



# UPLAND INDUSTRIAL PARK, LOTS 1 & 6

Rezoning – 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:**

Causeaux, Hewett, & Walpole, Inc.

PN# 15-0397.01

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JR\_160404.docx

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Rezoning 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 – Rezoning 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:
  - Rezoning 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:

2. Rezoning

*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.**

*Concurrency Analysis*

- b. Generally, application references “net” impacts to City of Alachua facilities, but appears to calculate gross impacts.

**Response: Description of concurrency calculations (Justification Report, page 5) was revised. Calculations are based on maximum development potential.**

- c. Page 5 Table 2 – Unites provided, 1322, do not match with total square footage provided in application (82,110.6). Please confirm total number of units 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 5 were revised accordingly.**

- d. Page 5 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 5. This revision caused an additional segment to be included in the concurrency analysis, which is reflected in Tables 3 and 4.**

- e. Page 7 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*

- f. Page 13 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, Section 4 on page 13.**

*Consistency with Land Development Regulations*

- g. Generally, please identify any non-conforming uses that may be created if zoning change were approved.

**Response: Additional response to LDR §3.5.2(E) (Justification Report, Section 5 on page 18) addresses existing uses and compatibility with the CI Zoning District. All existing uses are retail or office, which are permitted by-right in the CI Zoning District. Therefore, approval of this Rezoning application will not result in non-conforming uses.**

*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](mailto: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 160307 Upland Industrial Park Resubmittal Cvr Ltr - Rezoning.docx

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City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Review Type: P&Z; CC

# Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

**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. Future Land Use Map Designation: Industrial
6. Existing Zoning Designation: Industrial, Light and Warehousing (ILW)
7. Proposed Zoning Designation: Commercial, Intensive (CI)
8. 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, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing 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. 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.)



5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
  - i. *Consistent with Comprehensive Plan*  
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
  - ii. *Consistent with Ordinances*  
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
  - iii. *Logical Development Pattern*  
The proposed amendment would result in a logical and orderly development pattern.
  - iv. *Pre-Mature Development*  
The proposed amendment will not create premature development in undeveloped or rural areas.
  - v. *Incompatible with Adjacent Lands*  
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
  - vi. *Adverse Effect on Local Character*  
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
  - vii. *Not Deviate from Pattern of Development*  
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
  - viii. *Encourage Sprawl*  
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
  - ix. *Spot Zoning*  
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
  - x. *Public Facilities*  
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
  - xi. *No Adverse Effect on the Environment*  
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. 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).
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning 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

\_\_\_\_\_  
Signature of Co-applicant

C. Ryan Thompson, Land Development Planner

\_\_\_\_\_  
Typed or printed name and title of applicant

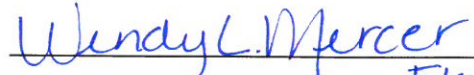
\_\_\_\_\_  
Typed or printed name of co-applicant

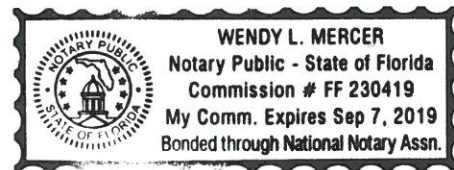
State of Florida County of Alachua

The foregoing application is acknowledged before me this 27<sup>th</sup> 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

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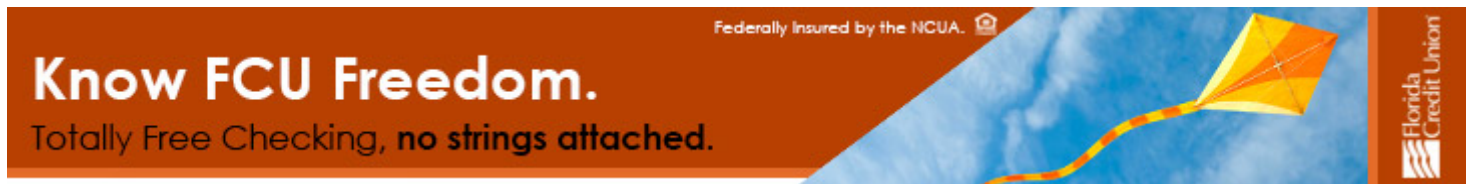
**DATE:** 27 January 2016  
**PROJECT NO:** 15-0397.01  
**DESCRIPTION FOR:** SS-CPA and Rezoning Application

Lots 1 and 6 of Upland Industrial Park, together with that portion of NW 101<sup>st</sup> 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](#)

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

<a href="#">Use</a>	<a href="#">Zoning</a>	<a href="#">Acres</a>
Ret Comm	Industrial (ILW)	2.34
<b>2015 Certified Market Land Value: 100</b>		<b>2015 Certified Ag Land Value: 100</b>

## 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.

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

[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*

<b>Taxpayer:</b>	UPLAND PROPERTIES OF NCF LLC	<b>Legal:</b>	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 1
<b>Mailing:</b>	13570 NW 101ST DR STE 100 Alachua, FL 32615		
<b>Location:</b>	13570 NW 101ST DR ALACHUA		
<b>Sec-Twn-Rng:</b>	19-8-19		
<b>Use:</b>	Sh Ctr Cmmtty		
<b>Tax Jurisdiction:</b>	Alachua		
<b>Area:</b>	Progress Center		
<b>Subdivision:</b>	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 Cmmtty	87100	87100	351300	0	438400	0	438400	0	438400	11065.56
2014	Sh Ctr Cmmtty	87100	87100	351300	0	438400	0	438400	0	438400	11124.54
2013	Sh Ctr Cmmtty	87100	87100	351700	0	438800	0	438800	0	438800	11132.26
2012	Sh Ctr Cmmtty	87100	87100	308900	19500	415500	12890	402610	0	402610	10267.05
2011	Sh Ctr Cmmtty	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
<b>2015 Certified Land Value: 87100</b>		

**Building**

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

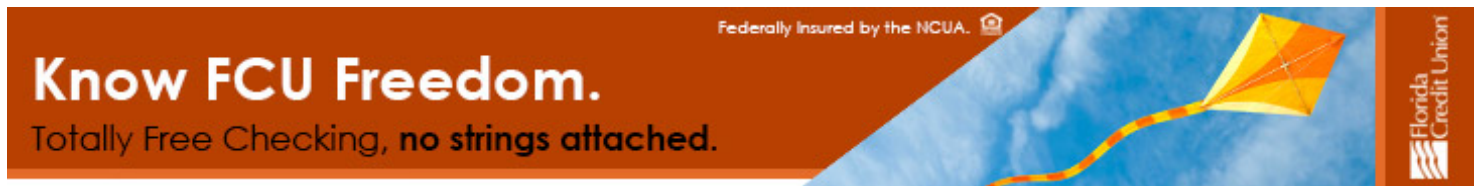
**Miscellaneous**

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

**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](#)

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

## 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	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**

<a href="#">Use</a>	<a href="#">Zoning</a>	<a href="#">Acres</a>
Vacant Industrial	Industrial (ILW)	1.18
<b>2015 Certified Market Land Value: 102800</b>		<b>2015 Certified Ag Land Value: 102800</b>

[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
<b>TOTAL MILLAGE</b>	<b>25.1507</b>	<b>AD VALOREM TAXES</b>			<b>\$2.52</b>

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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  
Please Pay **Nov 30, 2015**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1028558

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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"/> <b>Nov 30, 2015</b>	\$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
<b>TOTAL MILLAGE</b>	<b>25.1507</b>		<b>AD VALOREM TAXES</b>		<b>\$11,026.07</b>

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

**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
<b>TOTAL MILLAGE</b>	<b>25.1507</b>	<b>AD VALOREM TAXES</b>			<b>\$1,996.85</b>

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SCAN TO PAY

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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

1028564

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 002 006	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**  
**Table of Contents**

1. Cover Letter
2. Rezoning 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**

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## MEMORANDUM

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**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 140<sup>th</sup> Street  
Alachua, Florida 32615

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

## Mailing Labels

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

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 1<sup>st</sup> 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



## Newspaper Advertisement

## NATION &amp; WORLD

## TODAY IN HISTORY

In 1861, Alabama became the fourth state to withdraw from the Union. In 1989, 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 **Michael Ryan** is 82. Actor **Felix Silla** is 79. Country singer **Nanci** is 76.

## 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: 8-2-6-9  
Fantasy 5  
3-15-18-33

## PREVIOUS RESULTS

Let's — Saturday

5-10-17-27-38-47

Match...Payoff...Winners

6-of-6...\$29M...0-Relover  
5-of-6...\$3,331.56...69  
4-of-6...\$53.50...1,220  
3-of-6...\$5...57,284  
Fantasy 5 — Saturday  
3-11-12-17-34  
Match...Payoff...Winners  
5-of-5...\$93,576.86...3  
4-of-5...\$126.58...357  
3-of-5...\$9...13,629

## POLL QUESTION

TODAY'S TOPIC

Answer online at

gainesville.com

Will you watch the College Football Playoff Championship?

AVAILABLE RESPONSES:

■ Yes

■ No

## WEEKEND RESPONSE

Should players who used performance-enhancing drugs ever be elected the National Baseball Hall of Fame?

■ No, if the PED use is proven: 374

■ No, even if the PED use is only suspected: 43

■ Yes: 71

Results are strictly surveys of those who choose to participate and are not valid statistical samples.

## GOLDEN GLOBE AWARDS

## In upset, 'The Revenant' wins best film drama

By Jake Coyle  
The Associated Press

Two star-led tales of frontier survival triumphed at the 73rd annual Golden Globes, where Alejandro Inarritu's bloody 1820s thriller "The Revenant" swept three of the top honors, and Ridley Scott's stranded astronaut tale "The Martian" answered with a pair of its own.

At a sleep-filled, irreverent Beverly Hills, California, ceremony on Sunday, Ricky Gervais 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."

In an upset, "The



Sylvester Stallone poses in the press room with the award for best performance by an actor in a supporting role in a motion picture for "Creed" at the 73rd annual Golden Globe Awards on Sunday at the Beverly Hilton Hotel in Beverly Hills, Calif. (Jordan Strauss/INVISION)

Revenant" won best film, drama, as well as best director for Inarritu and best actor for Leonardo DiCaprio. Though Inarritu

had a similar run at the Academy Awards last year with the best-picture winning "Birdman," he won only a share of best

screenplay at last year's Globes.

Referring to the film's arduous shoot in the Canadian Rockies, Inarritu said: "Pain is temporary. A film is forever."

This award season has lacked definition and two of the top critical picks — the journalism procedural "Spotlight" and Todd Haynes' lesbian romance "Carol" — went home empty-handed. Instead, it was "The Revenant" — made with the same seamless cinematography of "Birdman" that emerged triumphant — on the same weekend it nearly toppled the box-office juggernaut "Star Wars: The Force Awakens" with a \$37 million opening.

DiCaprio, who appears headed for his first Oscar,

dedicated his award to Native Americans.

"I want to share this award with all the First Nations people represented in this film and all the indigenous peoples around the world," said DiCaprio. "It is time that we recognize our history and that we protect our indigenous lands from corporate interests and people out there to exploit them."

Questionably nominated in the comedy categories (a theoretically easier route to stardom), "The Martian" took best film comedy and best actor in a comedy for Matt Damon, who also suffered withering jabs from Gervais. 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

PARIS — French President Francois Hollande and other dignitaries held a special ceremony Sunday to honor all those killed in Islamic extremist violence around Paris in 2015 — a year when the European way of life was targeted time and again with deadly consequences.

At least one attacker is at large, and France's top security official acknowledged Sunday that authorities don't know his whereabouts. The country is under a state of emergency after attacks in Paris on Nov. 13. Paris was again joined Thursday when a man wearing a fake explosives vest and wielding a butcher's knife ran up to a police station and was shot to death by officers standing guard. Hollande and Paris Mayor Anne Hidalgo unveiled a plaque Sunday in memory of victims targeted at satirical newspaper Charlie Hebdo, a

## At a glance

At a news conference in Dusseldorf, Jacob told reporters that the man had first entered Germany in 2013 after living for five years illegally in France, and had gone by at least seven names, identifying himself as a Tunisian, Moroccan and Georgian. He lived in several German cities and moved to Recklinghausen at the beginning of last August.

kosher market, a rock concert, cafes, a stadium and elsewhere. The violence left some 150 victims dead, and several attackers were also killed.

The ceremony took place at Place de la Republique, a plaza that has become a symbol of Parisians' solidarity since the attacks, which began Jan. 7, 2015, with the Charlie Hebdo attack. French rocker and national icon Johnny Hallyday joined the army choir in a special, somber musical performance.

Interior Minister Bernard Cazeneuve called for national unity and insisted the government is doing



Paris Mayor Anne Hidalgo, center, stands in front of the statue of the Place de la Republique after a commemoration ceremony Sunday to mark the one-year anniversary of the Charlie Hebdo and Apperacher supermarket terror attacks in Paris. (THOMAS ADAMSON/THE ASSOCIATED PRESS)

all it can to protect France.

Many questions remain about the Nov. 13 attacks, including how many people were involved and may still be at large.

Cazeneuve said on i-Tele television Sunday that "We don't know where Salah Abdesslam is," referring to a fugitive gunman. Abdesslam crossed into Belgium Nov. 14 and Belgian authorities believe he hid out in a Brussels area apartment used to make bombs for

state police chief Uwe

Jacob described the suspect as a small time criminal known to authorities by several aliases, who had a record that included weapons charges, drug trafficking and causing bodily harm and had spent at least a month in jail.

He said there are no indications the man was part of an extremist network, but that a self-drawn Islamic State flag was found in his room, the dps news agency reported.

## PUBLIC NOTICE

Causeaux, 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 meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments prior to submittal.

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

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



## NORTH KOREA UNENFORCED PENALTIES

## Lax enforcement weakens UN sanctions

By Cara Ann  
and Matthew Pennington  
The Associated Press

UNITED NATIONS — While the U.N. Security Council considers new sanctions on North Korea after its latest nuclear test, experts say existing sanctions are going unenforced. Despite the mounting international concern over North Korea's nuclear capabilities, less than 40 of the U.N.'s 193 member states

have turned in reports on sanctions implementation since the latest round of sanctions was imposed in 2013.

Compliance has been lowest in Africa, an increasingly important market for low-cost North Korean weapons sales.

Potential more disturbingly, the most recent annual report published by the U.N. panel of experts on North Korea found no new instances of member states' seizure or inspection of prohibited items, although its investigations showed that the North "continues to attempt to procure or transfer items" for its nuclear and missile programs.

Since North Korea's first nuclear test in 2006, the Security Council has approved four sanctions resolutions that prohibit



A U.S. Air Force B-52 bomber flies over Osan Air Base in Pyongtaek, South Korea on Sunday in a clear show of force from the U.S. as a Cold War-style standoff deepened between its ally Seoul and North Korea following Pyongyang's fourth nuclear test. (AP Photo/John/IN THE ASSOCIATED PRESS)

North Korea from possessing and trafficking weapons of mass destruction, importing luxury goods and trading in arms. That's made it trickier for the North to get hard currency to fund its nuclear and ballistic missile programs. But the measures have failed to check the North's progress.

## At a glance

A U.N. diplomat familiar with the workings of the Security Council committee monitoring sanctions on North Korea said its actions require consensus by all 15 member states, which slows the process of making new designations.

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## **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**

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## NEIGHBORHOOD MEETING MINUTES

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### **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**  
**Table of Contents**

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



# UPLAND INDUSTRIAL PARK, LOTS 1 & 6

Rezoning – 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

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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 – Rezoning Application

#15-0397.01

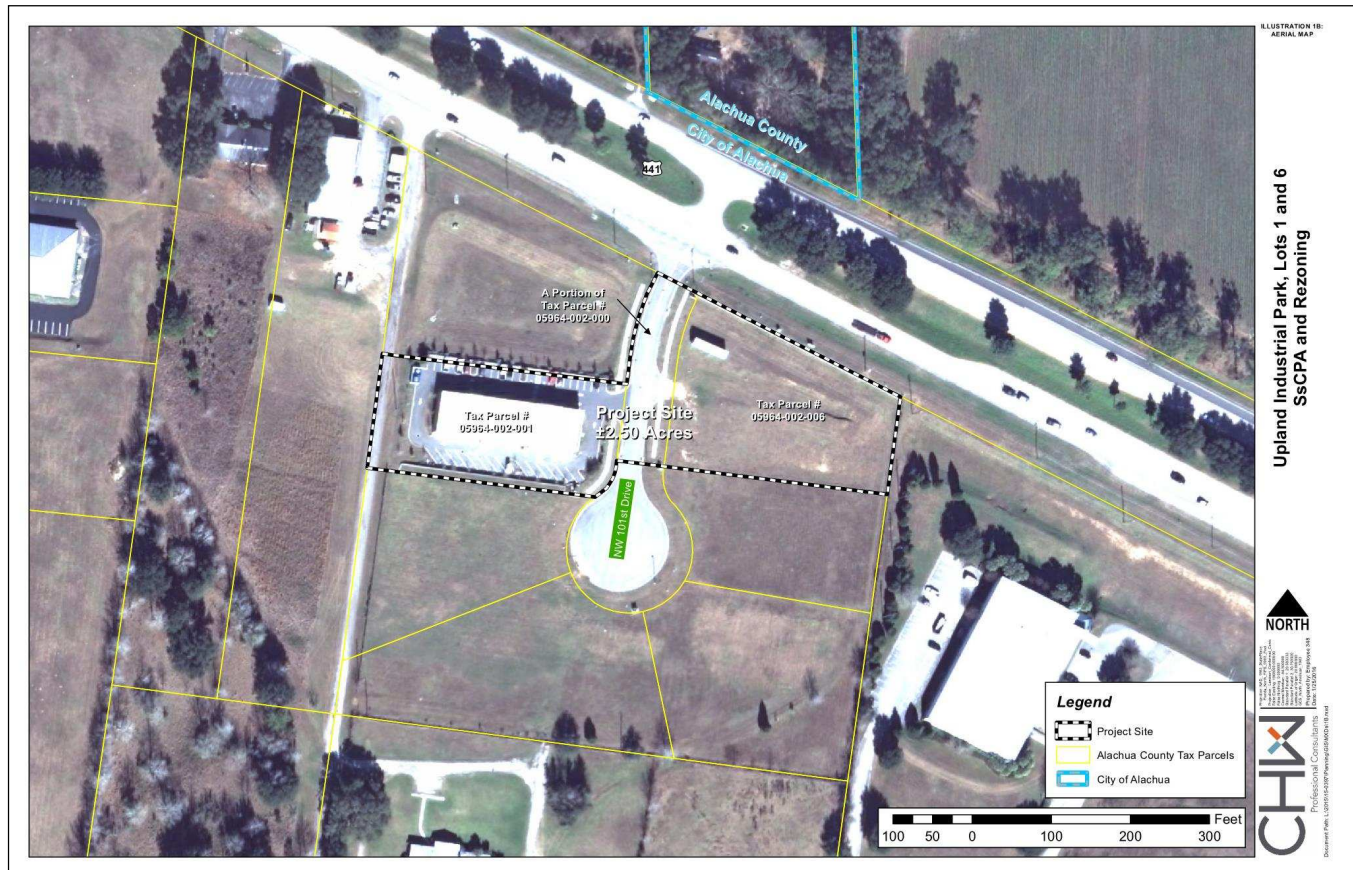
<b>Jurisdiction:</b> City of Alachua, FL	<b>Intent of Application:</b> Rezoning
<b>Physical Address:</b> 13570 & 13585 NW 101 Drive, Alachua, FL 32615	
<b>Parcel Number:</b> 05964-002-001, 05964-002-006 & a portion of 05964-002-000	<b>Acres:</b> ±2.5 acres (Source: Alachua County Property Appraiser via ArcGIS data files)
<b>Current Future Land Use Classification:</b> <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.	<b>Proposed Future Land Use Classification:</b> <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.
<b>Current Zoning District:</b> <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.	<b>Proposed Zoning Districts:</b> <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.
<b>Current Maximum Density/Intensity<sup>1</sup></b> Lot 1: 1.0 acres * 43,560 ft <sup>2</sup> * 1.0 FAR = 43,560.0 ft <sup>2</sup> Lot 6: 1.18 acres * 43,560 ft <sup>2</sup> * 0.75 FAR = 35,550.6 ft <sup>2</sup> TOTAL: = <b>82,110.6 ft<sup>2</sup></b>	<b>Potential Maximum Density/Intensity<sup>1</sup></b> Lot 1: 1.0 acres * 43,560 ft <sup>2</sup> * 1.0 FAR = 43,560.0 ft <sup>2</sup> Lot 6: 1.18 acres * 43,560 ft <sup>2</sup> * 0.75 FAR = 35,550.6 ft <sup>2</sup> TOTAL: = <b>82,110.6 ft<sup>2</sup></b>

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

## 2. STATEMENT OF PROPOSED CHANGE

This application requests a Rezoning 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 101<sup>st</sup> 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 101<sup>st</sup> 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 Rezoning requests to change the Zoning classification from ILW to Commercial Intensive (CI). A Small-scale Comprehensive Plan Amendment 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



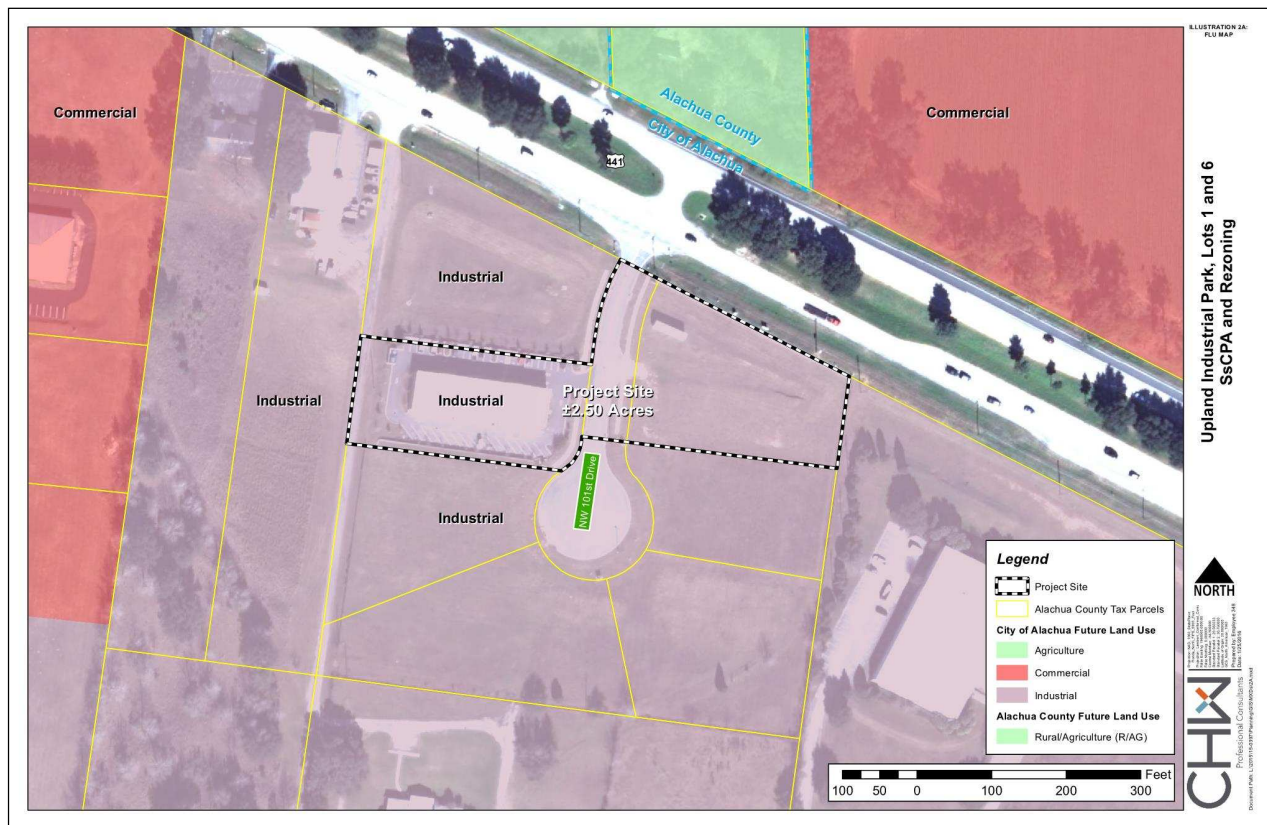


Figure 2: Existing Future Land Use Map

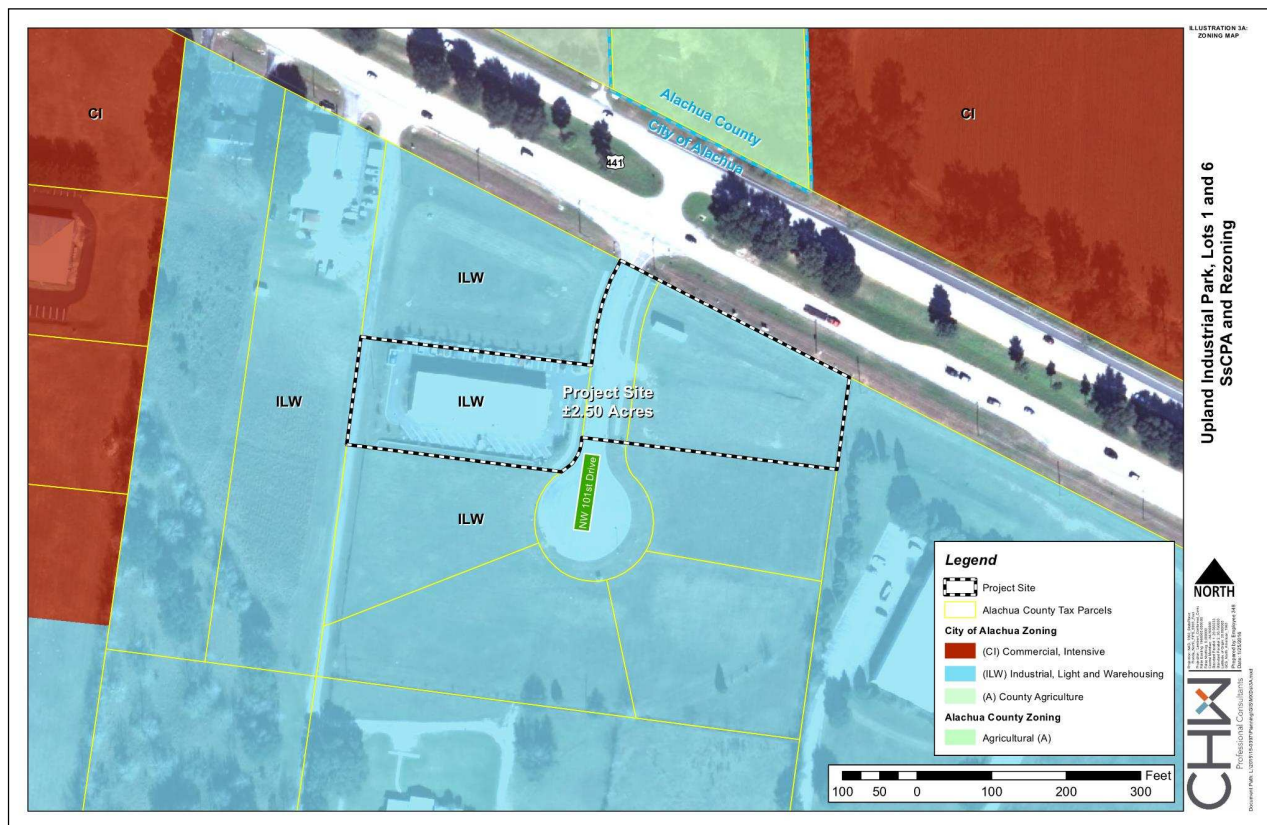
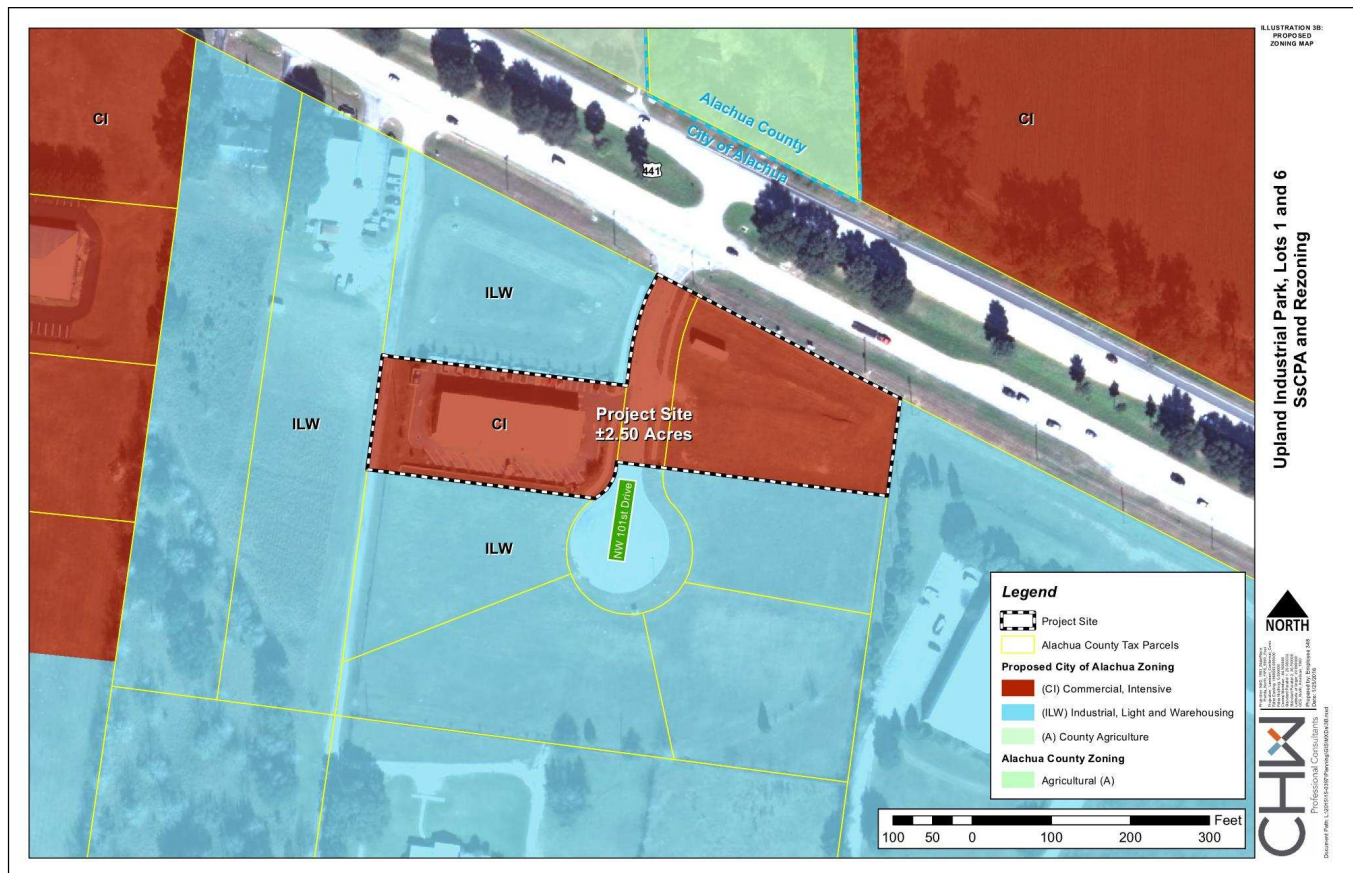


Figure 3: Existing Zoning Map

As shown in Figure 3, the current Zoning district pattern consists of CI and ILW 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 Rezoning is consistent with the 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 Zoning Map**

This proposed Rezoning 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. 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 Rezoning application. This Rezoning 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 (ft<sup>2</sup>). In addition, the lots are already built in accordance with the City of Alachua LDR requirements. This Rezoning 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 Rezoning 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 ft<sup>2</sup>. The building use utilized in this concurrency impact analysis is Shopping Center, Institute of Transportation Engineers (ITE) 820 within the ITE Trip Generation Manual, 9<sup>th</sup> 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.

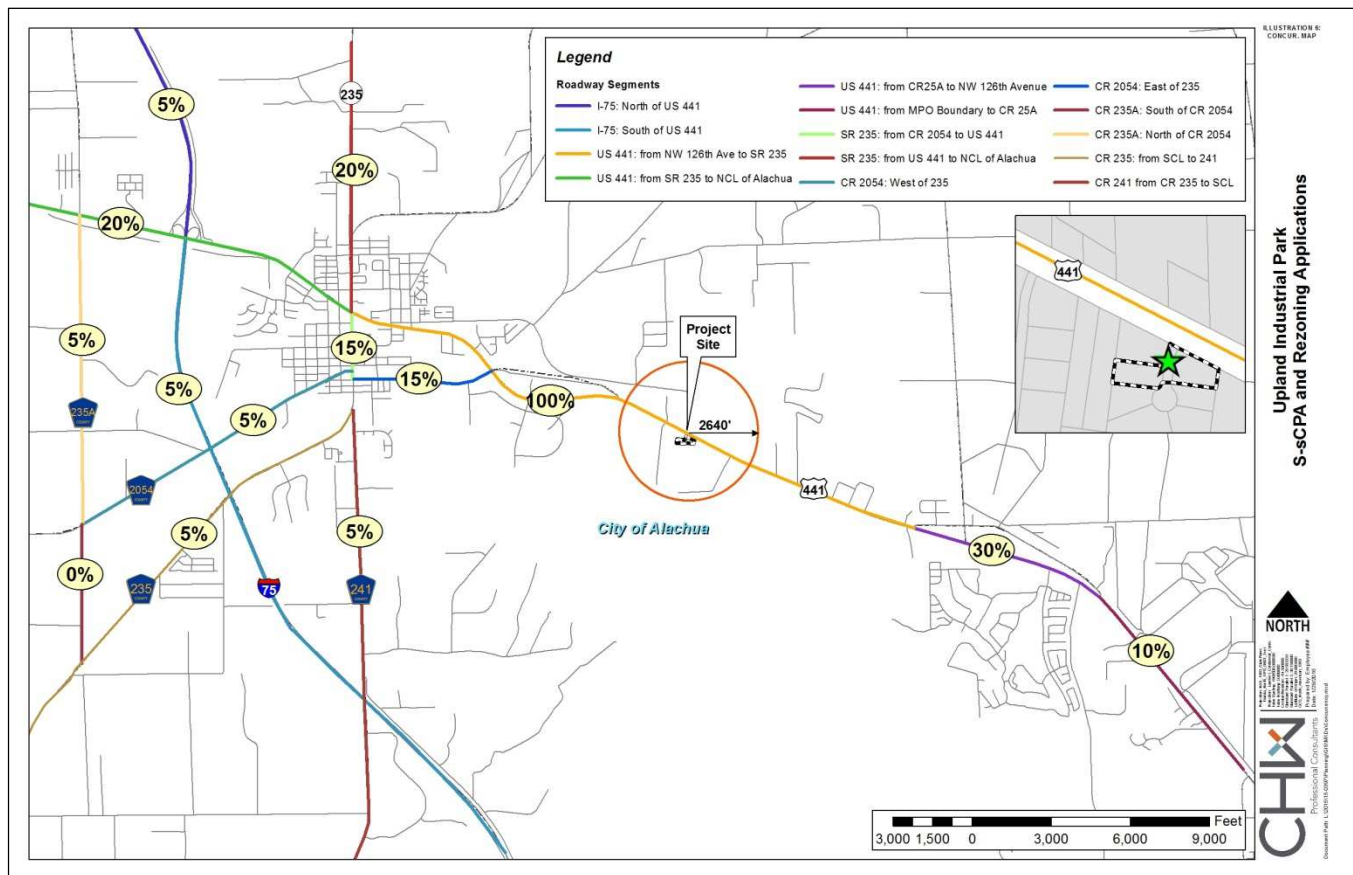
The maximum development potential hypothetically resulting from this proposed Rezoning (Table 2) will generate more than 1,000 ADT. Therefore, analysis is not just required for roadway segments that intersect with a ½ mile radius from the project site's closest intersection. Analysis also includes roadways 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 <sup>1</sup>	Units <sup>2</sup>	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center (ITE 820) <sup>3</sup>	82	42.70	3,506	3.42	287	4.57	369
<b>Total</b>	-	-	<b>3,506</b>	-	<b>287</b>	-	<b>369</b>

- 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.





**Figure 5: Anticipated Trip Distribution by Segment**

**Table 3: Impacted Roadway Segments**

Segment Description		Lanes	Functional Classification	Area Type	LOS
3/4	US-441 (NW 126th to SR-235)	4/D	Principal Arterial	Urban Trans	D
9	SR 235 (US 441 to NCL of Alachua)	2LU	Major Collector	Urban Trans	D

The intersection used to calculate the ½ mile radius was the NW 101<sup>st</sup> Drive / US-441 intersection. Since the NW 101<sup>st</sup> Drive / US-441 intersection is located along Segment 3/4, 100% of the maximum potential trips generated from the approval of this Rezoning application are allocated to Segment 3/4. Potential trips are relatively evenly dispersed in all directions, allocating 30% to the east (Turkey Creek subdivision and the City of Gainesville), 30% to downtown Alachua, and 20% to both west of the City of Alachua and north on SR-235. A minimal (5%) of potential trips are anticipated beyond these roadway segments.

Segment 3/4 is anticipated to be directly affected by the potential trips generated from the approval of this Rezoning application. Segment 9 is estimated to have at least a 5% increase in maximum service volumes. Impacts to Segments 3/4 and 9 are calculated in Tables 4.

**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 <sup>1</sup>	35,500	3,200	13,300	1,200
Existing Traffic <sup>1</sup>	18,347	1,743	6,653	632
Reserved Trips <sup>1</sup>	1,998	226	381	37
Available Capacity	15,155	1,231	6,266	531
Projected Trip Generation <sup>2</sup>	3,506	369	701	74
<b>Available Capacity w/ application approval</b>	<b>11,649</b>	<b>862</b>	<b>5,565</b>	<b>457</b>

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 Rezoning 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 Rezoning 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 <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,131,000
Reserved Capacity <sup>2</sup>	113,030
Residual Capacity <sup>1</sup>	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Net Potential potable water demand <sup>3</sup>	
[82,110.6 ft <sup>2</sup> 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 <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	627,000
Reserved Capacity <sup>2</sup>	73,590
Residual Capacity <sup>1</sup>	799,410
Percentage of Permitted Design Capacity Utilized	46.71%
Projected Sanitary Sewer Demand from proposed project <sup>3</sup>	
[82,110.6 ft <sup>2</sup> x 0.1 gallons per unit]	8,211
Residual Capacity After application approval	791,199

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 7: Project Solid Waste Impact**

<b>System Category</b>	<b>LBs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	4,633.55	845.62
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	
Proposed Potential Solid waste generated <sup>4</sup>		
[[(((12 lbs. / 1,000 sq. ft. / day x 82,110.6 ft <sup>2</sup> ) 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 Rezoning application's approval.**

## 4. CONSISTENCY WITH COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning 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 Rezoning application was submitted concurrently with an S-sCPA application requesting Commercial (C) FLU category, which is consistent with the requested zoning classification. 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 Rezoning 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 Rezoning 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 101<sup>st</sup> 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.*