



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** December 12, 2017  
**Quasi-Judicial Hearing**

**SUBJECT:** A request to amend the Official Zoning Atlas from Agricultural ("A") to Commercial Intensive ("CI") on a ±9.99 acre subject property.

**APPLICANT/AGENT:** Ryan Thompson , AICP of CHW, Inc. (Applicant/Agent)

**PROPERTY OWNER:** DM Alachua Investments, LLC

**LOCATION:** 9900 NW US Highway 441; northwest of intersection of US Highway 441 and NW 43<sup>rd</sup> Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441.

**PARCEL ID  
NUMBER(S):** A portion of Tax Parcel 05936-001-000

**ACREAGE:** ±9.99

**PROJECT PLANNER:** Adam J. Hall, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

**RECOMMENDED  
MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

## SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for DM Alachua Investments, LLC, property owner, that would change the zoning designation for a portion of one tax parcel from Agricultural ("A") to Commercial Intensive ("CI") on an approximate 9.99 acre subject property (portion of Tax Parcel Number 05936-001-000).

The subject property currently has one single family residence and one storage building and is located northwest of intersection of US Highway 441 and NW 43<sup>rd</sup> Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441. The property address is 9900 NW US Highway 441.

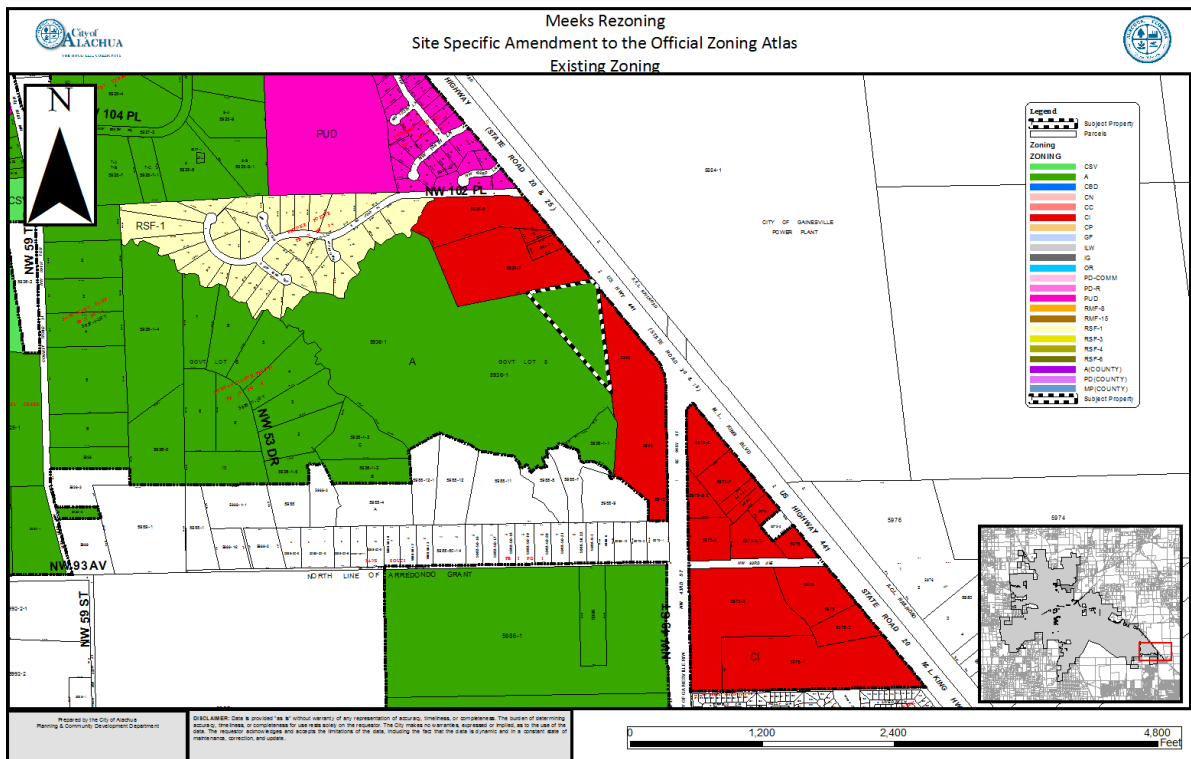
The subject property currently has a Commercial Future Land Use Designation. The proposed zoning district is consistent with the existing, underlying FLUM Designation of the subject property.

The proposed zoning district is described as follows in Section 3.2.1, City of Alachua Land Development Regulations:

The Commercial Intensive ("CI") Zone District is described as follows in Section 3.5 .2 (E) of the Land Development Regulations (LDRs):

*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. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.*

## Map 1. Current Official Zoning Atlas with Subject Property



## ZONING DESIGNATION COMPARISON

	Existing Districts	Proposed Districts
<b>Zoning District:</b>	Agricultural ("A")	Commercial Intensive ("CI")
<b>Max. Gross Density:</b>	1 Dwelling Unit	N/A
<b>Floor Area Ratio:</b>	NA	.5 F.A.R. ("CI")= 217,582 square feet
<b>Typical Uses*:</b>	Agriculture, animal husbandry, agricultural support and services, animal sales and care	Eating establishments, offices, retail sales and services, vehicle sales and services
<p>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</p>		

## SURROUNDING USES

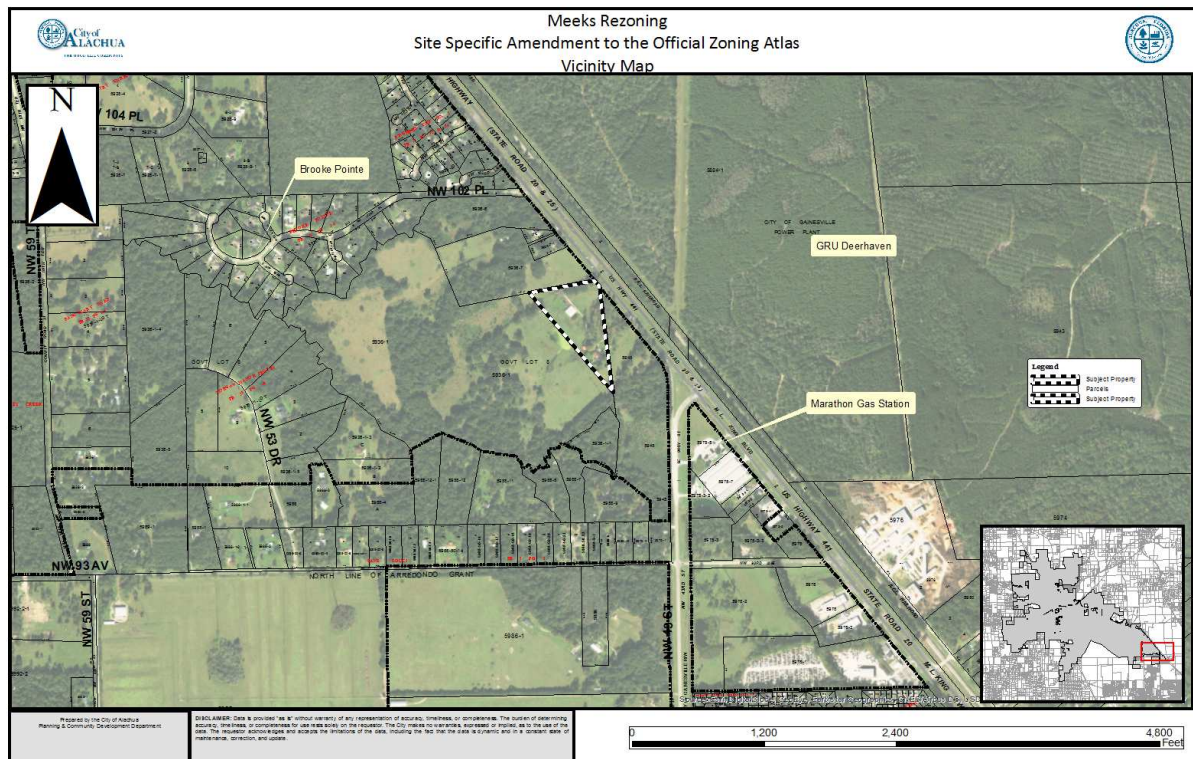
The subject property is located northwest of intersection of US Highway 441 and NW 43<sup>rd</sup> Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended Official Zoning Atlas if the proposed amendment is approved. The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and does not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

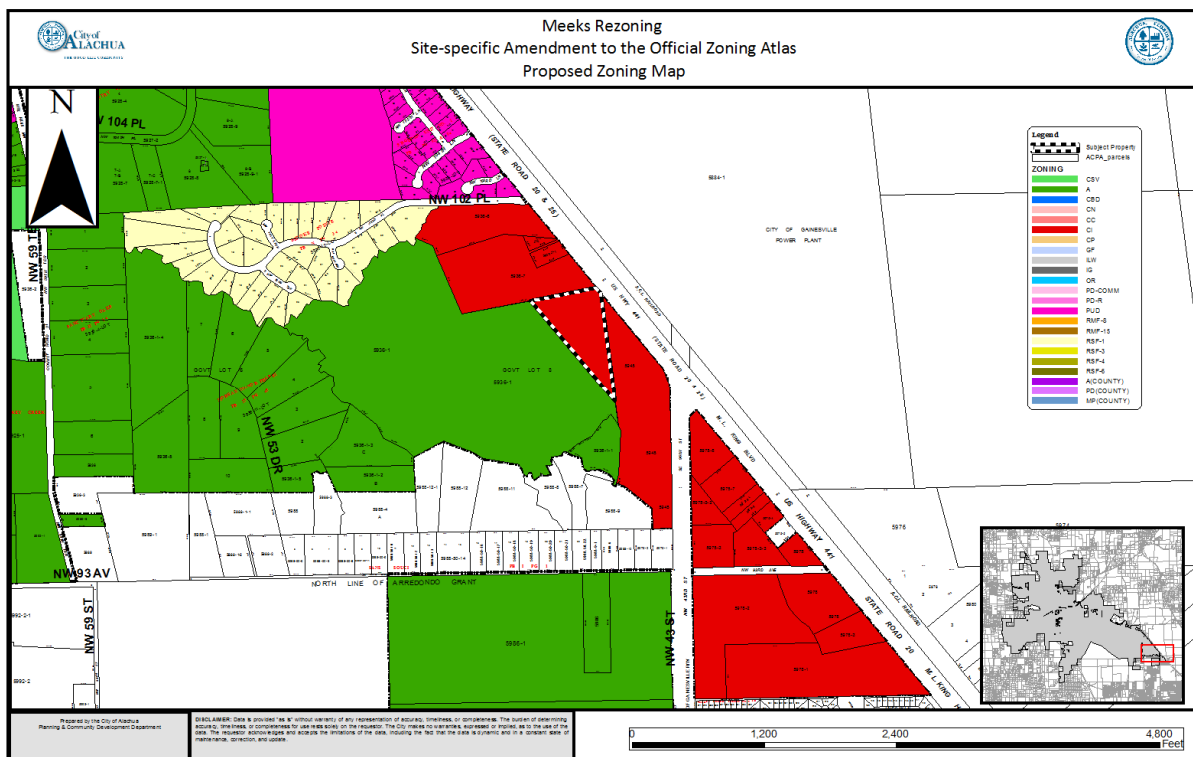
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Vacant Commercial	Commercial	CI
East	US Highway 441/ GRU Deerhaven	Public Facilities (Gainesville)	PS (Public Services and Operations) (Gainesville)
West	Vacant Agricultural	Agriculture	A

## Map 2. Vicinity Map



## Map 3. Proposed Amendment to the Official Zoning Atlas



**Table 2. Parcels Subject to this Application**

Parcel No.	Existing Use(s)	Current Zoning District	Proposed Zoning District	Acreage
05936-001-000	Single Family Residence	Agricultural ("A")	Commercial Intensive ("CI")	±9.99 ac

## NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on September 26, 2017 at the City of Alachua Public Library to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, nine (9) individuals attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A") to Commercial Intensive ("CI"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations.

**Table 3. Proposed Zoning Designations**

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
05936-001-000	Commercial	No proposed change	Commercial Intensive ("CI")	<input checked="" type="checkbox"/>

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.



## **Future Land Use Element**

### Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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

Policy 1.3.d:                Design and performance standards:    The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion

- between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
  5. Placement of signage;
  6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
  7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
  8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
  9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
  10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
  11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape



design. Landscape plans shall include perimeter and internal site landscaping.

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.

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 mitigation, the City shall establish a tree banking 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.

Objective 5.1:       Natural features:

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a:           Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention

of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

#### **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.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

### **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.

##### **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.

##### **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.

### **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.

#### **GOAL 2: Solid Waste**

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

#### **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.

#### **GOAL 4: Potable water**

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

#### **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.

#### **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.

##### **OBJECTIVE 1.3: Listed Species**

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas

identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. The minimum threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

#### OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to

identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

## ENVIRONMENTAL CONDITIONS ANALYSIS

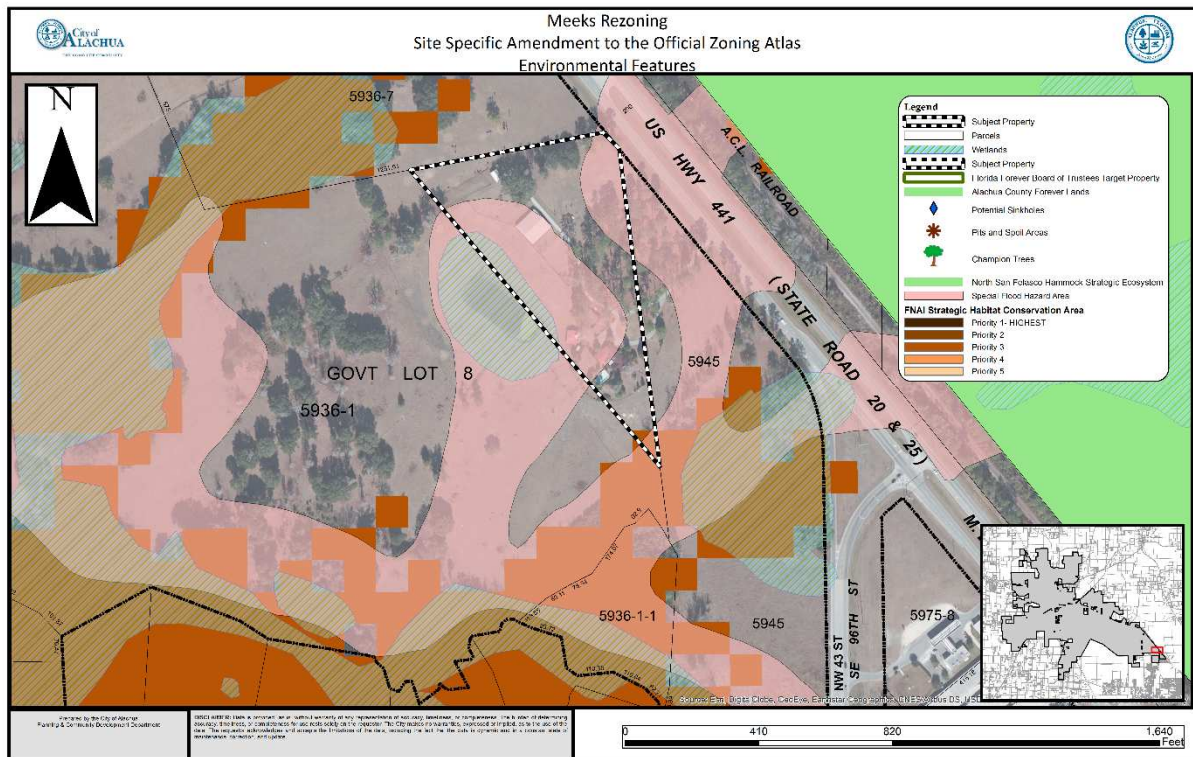
### **Wetlands**

According to the Suwannee River Water Management District data, potential wetlands may be located on the subject property. Exact location and appropriate protections would be determined at the site plan review stage of development. The National Wetlands Inventory does not identify any wetlands on the subject property.

**Evaluation:** If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.



## Map 4. Environmental Features



## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## Regulated Plant & Animal Species

A small portion of the site (approximately 1%) contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). Priority 3 habitat, as identified by the Florida Natural Area Inventory ("FNAI") Strategic Habitat Conservation Areas classified as Priority 3 may contain S2 and S3 species. S2 species are defined as "[i]mperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or

man-made factor.” S3 species are defined as “[e]ither very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.” If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

**Evaluation:** The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property, but the site does contain habitat identified as potentially important for native species and ecosystems. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. Policy 1.3.c of the Conservation and Open Space Element states that an inventory of listed species will be required for new development in areas identified as known habitat for listed species. An environmental survey must be performed prior to submittal for any application that is a final development order to identify any regulated plant and animal species.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil type found on the subject property:

*Mulat Sand (0% – 5% slopes)*

Hydrologic Soil Group: C

This soil type is poorly drained and permeability is moderately rapid to rpaid at the surface. Surface run off is slow. This soil type poses several limitations for urban uses including commercial buildings and dwellings.

*Pomona Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is poorly drained and permeability is rapid to very rapid at the surface. Surface run off is slow. This soil type poses several limitations for urban uses including commercial buildings and dwellings.

**Evaluation:** The soil types potentially pose limitations on development for the site. As indicated by the application submitted to the City, appropriate engineering and site preparation techniques will be used to ensure that these soils are addressed at the time of subdivision and/or site plan application.

### **Flood Potential**

Panel 12001C0285D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that a portion of the subject property is in Flood Zone A (areas determined to be subject to inundation by the 1 percent annual chance flood, commonly known as the 100 year flood, with no Base Flood Elevation data given), the remainder of the property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Any future development of the subject property would be required to demonstrate compliance with Section 6.9.4, *Floodprone area standards*, of the City's Land Development Regulations.

### **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes are located on or near the subject property.

**Evaluation:** Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zone**

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

**Evaluation:** The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation and Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

- (b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

**Evaluation and Findings:** An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

**Evaluation and Findings:** The proposed amendment would permit commercial uses along NW US Highway 441 in proximity to existing commercial uses and adjacent lands with the proposed zoning category, Commercial Intensive ("CI").

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation and Findings:** The proposed amendment would permit commercial uses in areas located proximate to existing commercial uses.

- (e) ***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.

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map ("FLUM") Designation. The US Highway 441 corridor is characterized by

commercial or industrial properties located adjacent to agricultural or conservation lands located further from the corridor.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely affect 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.

**Evaluation and Findings:** The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) ***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 the surrounding zone districts) of the area where the proposed amendment is located.

**Evaluation and Findings:** The proposed application would permit commercial uses along US Highway 441, consistent with the City's Comprehensive Plan.

- (h) ***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.

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl as the project site is located between two parcels zoned CI and is proximate to existing commercial intensive uses.

- (i) ***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).

**Evaluation and Findings:** The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Commercial Intensive ("CI") lands adjacent to existing lands with the same zoning designation. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***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.

**Evaluation and Findings:** The subject property is located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure. Actual provision of utilities to the site may be provided by Gainesville Regional Utilities, to be determined at the time of a proposed subdivision or site plan.

The net impact on public facilities (potable water, wastewater, parks, stormwater, transportation network, solid waste, and public school facilities) generated by the proposed amendment will not adversely affect the Level of Service ("LOS") of any public facility.

Since this is a preliminary development order, the analysis is based upon the net increase in intensity created by amending the zoning designation from Agricultural ("A") to Commercial Intensive ("CI"). The applicant will be required to submit a site plan or subdivision plat prior to any development on the subject property and provide a detailed impact analysis showing the impacts on affected roadway segments within the City's Comprehensive Plan based on a specific use. Development approval shall be issued only if the proposed development does not lower the existing levels of service of public facilities and services below the adopted LOS in the Comprehensive Plan. Therefore, at the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

- (k) 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.

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report.



## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	US 441 (CR25A to NW 126 <sup>th</sup> Ave)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

<sup>2</sup> For developments generating more than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 5a. Existing Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single- Family Residential <sup>2</sup> (ITE Code 210)	10 (5/5)	1 (0/1)	1 (1/0)
<b>Total</b>	<b>10</b>	<b>1</b>	<b>1</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.

<sup>2</sup> Formulas: AADT – 9.57 trips per d.u. x 1 (50% entering/50% exiting); AM Peak Hr – .75 trips per d.u. x 1 (26% entering/74% exiting); PM Peak Hr – .1.01 per d.u. x 1 (64% entering/36% exiting).

**Table 5b. Proposed Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center/Discount Club/ Electronics Store <sup>2</sup> (ITE Codes 820, 857, 863)	9,291 (4,645/4,645)	762 (472/290)	979 (509/470)
<b>Totals</b>	<b>9,419</b>	<b>811</b>	<b>1,005</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.

<sup>2</sup> Formulas: AADT – 42.70 per 1,000 g.f.a x 217 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 g.f.a x 217 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 g.f.a x 217 (52% entering/48% exiting).

**Table 5c. Net Change in Trips: Trip Generation Impact**

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	10	1	1
Proposed Potential Trip Generation Total	9,291	762	979
<b>Net Change in Trips</b>	<b>9,281</b>	<b>761</b>	<b>978</b>

**Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 441 Segment 6 (106) <sup>1</sup>	US 441 Segment 7 (4127) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	35,500	35,500
Existing Traffic <sup>3</sup>	17,295	21,000
Reserved Trips <sup>4</sup>	23	5
Available Capacity <sup>4</sup>	18,182	14,495
Projected Net Change in Daily Trips	4,641	9,281
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>13,541</b>	<b>5,214</b>
PM Peak Hour Traffic Analysis	US 441 Segment 6 (106) <sup>1</sup>	US 441 Segment 7 (4127) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	3,200	3,200
Existing Traffic <sup>3</sup>	1,643	1,890
Reserved Trips <sup>4</sup>	2	1
Available Capacity <sup>4</sup>	1,555	1,309
Projected Net Change in PM Peak Hour Trips	489	978
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>1,066</b>	<b>331</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016. <sup>4</sup> Source: City of Alachua August 2017 Development Monitoring Report. <sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved. <i>The above trip distributions are based on the net impacts calculated by the applicant.</i>		

**Evaluation:** The maximum potential daily trips will be increased by approximately 9,281; the maximum potential PM peak hour trips will be increased by approximately 978. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's transportation network will be reevaluated at site plan or subdivision review.

## Potable Water Impacts

**Table 7. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	60,524
Projected Potential Potable Water Demand from Proposed Amendment **	21,483
Current Potential Water Demand with Existing Land Use	0
Difference (Net increase in demand)	-21,483
<b>Residual Capacity</b>	<b>916,993</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>59.20%</b>
<i>Sources:</i> * City of Alachua August 2017 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot	

**Evaluation:** This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 8. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	654,000
Reserved Capacity*	57,964
Projected Potential Wastewater Demand from Proposed Amendment **	21,508
Current Potential Wastewater Demand with Existing Land Use	0
Difference (Net increase in demand)	-21,508
<b>Residual Capacity</b>	<b>766,528</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>47.46%</b>
<i>Sources:</i> * City of Alachua August 2017 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot	

**Evaluation:** This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely

affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

## **Recreation Impacts**

**Evaluation** Given that the proposed Amendment to the Official Zoning Atlas changes the designation from Agricultural (“A”) to Commercial Intensive (“CI”), there would be no adverse effects to the Level of Service for Recreation facilities.

## **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

<b>System Category</b>	<b>Lbs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>2</sup>	5,280.27	963.65
Projected Solid Waste Net Demand from Application <sup>3</sup>	2,604	475
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<b>Sources:</b> <sup>1</sup> Bureau of Economic & Business Research, University of Florida, <i>Estimates of Population by County and City in Florida, April 1, 2016</i> ; Policy 2.1.a, CFNGAR Element City of Alachua August 2017 Development Monitoring Report Formula: 9,892 persons x 0.73 tons per year <sup>2</sup> Formula: $(((12 \text{ lbs per } 1,000 \text{ square foot per day}) \times 217,582 \text{ square feet}) \times 365) / 2,000 = 475 \text{ TPY}$ <sup>3</sup> New River Solid Waste Facility, May 2017		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

## **Public School Facilities Impacts**

**Evaluation:** Given that the proposed Amendment to the Official Zoning Atlas changes the designation from Agricultural (“A”) to Commercial Intensive (“CI”), there would be no adverse effects to the Level of Service for Public School facilities.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use      S = Special exception permit      A = Allowed in the PD districts      Blank cell = Prohibited																								
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	Cl	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)

Dwelling, townhouse			S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family			S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park							P																4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P				A		A	A	
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S		S	S	S										A			
Roominghouse			S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A	4.3.2(A)



Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)	
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Day care																									
Adult care center			S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A		
Child care center			S		S	S	S	S	S	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)	
Day care home (up to and including 6 persons)			S	S	S	S	S	S	S	S	S	P	P	P	P						A				
Overnight child care center			S				S	S	S	P	P	P	P	P									A	4.3.2(B)(1)	
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A		
School			P	S	S	S	P	P	P	P	P			P	P					P	A	A	A	4.3.2(C)(1)	
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)	
Government facilities																									
Government maintenance, storage, and distribution facility														S	S	P		P	P	P	A			A	4.3.2(D)
Government office												P		P	P	P	P			P	A		A	A	4.3.2(D)

Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S						S	S				P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility								S	S		S	P	P	P						A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S						S	S	P			P	P						A		A		
Psychiatric treatment facility													P							A				

Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)	
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P					P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P					P			P	A	A	A	A		

	Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)	
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
	Transportation																								
Airport		S											S		S			S	P				A		
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)	
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)	
Passenger terminal, surface transportation													S		P	P	P	P	P	A					
	Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)	

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)

Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P										S		S									4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P															A						4.3.3(A)(1)
Farm produce stand		P															A						4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																					4.3.3(A)(1)
Nursery, commercial		S															A						4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S						P										4.3.3(A)(1), (4)
Pet farm		P																					4.3.3(A)(1)
Sawmill		S																					4.3.3(A)(1), (5)
Stable		P																					4.3.3(A)(1), (6)



Agriculture support and services (not directly related)																				
Agricultural research facility		P												P	P	P				4.3.3(B)(1)
Animal care business		P													P					
Auction arena for livestock		S													S	S				
Central farm distribution hub for agricultural products		P													P	P				4.3.3(B)(1)
Equestrian facility		P																		4.3.3(B)(2)
Fair grounds		S																A		
Farm machinery repair		P											P		P					
Farm machinery sales, rental, and service		P											P		P			A		
Stable		P																		4.3.3(B)(3)
Animal sales, service and care																				
Animal hospital		P										P		S				A		4.3.3(C)(1)
Animal shelter		S										S						A		4.3.3(C)(2)
Animal grooming		P										P	P	P			P	A		
Kennel, indoor		P						S	S		S	P		S	P	P		A		A

Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																							
Eating establishments																							
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors															P	P	P		A				
Electric motor repair																	P						4.3.4(C)(1)

Fuel oil distributor																P						
General industrial service												P	P	P	P	P					A	
Heavy equipment sales, rental, or repair														P		P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities												P	P	P							A	4.3.4(C)(3)
Machine shop														S		P						4.3.4(C)(1)
Repair of scientific or professional instruments												S		S	P	P	P		A		A	
Tool repair														S	P	P	P					4.3.4(C)(1)
Manufacturing and production																						
Asphalt/concrete batch plant																S						4.3.4(D)(1)
Manufacturing, heavy <sup>1</sup>																P						4.3.4(D)(1)
Manufacturing, light															P	P	P		A		A	
Medical marijuana processing																						
Medical radioisotope laboratory															P							
Non-medical marijuana processing																						
Offices																						

Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services									S		P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P												P				P						
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S												P				P	A			A	A	
Golf course, private		P	P	P	P	P	P	P	P	P					P	P					A	A	A	
Retail sales and services																								
Auction house		P												P						A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)

General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S			P	P	P	P	P			A		A		4.3.4(G)(6)
Repair establishment													S	P	P	P				A				4.3.4(G)
Sales establishment									S	S			S	P	P	P	P			A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf														P		P				A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf														S		S				A				4.3.4(G)(7)
Self-service storage																								
All uses														P		P	S		P		A			4.3.4(H)
Sexually oriented business																								





Taxicab service														P	P	P						A				
Tire sales and mounting														P		P						A				4.3.4(J)(7)
Towing service																P						A				4.3.4(J)(8)
Transmission or muffler shop																P						A				4.3.4(J)(7)
Truck or tractor rental or sales																P			P							4.3.4(J)(2)
Visitor accommodations																										
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P					A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P					A		A			4.3.4(K)(2)
Hotel or motel												S	P	P	P	P					A		A	A		4.3.4(K)(4)
Warehouse and freight movement																										
Cold storage plant																		P								
Parcel services																P	P	P	P		A					4.3.4(L)(1)
Truck or freight terminal																		S	P							4.3.4(L)(1)
Warehouse (distribution)																	P	P	P							4.3.4(L)(1)
Warehouse (storage)																	P	P	P		A					4.3.4(L)(1)
Outdoor storage (as a principal use)																		S	S							4.3.4(L)(2)

Waste-related services																			
Energy recovery plant		S																	
Hazardous waste collection sites															P				
Incinerator		S													S				
Landfill		S													S	S			
Landspreading of wastes		S													S				
Recycling dropoff center													S		S	S		A	A
Recycling and salvage center		S													P				
Salvage and junkyard															P				
Tire disposal or recycling															S				
Waste composting		S													P				
Wholesale sales																			
All uses														S	P	P	P		
<sup>1</sup> This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																			

**EXHIBIT “B”**  
**TO**  
**APPLICATION FOR A**  
**SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS**  
  
**ON BEHALF OF**  
**DM ALACHUA INVESTMENTS, LLC**  
  
**MEEKS REZONING**

**SUPPORTING APPLICATION MATERIALS**  
**SUBMITTED BY CITY STAFF TO THE PLANNING**  
**AND ZONING BOARD**