Small Scale Comprehensive Plan Amendment (SSCPA) being a request by Ryan Thompson, AICP, of CHW, Inc., agent for Upland Properties of NCF, LLC, owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Industrial to Commercial on an approximate 2.5 acre subject property. The subject property is comprised of tax parcels 05964-002-001, 05964-002-006, and portion of 05964-002-000.

A copy of this letter and attached ordinance was transmitted simultaneously to the following entities: the North Central Florida Regional Planning Council, the Suwannee River Water Management District, the City of Gainesville, the City of High Springs, and Alachua County.

The name, title, address, e-mail, telephone number, and fax number of the local contact person is:

Adam Hall, AICP
Planner
City of Alachua
PO Box 9
Alachua, FL 32616
ahall@cityofalachua.com
office: (386) 418-6100 ext. 108
fax: (386) 418-6130

If you have any questions regarding this amendment, please call Adam Hall, AICP at the contact information above.

Respectfully,



Ms. Kathy Winburn, AICP,
Director of Planning and Community Development

ENCLOSURES

cc:

Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council
Steven Minnis, Director of Governmental Affairs, Suwannee River Water Management District
Dr. Lee Niblock, County Manager, Alachua County
Anthony Lyons, City Manager, City of Gainesville
Ed Booth, City Manager, City of High Springs

cc (letter only):

Traci Gresham, City Manager
Marian B. Rush, City Attorney
Adam Hall, AICP, Planner
Justin Tabor, AICP, Principal Planner

ORDINANCE 16- 05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM INDUSTRIAL TO COMMERCIAL ON APPROXIMATELY 2.5 ACRES, LOCATED SOUTH OF NW US HIGHWAY 441, AND EAST AND WEST OF NW 101ST DRIVE; TAX PARCEL NUMBERS 05964-002-001, 05964-002-006, AND PORTION OF 05964-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a small scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on April 19, 2016 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearings on May 9th, 2016 and _____, 2016, provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Industrial to Commercial for Tax Parcel Numbers 05964-002-001, 05964-002-006, and a portion of 05964-002-000, in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter

163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 9th day of May 2016.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2016.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

APPROVED AS TO FORM

Traci L. Gresham, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

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.

EXHIBIT "B"

