



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

March 12, 2019

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Commercial(±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County)(±26.98 ac.) to Corporate Park on a ±82.40 acre subject property
APPLICANT:	Clay Sweger, AICP, LEED- AP, eda engineers-surveyors-planners, inc.
PROPERTY OWNERS:	The Laser Investment Group, LLC
LOCATION:	13025 NW US HWY 441
PARCEL ID NUMBER(S):	05962-002-000, 05855-005-000 and a portion of 05855-004-000
ACREAGE:	± 82.40
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:	<i>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.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Commercial(±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County)(±26.98 ac.) to Corporate Park on a ±82.40 acre subject property. The subject property is located at approximately 13025 NW US Highway 441, west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua. The subject property has a previously approved project under construction (San Felasco Tech City Phase I). The San Felasco Tech City Phase I Site Plan was approved by the Planning and Zoning Board on July 10, 2018.

The subject property presently has the following Future Land Use Map Designations: Commercial (±10.00 ac), Industrial (±45.42 ac.), and Rural Employment Center (Alachua County) (±26.98 ac.). The Commercial FLUM designation permits an intensity of .75 FAR, and the Industrial FLUM designation permits an intensity of .5 FAR. The Rural Employment Center maximum FAR is variable and dependent upon any final development approvals.

According to Objective 1.4 of the Future Land Use Element (FLUE) of the City of Alachua Comprehensive Plan , the purpose of the Corporate Park Future Land Use designation is to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and to provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region. Allowable uses include the following: office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities

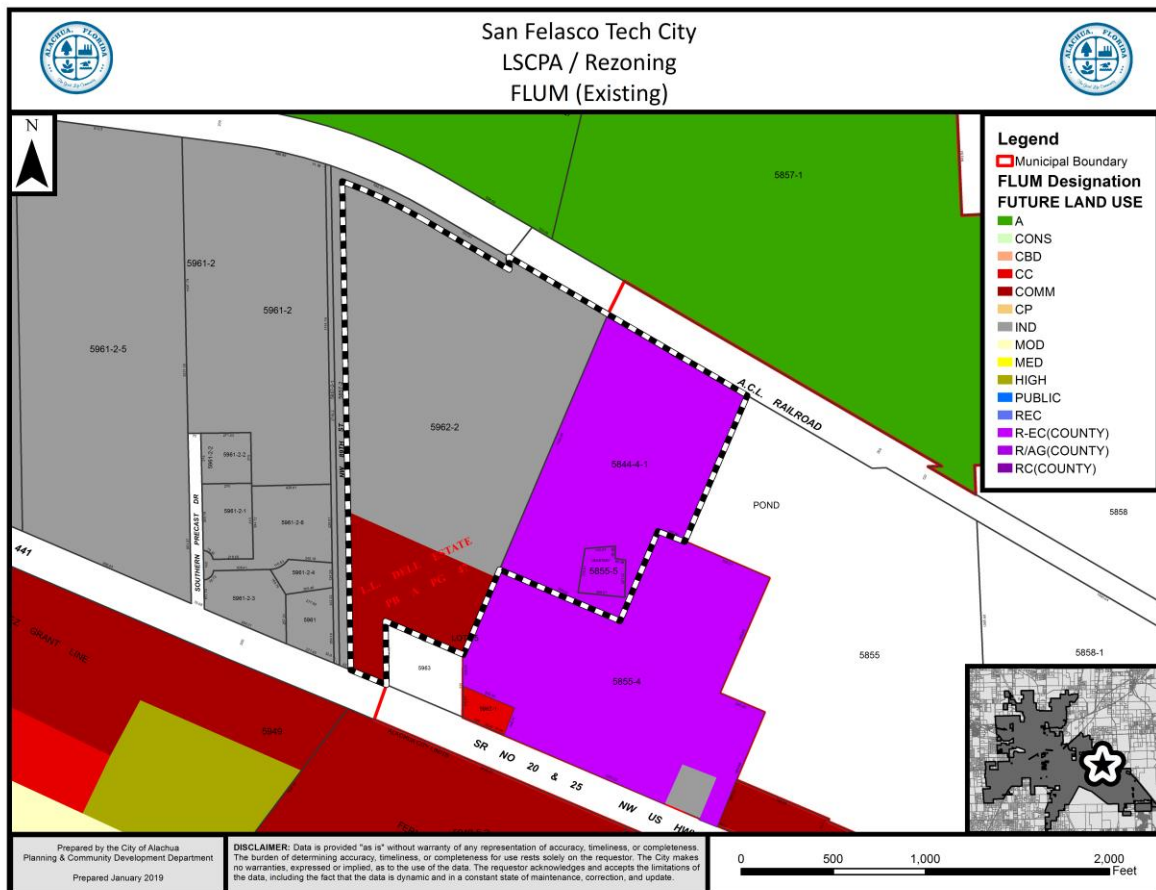
FLUM DESIGNATION COMPARISON

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:

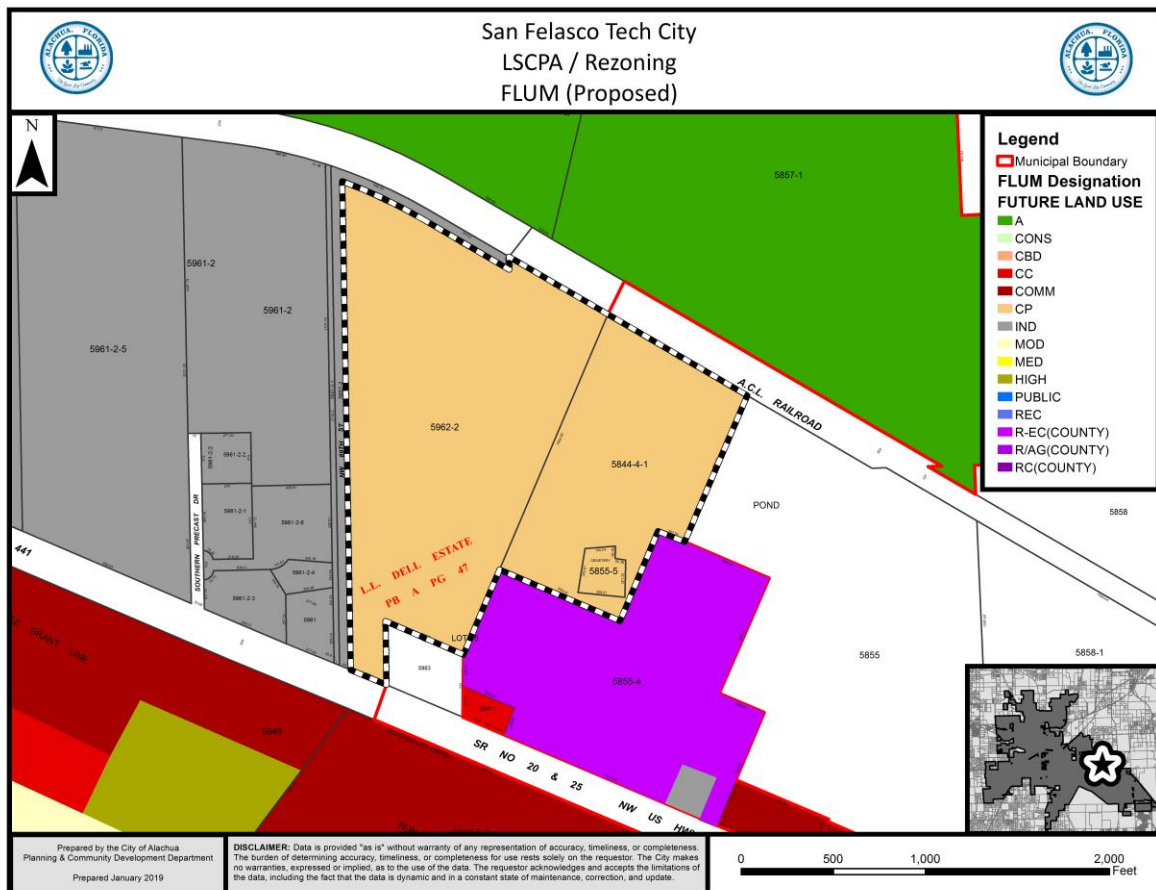
	Existing FLUM Designations (±82.40 acres)			Proposed FLUM Designation (±82.40 acres)
FLUM District:	Rural Employment Center (County)(±26.98 acres)	Industrial (±45.42 acres)	Commercial (±10.00 acres)	Corporate Park
Max. Gross Density:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	.50 (989,247 square feet)	.75 (323,433 square feet)	.50 (1,792,494 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 industry, warehousing, research, and technology industries, 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	Retail sales and services; Personal services; Financial Institutions; Outdoor recreation and entertainment; Tourist-related uses; Hotels, motels; Commercial shopping centers; Auto-oriented uses; Traditional Mixed-use Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating Establishments	Office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards)

**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.*

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses,

and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
Regional Warehouse	None permitted	100,000 sq.ft	50%
Manufacturing / Assembly	75% of total area	100,000 sq.ft	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq.ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq.ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for Corporate Park 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 and use of landscaping to create an integrated design;
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 site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
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 for parcels 1 acre or less.

12. Clustering of residential uses.

EXISTING USES

The subject property currently has 2 buildings under construction that are proposed to be office, retail, and general light industrial 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

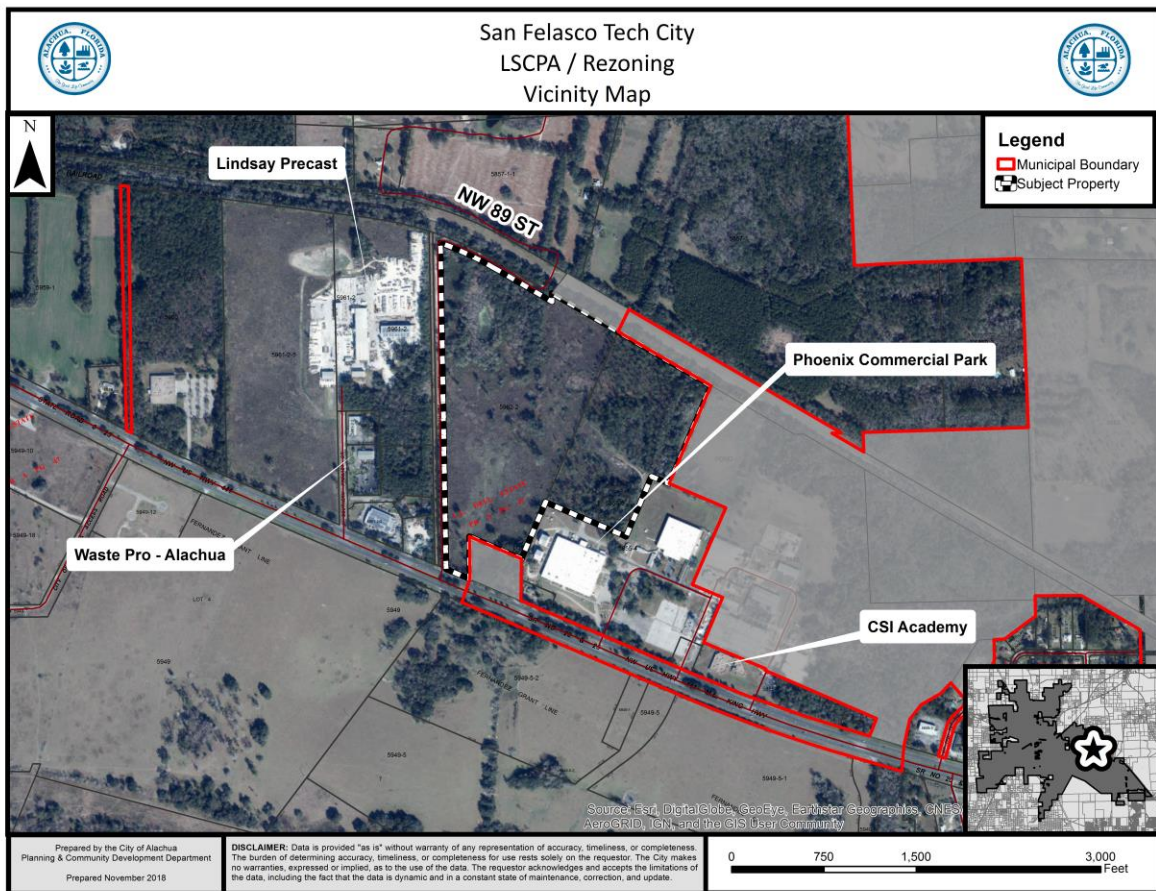


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Agriculture	Agricultural ("A")
East	Industrial/ Vacant Industrial	Rural Employment Center (Alachua County)	Industrial Services and Manufacturing ("MP") (County)
West	Industrial	Industrial	Light and Warehouse Industrial ("ILW")
South	Vacant Commercial, Residential, and Industrial	Commercial, Moderate Density Residential and Rural Employment Center (Alachua County)	Commercial Intensive ("CI"), Community Commercial ("CC"), Industrial Services and Manufacturing ("MP") (County)

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)	Corporate Park	±25.81
05962-002-000	Light industrial, office and retail (under construction)	Commercial and Industrial	Corporate Park	±55.27
05855-005-000	Industrial	Rural Employment Center (County)	Corporate Park	±1.32

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 applicant indicates that the Corporate Park land use will permit the development of the property as a vibrant, mixed use project that will provide opportunities for employment, recreation and live/work arrangements. 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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park would allow development to occur in a unified manner, while providing a mix of uses.

- (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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located adjacent to existing industrial or commercial uses, and near areas identified as residential and commercial on the Future Land Use Map.

- (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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located adjacent to existing industrial or commercial uses, and near areas identified as residential and commercial on the Future Land Use Map.

- (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 wetland areas located on the subject property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas. There are no known active hazard waste management or solid waste management areas located on the project subject to this application.

- (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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The property does not currently have any active or passive agricultural operations.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property will be located within the City's potable water and wastewater service area, and will be required to connect to those systems.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is currently served by City of Alachua potable water and wastewater, and has access to US Highway 441. No significant extension of public facilities are proposed.

- (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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property's separation from adjacent rural uses will be maintained.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The proposed land use change would encourage infill development as it is located between existing industrial and commercial uses.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. 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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located within the City's wastewater and potable water service areas and would be required to connect to those systems.

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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The Corporate Park land use will allow the subject property to develop with a unified, mixed use pattern that is generally a more desirable development/land use pattern than single use large scale development. The proximity of residential uses will also contribute to a more efficient land use pattern.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for industrial uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The subject property is located within the City's

wastewater and potable water service areas and would be required to connect to those systems.

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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The property does not currently have any active or passive agricultural operations.

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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. Any proposed future development would be required to conform to applicable City, County, and State regulations regarding development near wetlands. The subject property does not meet the threshold for residential development to occur, so no concerns related to provision of public open space and recreation needs.

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 uses (Rural Employment Center (Alachua County) and Industrial) and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and Commercial to Corporate Park. The proposed amendment would encourage the provision of employment opportunities for the residents of Alachua. Based on the Growth Trends report (2016) from the City of Alachua, the City can anticipate approximately 10,000 new residents with the next 20 years.

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 uses (Rural Employment Center (Alachua County) and Industrial), and commercial uses (Commercial). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation), Industrial, and

Commercial to Corporate Park. The proposed land use change would encourage infill development as it is located between existing industrial and commercial uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Rural Employment Center, Industrial, and Commercial to Corporate Park 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 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
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Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
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2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
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 site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
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 for parcels 1 acre or less.
12. Clustering of residential uses.

Analysis of Consistency with Objective 1.4: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. The proposed allowable uses are similar to existing allowable uses. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Analysis of Consistency with Goal 3: A cemetery is identified to be on the subject property. The applicant has indicated in submittal materials that this area shall be avoided for any future development on the site.

- 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: 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 $\frac{1}{4}$ 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 currently served by the City's wastewater system. Future development, will be required to connect to the existing system.

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 $\frac{1}{4}$ 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 potable water 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.

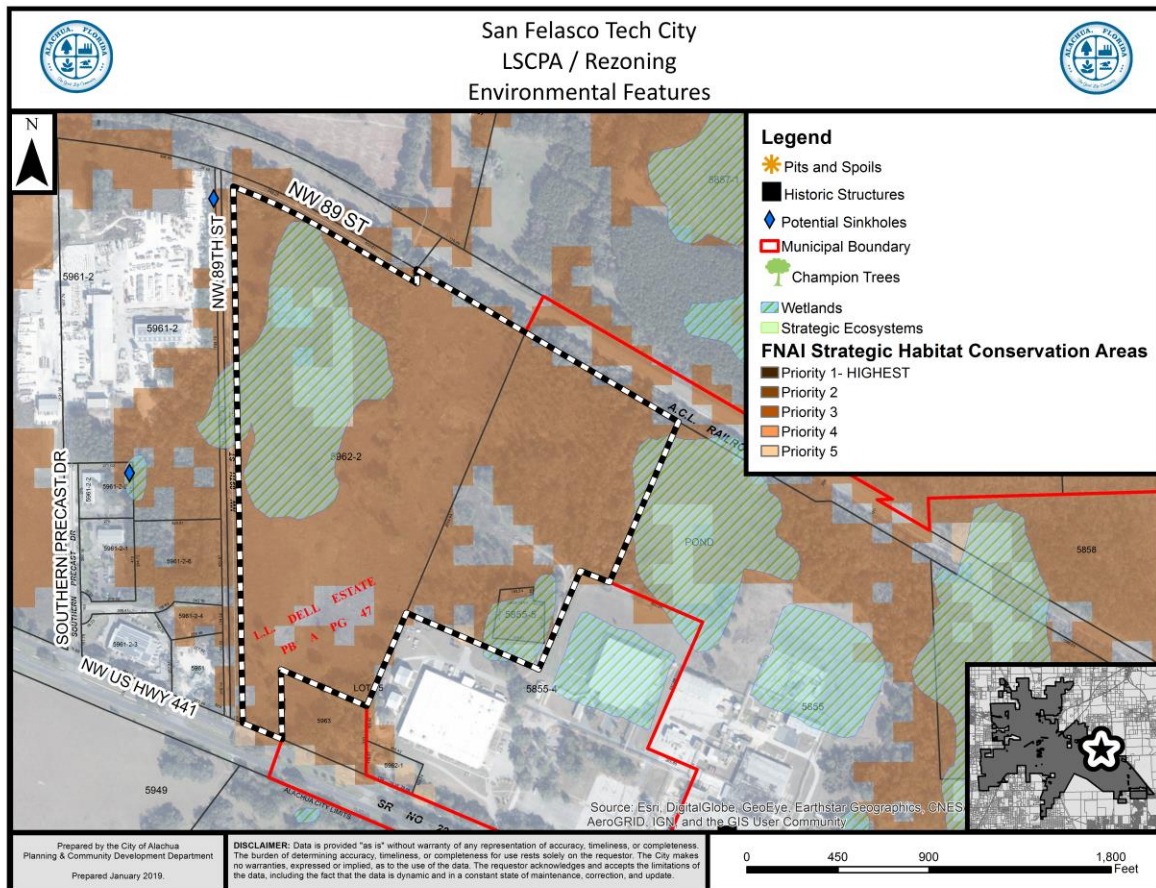
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

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 applicant has provided an environmental assessment complete by Environmental Research Corporation. Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. The subject property is not known to contain any other 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: Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. No other species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain lands identified in the PNA data layer as potentially important. If any other 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 seven (7) 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	35.9%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	15.40%
Monteocha loamy sand	A/D	Very poorly drained	Very limited	8.1%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	37.1%
Chipleys sand	A	Somewhat poorly drained	Not limited	0.6%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Somewhat limited	0.1%
Bivans sand, 2 to 5 percent slopes	C/D	Poorly drained	Very limited	2.7%

Evaluation: A majority of the site (approximately 89%) is not limited for small commercial buildings. Most, if not all, of the areas identified as being very limited or somewhat limited are within areas that are precluded from development. 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 are no sinkholes or known indicators of sinkhole activity 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. A small cemetery is identified on site; the applicant has indicated that the area will be avoided and protected in future development plans. Florida Statutes (872.02) includes provisions related to disturbance of cemeteries.

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 Future Land Use Map Designations			Proposed Future Land Use Map Designation
FLUM Designation:	Rural Employment Center	Industrial	Commercial	Corporate Park
Max. Gross Density:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	.50 FAR	.75 FAR	.50 FAR
Maximum Density/Intensity	N/A	989,247 square feet non residential	323,433 square feet non residential	1,792,494 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	Trip Distribution
3 and 4 (106)	US 441 (from NW 126 th to SR 235)	4D	Arterial	Urban Trans	D	100%
6 (106)	US 441 (from CR25A to NW 126 th Ave)	4D	Arterial	Urban Trans	D	60%
5 (107/1407)	US 441 (from SR235 to NCL)	4D	Arterial	Urban Trans	E	24%
8 (108)	SR 235 (from 235/241 Intersection to US 441)	2U Bays	Major Collector	COMM	D	8%
9 (109/4109)	SR 235 (from US 441 to NCL)	2U Bays	Major Collector	COMM	D	8%

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 Uses	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
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Proposed FLUM Designation (Corporate Park)	Shopping Center ² (ITE Code 820 (10th ed.)) 90,000 square feet	3,398 (1,699/1,699)	270 (146/124)	379 (190/189)
Proposed FLUM Designation (Corporate Park)	Office ³ (ITE Code 710 (10th ed.)) 807,000 square feet	7,860 (3,930/3,930)	1,186 (1,044/142)	928 (167/761)
Proposed FLUM Designation (Corporate Park)	General Light Industrial ⁴ (ITE Code 110 (10th ed.)) 896,000 square feet	4,444 (2,222/2,222)	824 (717/107)	744 (134/610)
Total	1,793,000 square feet	15,702 (7,851/7,851)	2,280 (1,907/373)	2,051 (491/1,560)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 37.75 trips per 1000 sqft (90 x 37.75 = 3,398) (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1000 sqft (90 x 3.00 = 270) (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1000 sqft (90 x 4.21 = 379)(50% entering/50% exiting).
³ Formulas: AADT – 9.74 trips per 1000 sqft (807 x 9.74 = 7,860) (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1000 sqft (807 x 1.47 = 1,186 (88% entering/12% exiting); PM Peak Hour – 1.15 trips per 1000 sqft (807 x 1.15 = 928)(18% entering/82% exiting).
⁴ Formulas: AADT – 4.96 trips per 1000 sqft (896 x 4.96 = 4,444) (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1000 sqft (896 x .92 = 824 (87% entering/ 13% exiting); PM Peak Hour – 0.83 trips per 1000 sqft (896 x .83 = 744)(18% entering/82% 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	US 441 (from CR25A to NW 126 th Ave) ¹	US 441 (from SR235 to NCL) ¹	SR 235 (from 235/241 Intersection to US 441) ¹	SR 235 (from US 441 to NCL) ¹
Average Annual Daily Trips					
Maximum Service Volume ²	45,700	45,700	39,000	14,400	14,400
Existing Traffic ³	18,579	18,579	25,926	10,305	7,537
Reserved Trips ⁴	1,425	23	2,367	0	29
Available Capacity ⁴	25,696	27,098	10,707	4,095	6,834
Increase/Decrease in Daily Trips Generated by Development	15,702	9,421	3,768	1,256	1,256
Residual Capacity After Development's Impacts⁵	9,994	17,677	6,939	2,839	5,578

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	US 441 (from CR25A to NW 126 th Ave) ¹	US 441 (from SR235 to NCL) ¹	SR 235 (from 235/241 Intersection to US 441) ¹	SR 235 (from US 441 to NCL) ¹
Maximum Service Volume ²	4,110	4,110	3,510	1,290	1,290
Existing Traffic ³	1,765	1,765	2,463	979	716
Reserved Trips ⁴	199	2	244	0	2
Available Capacity ⁴	2,146	2,343	803	311	572
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	2,051	1,231	492	164	164
Residual Capacity After Development's Impacts⁵	154	1,112	711	147	408
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.					

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 final 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*	47,917
Potential Potable Water Demand from Proposed Amendment **	268,874
Residual Capacity	747,209
Percentage of Permitted Design Capacity Utilized	67.51%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft x 1,792,494 square feet(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 site plan 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
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	43,889
Projected Potential Wastewater Demand from Proposed Amendment **	268,874
Residual Capacity	500,237
Percentage of Permitted Design Capacity Utilized	66.66%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft gfa x 1,792,494 square feet (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 site plan 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	21,507	3,925
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> <i>1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2018; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)</i> <i>2 City of Alachua August 2018 Development Monitoring Report</i> <i>3 Policy 2.1.a, CFNGAR Element (Formula: 12 lbs per 1,000 sqft gfa (1,792 x 12 = 3,925 tons per year)</i> <i>4 New River Solid Waste Facility, April 2018</i>		

Evaluation: 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

**SAN FELASCO TECH CITY LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION
STAFF REPORT**