



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 8, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property

PROPERTY OWNERS: Phoenix Commercial Park, LLP

LOCATION: West of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua

PARCEL ID NUMBER(S): A portion of 05855-004-000

ACREAGE: ± 34.99

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

RECOMMENDED MOTION: *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (SSCPA) is a request by Phoenix Commercial Park, LLP, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural Employment Center (County) to Industrial on a ± 34.99 acre subject property (Tax Parcel No 05855-004-000). The subject property is located west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

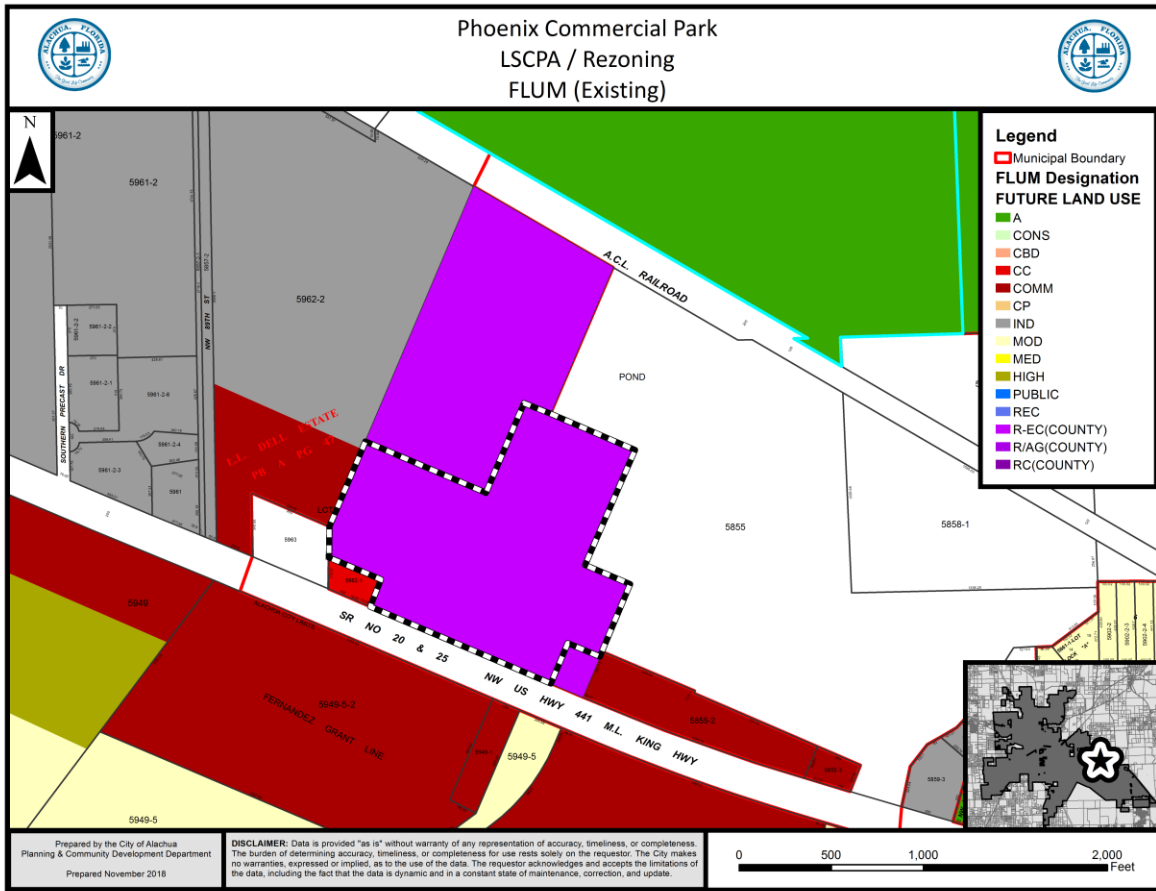
The subject property presently has a Rural Employment Center (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for other adjacent parcels in the immediate vicinity. The property has historically been used for industrial uses.

FLUM DESIGNATION COMPARISON

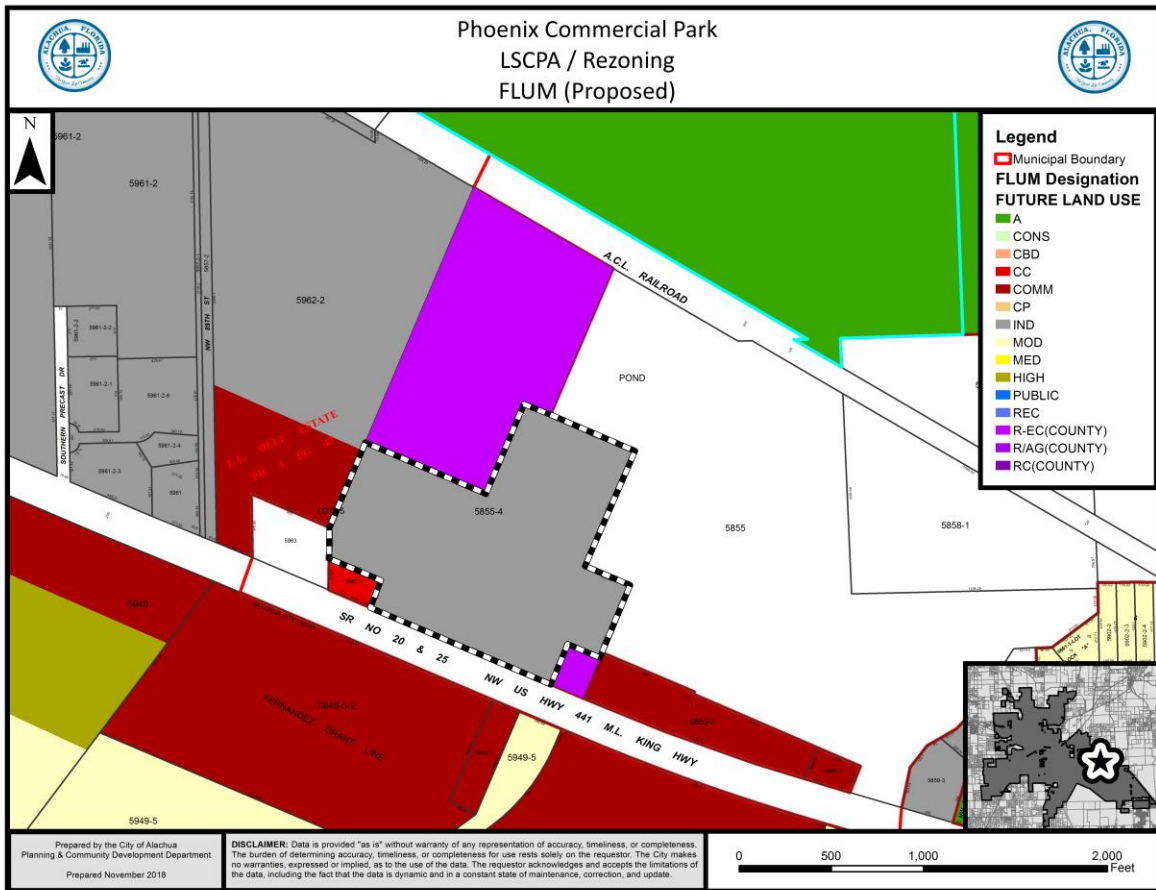
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map (“FLUM”) Designations:

	Existing FLUM Designation (±34.99)	Proposed FLUM Designation (±34.99 acres)
FLUM District:	Rural Employment Center (County)	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	.50 (762,307 square feet)
Typical Uses*:	Business and professional services, retail sales and services, food service, food service, personal services, entertainment and recreation activities and the processing, packaging, warehousing and distribution of agricultural products. Retail sales and services uses shall not exceed 10% of the existing gross square footage within the rural employment center, Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.3.1., Conference and training facilities	Clean industrial, warehousing, research and development, technology industries, self-storage facilities, limited retail sales and services
<p><i>*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.</i></p>		

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.5: Industrial

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.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft. Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft. maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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, trucks), 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 that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial 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 by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

EXISTING USES

The subject property currently has 6 buildings used for a variety of industrial-type uses.

SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: 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 may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

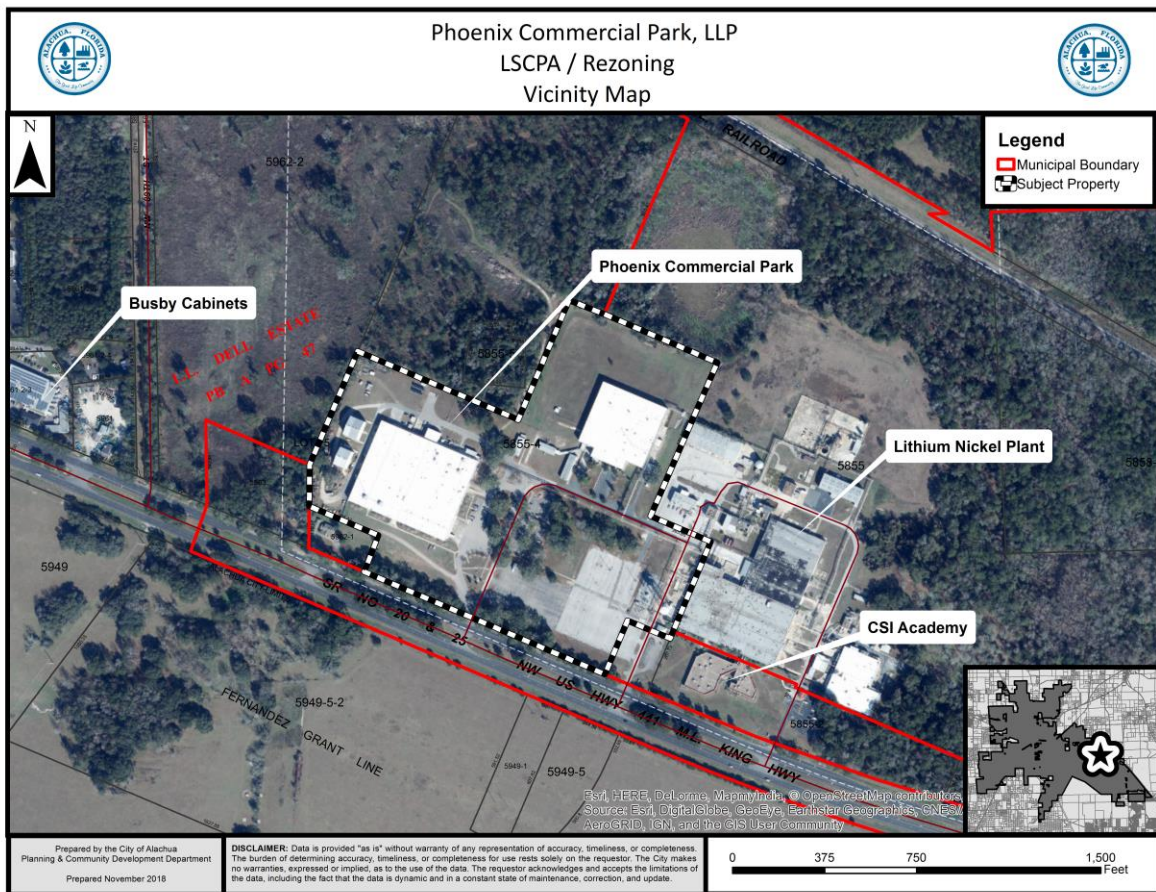


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Rural Employment Center	Industrial Services and Manufacturing (“MP”) (County)
East	Commercial	Commercial	Commercial Intensive (“CI”)
West	Commercial	Commercial	Commercial Intensive (“CI”)
South	Vacant Commercial and Residential	Commercial and Moderate Density Residential	Commercial Intensive (“CI”) and Planned Development Residential (“PD-R”)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
A portion of 05855-004-000	Industrial	Rural Employment Center (County)	Industrial	±34.99

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he

evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County

Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.. The subject property may be within the City's water and wastewater service areas. Any future development would be required to meet the land development regulations, as they are at the time of the development.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Proposed land use amendment would help encourage infill and redevelopment of an existing neighborhood.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. (XIII) Results in the loss of significant amounts of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment's consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No adverse impact on natural resources or ecosystems will result from this amendment.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM

Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The subject property is presently designated for industrial use

(Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. 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 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

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.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft. Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft. maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of buildin	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum
Office Showroom	150,000 sq.ft. maximum	None permitte	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a

limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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, trucks), 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 that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial 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 by 5 acres or

greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Analysis of Consistency with Objective 1.5: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: The subject property has historically been used for industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is currently available to the property.

Transportation Element

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not currently served by the City's wastewater system, but may be located within the City's wastewater service area. If located within the City's wastewater service area, connection to the City's wastewater system would be required at time of development.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's wastewater service area,

connection to the City's potable water system would be required at time of development.

Conservation and Open Space Element

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. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

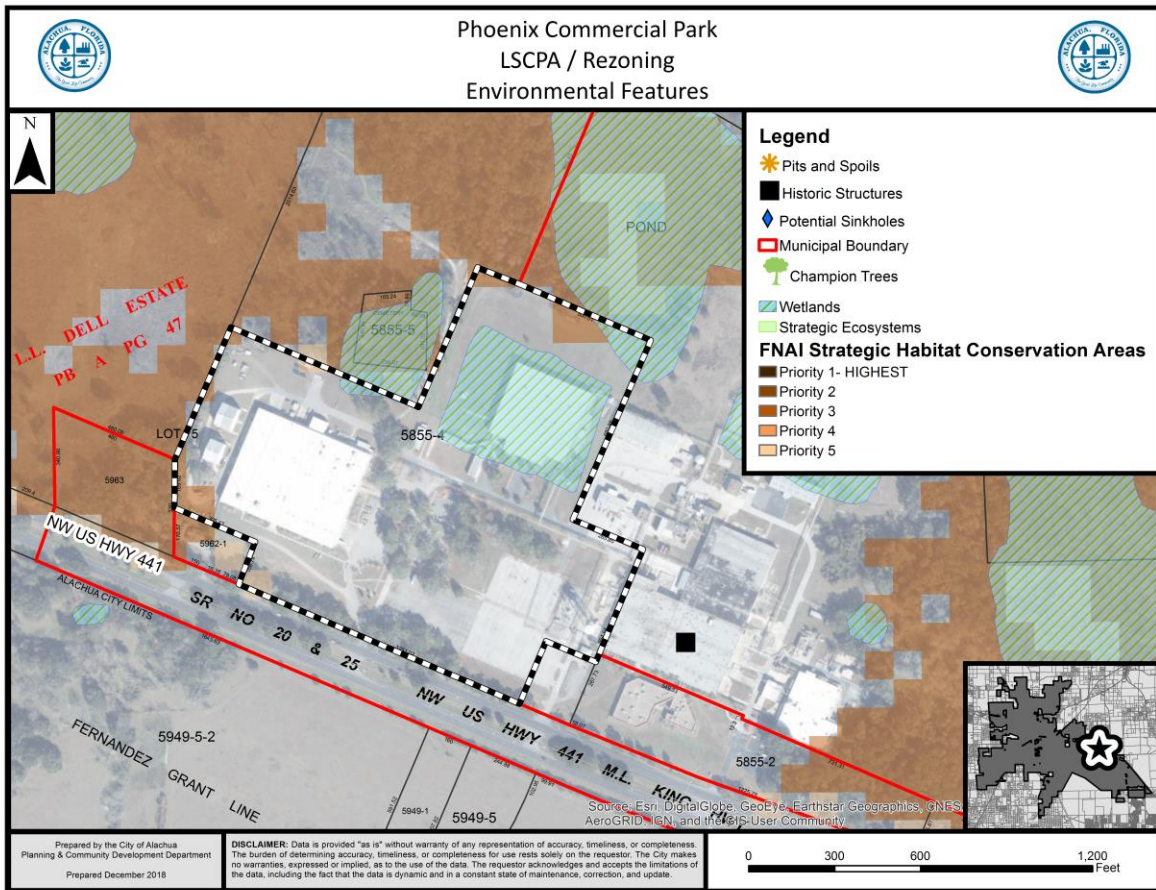
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:

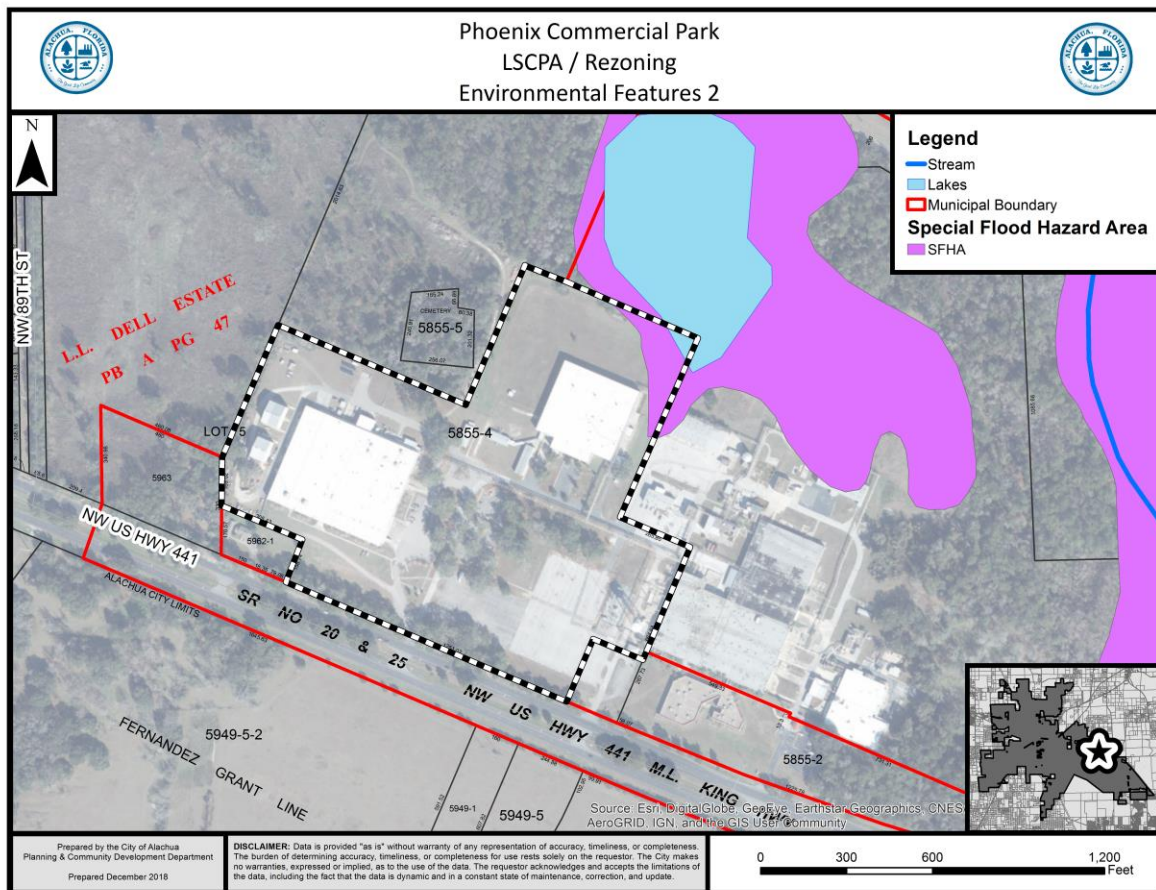
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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 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

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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 four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	48.20%
Millhopper-Urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	9.50%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	31.20%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.10%

Evaluation: The entire site is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "A" designations (areas determined to be within the 500-year floodplain).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

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 there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural Employment Center	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (762,307 square feet)
Maximum Density/ Intensity	N/A	762,307 square feet non-residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 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 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Industrial)	Warehousing ² (ITE Code 150 (10th ed.))	2,565 (1,282/1,282)	310 (223/87)	336 (121/215)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 5.05 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508) (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508)(36% entering/65% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase/Decrease in Daily Trips Generated by Development	2,565
Residual Capacity After Development's Impacts⁵	23,131

1 FDOT roadway segment number shown in parenthesis (when applicable.) 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.
2 Source: FDOT 2018 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.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126 th to SR 235) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	336
Residual Capacity After Development's Impacts⁵	1,811
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) 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.</i> ² <i>Source: FDOT 2018 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.</i> ³ <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).</i> ⁴ <i>Source: City of Alachua August 2018 Development Monitoring Report.</i> ⁵ <i>The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City’s transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	7,620
Residual Capacity	1,018,563
Percentage of Permitted Design Capacity Utilized	55.71%
<i>Sources: * City of Alachua August 2018 Development Monitoring Report **15 gallons per employee per day (508 x 15) FAC64E-6</i>	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the preliminary plat review stage. 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 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
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Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	7,620
Residual Capacity	771,591
Percentage of Permitted Design Capacity Utilized	48.56%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **15 gallons per employee per day (30 x 15) FAC64E-6	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the preliminary plat review stage. 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.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	2,030	370.84
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)</i> 2 City of Alachua August 2018 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: 1,016 employees x 0.73 tons per year) 4 New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

EXHIBIT “A”

TO

**PHOENIX COMMERCIAL PARK, LLP LARGE SCALE COMPREHENSIVE
PLAN AMENDMENT APPLICATION
STAFF REPORT**