



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

May 14, 2019

SUBJECT: A Staff-initiated amendment to the City's Comprehensive Plan Future Land Use Element, amending Objective 1.4, Policies 1.4.a, 1.4.d, and 1.4.f, relating to the Corporate Park Future Land Use Map Designation

APPLICANT/AGENT: City of Alachua

PROJECT PLANNERS: Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendments to Objective 1.4 and related Policies of the Future Land Use Element to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

On January 23, 2012, the City of Alachua Commission approved amendments to the Comprehensive Plan to include an Objective and Policies related to a newly-established Future Land Use Map designation, identified as 'Corporate Park' (CP). This FLUM Designation was intended to help facilitate mixed use development, primarily along the US 441 corporate corridor and other urbanized portions of the City.

As stated in Objective 1.4, the district provides a range of research and development, technology and biotechnology industries, office, supporting retail and residential uses located near major transportation corridors in the City of Alachua. Further, the CP FLUM Designation is intended to provide appropriate locations for mixed use office-oriented development in a campus-like or 'corporate park' setting, to promote and foster the growth of established industries within the City, provide for residential uses and provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

This Comprehensive Plan FLUM Designation was created as a result of a privately-initiated application with the intent of creating a new land use category that allowed additional flexibility in developing mixed use projects in the City. As the City continues to experience steady growth and development in urban areas, there has recently been increased interest by multiple landowners/developers to utilize the Corporate Park FLUM Designation to promote mixed use infill development on their properties. The growing interest in the CP FLUM Designation is due primarily to its allowance for a mix of uses (both non-residential and residential) and flexibility of development design.

To help facilitate further utilization of this land use category, the City now proposes amendments to the adopted Comprehensive Plan language for Corporate Park (Objective 1.4 and Policies 1.4.a – f). These amendments (identified below) are relatively minor in nature, will allow more properties to be eligible for residential opportunities afforded by the CP FLUM Designation, and provide for an allowance of more residential use types and density. These changes will allow for greater flexibility while maintaining the overall intent of the adopted Comprehensive Plan Objective and Policies for Corporate Park.

In summary, the proposed amendments to the Future Land Use Element would:

- ❖ **Amend Objective 1.4** to replace the word "limited" with "complementary" residential uses.
- ❖ **Amend Objective 1.4(1)** to remove the words "at a low to medium density."
- ❖ **Amend Objective 1.4, Policy 1.4.a** to add "live work units" as a permitted residential use type.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to decrease the acreage whereby residential development may be provided from 100 acres to 50 acres.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to increase the gross residential density from 0.5 dwelling units per acre to 4 dwelling units per acre.
- ❖ **Amend Objective 1.4, Policy 1.4.d** to remove the word "clustered" as it relates to residential development in the CP FLUM Designation.
- ❖ **Amend Objective 1.4, Policy 1.4.f.12** to replace the words "Clustering of" with "Complementary."

Each amendment is identified in the following section of this report.

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

AMENDING OBJECTIVE 1.4 AND POLICIES 1.4.A, 1.4.D, AND 1.4.F

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 complementary** 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, **live-work units**, 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 50** 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 4** dwelling units per gross acre. ~~Clustered residential~~ **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 Complementary** residential uses.

URBAN SPRAWL ANALYSIS

Chapter 163.3177(6)(a)9., Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Chapter 163.3177(6)(a)9.b., Florida Statutes, states that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following strategies. An evaluation of the applicability of each strategy to the proposed text amendment to the Future Land Use Element has been provided below.

- (I) 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 Corporate Park FLUM Designation allows for a variety of uses. This land use category supports and encourages mixed-use development. Lands designated as Corporate Park on the FLUM will be located near areas which are currently developed, thereby reducing impacts to natural resources and ecosystems. The proposed text amendments will not reduce these previously approved design requirements.

- (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services.

Evaluation & Findings: Lands designated as Corporate Park on the FLUM will be located near developed areas. Such development ensures that the provision of public infrastructure and services occurs in an efficient and cost-effective manner. The Corporate Park FLUM Designation supports and encourages mixed-use development and provides an opportunity to locate business uses proximate to residential uses, thus reducing impacts to external transportation facilities. The proposed text amendments will further support efficient and cost-effective use of public infrastructure by allowing for greater flexibility and mixing of uses in the urban area.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of

housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The Corporate Park FLUM Designation promotes and encourages mixed-use development, providing a range of research and development, technology and biotechnology industries, offices, supporting retail, and residential uses near major transportation corridors. The Corporate Park FLUM Designation is intended to foster the growth of established industries and technology and biotechnology, with provisions for residential uses. This land use category encourages development designed in a campus-like or “corporate park” setting with linked open space corridors and pedestrian-friendly features, such as sidewalks and trails leading to adjacent uses, such as housing and retail. The interrelatedness of business uses located proximate to residential areas and supporting retail will promote a walkable and connected community. The proposed text amendments will not reduce these previously approved design requirements.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The Corporate Park FLUM Designation promotes a mixed use, campus-like or “corporate park” setting with pedestrian friendly features, such as sidewalks and trails connecting nearby uses, including housing and retail areas. The co-location and adjacency of interrelated business uses in conjunction with provisions for residential uses provides an opportunity to reduce the impact to transportation facilities and to reduce energy consumption associated with transportation. The proposed text amendments will continue to promote conservation of water and energy through allowance of higher density, concentrated, mixed use development.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The Corporate Park FLUM Designation permits a variety of uses, including offices, technology and biotechnology, business incubators, limited retail sales and services, and single/multifamily residential. It is anticipated that lands designated as Corporate Park on the FLUM will be located near existing developed areas, thereby reducing impacts to agricultural areas and activities. The proposed text amendments will further support urban growth by allowing greater flexibility and mixing of uses.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The Corporate Park FLUM Designation specifically encourages developments to provide a generous amount of open space area and to link adjacent open space areas to promote visual quality and compatibility of the surrounding area. The proposed text amendments will not reduce these previously approved design requirements.

- (VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

Evaluation & Findings: The Corporate Park FLUM Designation supports and encourages mixed-use development, ranging from office, research and development, technology and biotechnology, supporting retail, and residential uses. This mix of uses can serve to meet the demands of residents surrounding areas designated as Corporate Park. The proposed text amendments will further support urban growth by allowing additional mixing of uses through increased residential density allowances and additional permitted residential use types.

- (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl 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: It is anticipated that lands designated as Corporate Park will be located proximate to existing developed areas, thereby discouraging sprawl development. The proposed text amendments will further support urban growth by allowing greater flexibility and mixing of uses.

DEMONSTRATION OF NEED

Section 163.3177(6)(a)4., Florida Statutes, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

In September 2016, the City of Alachua Planning Department prepared and published a Growth Trends Report, which includes population projections through 2040. Population growth was calculated in this Report using the estimated average growth rate, census average and high growth rates, and projections published by the Bureau of Economic and Business Research (BEBR) at the University of Florida. Based upon the projection data available from these sources, the City's estimated population in 2025 is 12,950 persons. For the year 2030, the estimated population is 14,985 persons. The estimated population of the City for the year 2018, as published by BEBR, is 10,155 persons. Based upon the average persons per household (US Census Bureau, 2013 – 2017: 2.54 persons per household), it is estimated that the City will need an additional 1,100 dwellings by 2025, and an additional 1,901 dwellings by 2030.

The Corporate Park FLUM Designation supports and encourages mixed-use development, ranging from office, research and development, technology and biotechnology, supporting retail, and residential uses. This mix of uses can serve to meet the demands of residents and businesses within to address future growth within the City. The variety of uses permitted by

the Corporate Park FLUM Designation also allow real estate markets to provide adequate choices for permanent and seasonal residents and business which fosters vibrant, viable communities and economic development opportunities.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

VISION ELEMENT

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

Evaluation & Findings: The proposed text amendments to the Corporate Park objective and policies will support the City's vision statement by providing career opportunities within future development that works in concert with the University of Florida and Santa Fe College within additional corporate campus-style developments within the City of Alachua. In addition, the proposed amendments will increase housing options by allowing additional types of residential uses (at a higher density) within these mixed-use developments.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation & Findings: The proposed text amendments to the Corporate Park objective and policies will support this goal by continuing to encourage business development and job creation within the downtown area and along US 441.

GOAL 3: Transportation Mobility: The City of Alachua transportation system includes a heavily traveled U.S. 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will encourage multi-modal enhancements and trail systems. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable, with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will continue to pursue the interconnectivity of development in order to reduce negative impacts upon transportation infrastructure.

Evaluation & Findings: The proposed text amendments to the Corporate Park objective and policies will not affect transportation mobility, which is promoted within the existing Corporate Park policy language. Development of key properties within the urban core as mixed-use corporate parks will provide for increased private investment in public infrastructure and interconnectivity between transportation networks.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Evaluation & Findings: The proposed text amendments related to the Corporate Park objective and policies support this goal by allowing for greater potential for mixed use projects, including higher density residential uses and additional residential use types.

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 complementary** 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, **live-work units**, 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 50** 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 4** dwelling units per gross acre. ~~Clustered residential~~ **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.

Evaluation & Findings: A majority of the Corporate Park policies are indicated above, with the proposed text amendments included. Overall, the Corporate Park designation is intended to provide appropriate locations for mixed use office-oriented development in a campus-like or ‘corporate park’ setting, to promote and foster the growth of established industries within the City, provide for residential uses and provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region. The proposed text amendments support these goals by allowing for additional design flexibility through allowance of increased residential density and use types.

SUMMARY

The Corporate Park FLUM designation allows a mix of uses, including a range of research and development, technology and life sciences/biotechnology, office, supporting retail, and residential uses. This land use category allows for development to create a link between industries which are well established within the City: industrial/warehousing, technology/biotechnology, and general office.

The proposed text amendments support the intent of the Corporate Park designation by allowing for increased residential density and use types, which will provide greater design flexibility and development options within the urbanized portions of the City of Alachua.

EXHIBIT "A"
TO
CORPORATE PARK
COMPREHENSIVE PLAN TEXT AMENDMENTS (2019)
STAFF REPORT

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

ORDINANCE 19-26

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO AMEND OBJECTIVE 1.4, AND POLICIES 1.4.a, 1.4.d, and 1.4.f RELATED TO THE CORORATE PARK FUTURE LAND USE MAP DESIGNATION; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 *et seq.*), Florida Statutes, requires each local government to maintain a comprehensive plan; and

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on May 14, 2019, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on June 10, 2019, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comments letter on _____, 2019; and

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on July 22, 2019 with no changes since the transmittal hearing; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Incorporation of Recitals

The above recitals are true and correct and hereby incorporated in this ordinance.

Section 2. Comprehensive Plan Amendment to the Future Land Use Element

The Future Land Use Element of the Comprehensive Plan is hereby amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed):

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~~ complementary 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, live-work units, 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.

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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~~ 50 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 ~~0-54~~ dwelling units per gross acre. ~~Clustered residential~~ 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:

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

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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 Complementary residential uses.~~

Section 3. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, may authorize the correction of typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of the City of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 6. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 7. Effective Date

The effective date of this plan amendment, unless timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final

order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 10th day of June, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of July, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney