



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 21, 2019

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing Scheduled for:
- San Felasco Tech City Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On January 7, 2019 the City of Alachua received your revised application for the San Felasco Tech City LSCPA which proposes the amendment of the Future Land Use Map from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000. On January 23, 2019 the City received your request to suspend review of the application until a later time. On February 21, 2019, the City received your request to resume review of the application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials on a CD or by emailing a Cloud / FTP link *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **March 12, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Wednesday, February 27, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Clay Sweger, AICP, eda, inc.

PROPERTY OWNER: Laser Investment Group, LLC

DRT MEETING DATE: December 20, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Commercial (±10.00 acres); Industrial (±45.4 acres);
Rural Employment Center (County) (±27 acres);

CURRENT ZONING: Commercial Intensive (CI) (±10.00 acres); Light and Warehouse
Industrial (ILW) (±45.4 acres); Industrial Services and Manufacturing (MP) (County) (±27
acres)

PROPOSED FLUM: Corporate Park (±82.4 ac)

PROPOSED ZONING: Corporate Park (CP) (±82.4 ac)

OVERLAY: N/A

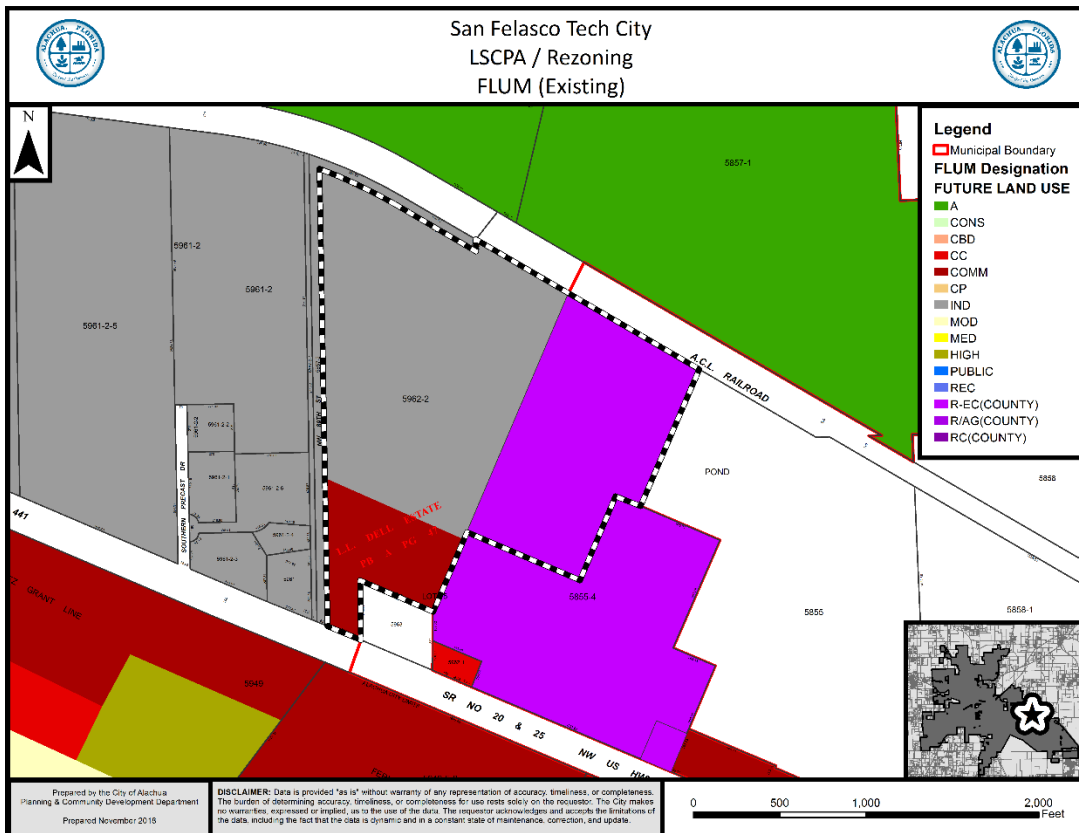
ACREAGE: ±82.30 acres

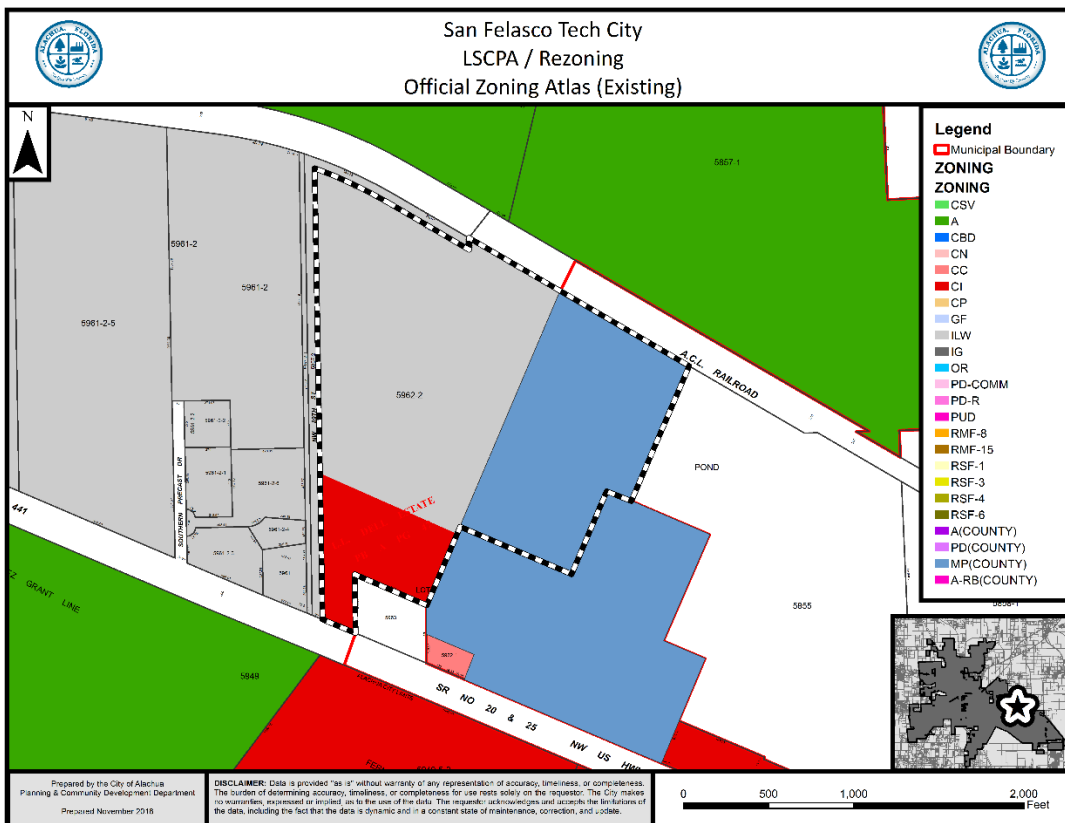
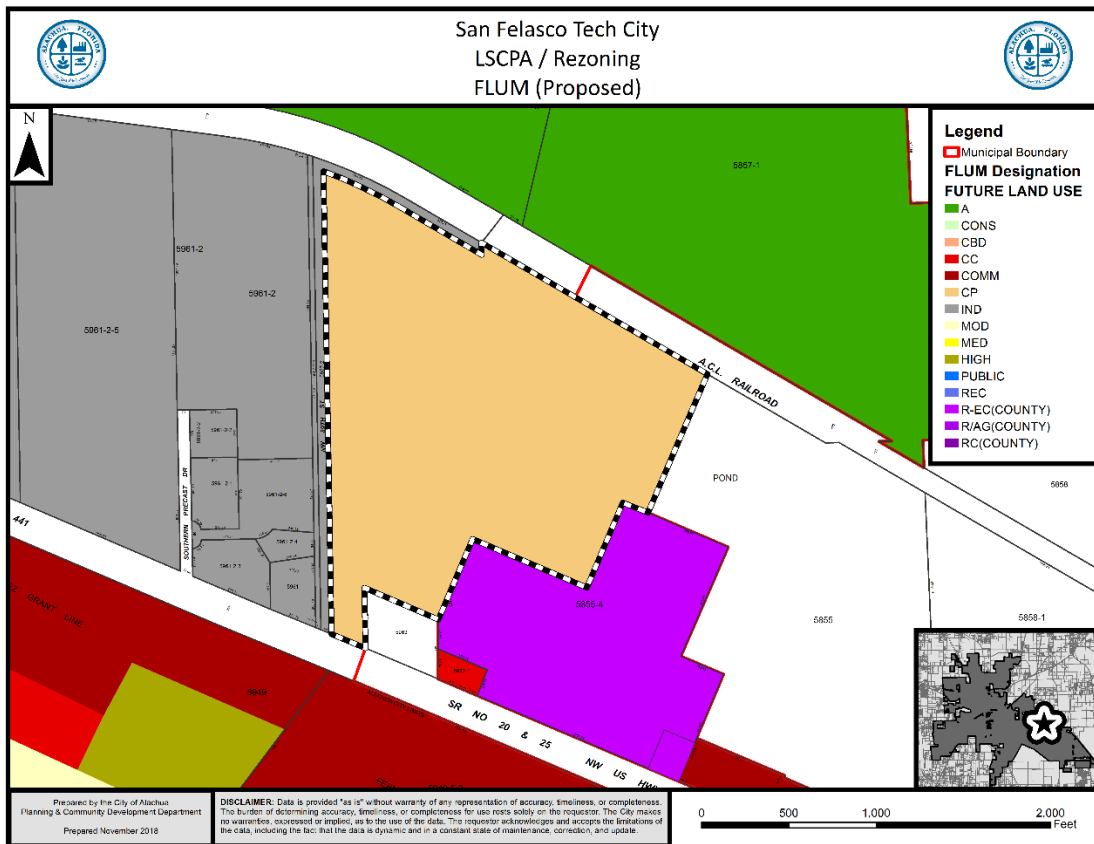
PARCELS: 05962-002-000, 05855-005-000, and a portion of 05855-004-000

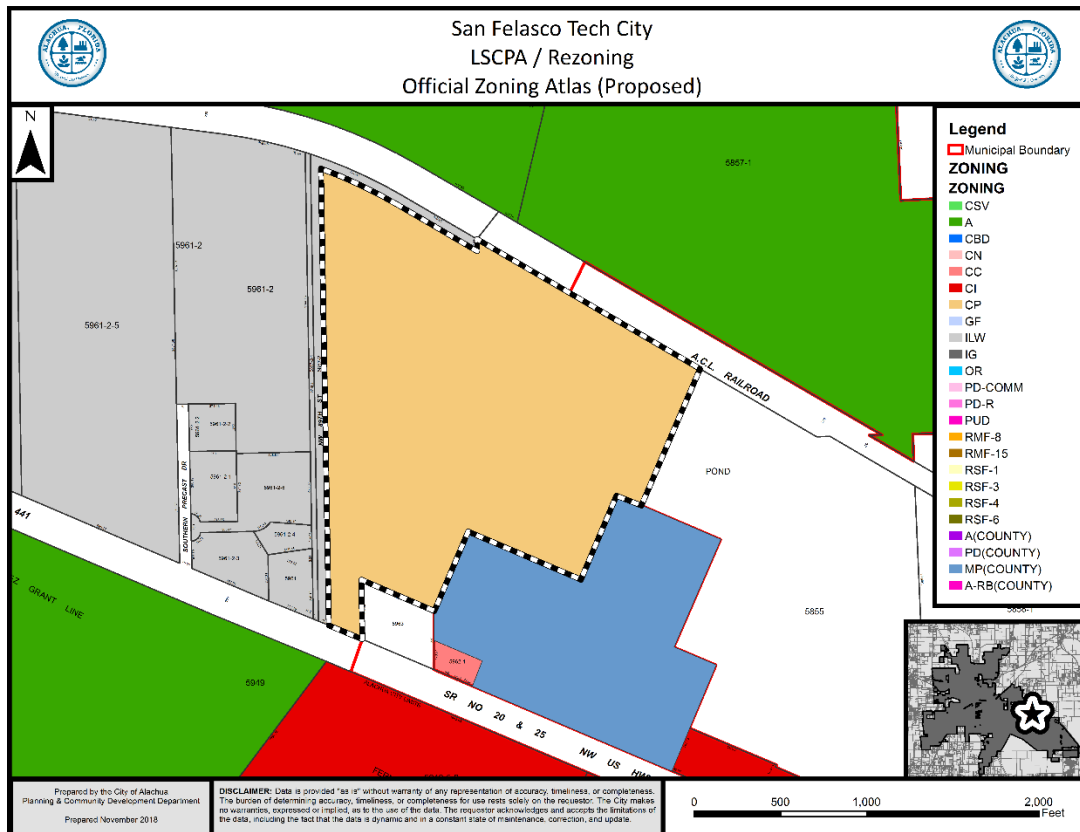
PROJECT SUMMARY: (1) A request to amend the Future Land Use Map (FLUM) from
Commercial (±9.9 ac), Industrial (±45.4 ac), and Rural Employment Center (County) (±27ac)
to Corporate Park (±82.3 ac)

(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±9.9 ac),
Light and Warehouse Industrial (ILW) (±45.4 ac), and Industrial Services and Manufacturing
(MP) (County) (±27 ac) to Corporate Park (CP) (±82.3 ac)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the
insufficiencies identified below must be received by the Planning Department on or before
4:00 PM on MONDAY, JANUARY 7, 2019.







Deficiencies to be Addressed

Large Scale Comprehensive Plan Amendment

1. *Comprehensive Plan Consistency Analysis*
 - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
 - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
 - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
 - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
2. *Concurrency Impact Analysis*
 - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

- b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
 - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
3. *Miscellaneous*
- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a "master plan". Please clarify the meaning of this statement. The closest regulatory analogue for a "master planned" development would be one of the various Planned Development zoning districts provided in the City's Land Development Regulations.
 - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
 - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

Site-Specific Amendment to the Official Zoning Atlas

- 1. *Comprehensive Plan Consistency Analysis*
 - a. Policy 1.4.d, FLUE, states that the minimum area for Corporate Park Development to include residential units is 100 acres. Please address how the listed residential units will be provided.
 - b. Goal 3, FLUE, Historic, Cultural, and Archeological Preservation. Alachua County Property Appraiser records indicate that a portion of the subject property is identified as a "cemetery". If applicable, please address specific Objectives and policies related to this existing use of property.
 - c. Objective 1.10, Conservation and Open Space Element, Environmental Resource Map narrative indicates presence of wetlands, but the wetlands are not displayed. Please revise map or provide separate wetlands survey.
 - d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.
- 2. *Concurrency Impact Analysis*
 - a. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
 - b. Projected Trip Generation Conclusion: Applicant states the application would not negatively impact the adopted LOS for adjacent and nearby roadways. If development were to occur at the maximum development potential represented by the proposed FLUM designations, LOS deficiencies would potentially exist for certain roadway segments. Revise analysis accordingly.
 - c. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.

3. *Analysis with Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas*
 - a. Please note and address consistency with Section 3.5.2(F)(2).
4. *Miscellaneous*
 - a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development will be developed through a “master plan”. Please clarify the meaning of this statement. The closest regulatory analogue for a “master planned” development would be one of the various Planned Development zoning districts provided in the City’s Land Development Regulations.
 - b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.
 - c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF MONDAY, JANUARY 7, 2019.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:

- San Felasco Tech City Large Scale Comprehensive Plan Amendment (LSCPA)
- San Felasco Tech City Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On November 28, 2018 the City of Alachua received your applications for the San Felasco Tech City LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Industrial and Rural Employment Center (County) to Corporate Park on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Light and Warehouse Industrial (ILW) and Industrial Services and Manufacturing (MP) (County) to Corporate Park (CP) on Parcel Nos. 05962-002-000, 05855-005-000 and a portion of 05855-004-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, December 11, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Mailing Labels

Please provide 6 sets of labels for persons and organizations registered to be notified. This list can be found here:

http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2018_10_02.xls.

2. Property Taxes

Property taxes appear to be outstanding for 05962-002-000, 05855-005-000, and 05855-004-000. Prior to scheduling public hearings, evidence of payment of taxes will be required.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File