



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 23, 2019

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

Also sent by electronic mail to [csweager@edafl.com](mailto:csweager@edafl.com)

RE: Hearing to be scheduled for San Felasco Tech City Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Thompson:

On January 7, 2019 the City of Alachua received your revised application for the San Felasco Tech City Rezoning application which proposes 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. On January 23, 2019 the City received your request to suspend review of the application until a later time. On April 22, 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 2 (two) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a cloud/ FTP link to the project planner *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 **May 14, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 30, 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](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File

January 7, 2019

Adam Hall  
City of Alachua  
Planning and Zoning Community Development Department  
PO Box 9  
Alachua, FL 32616

**Re: San Felasco Tech City LSCPA/Rezoning**

Dear Mr. Hall:

The applicant's responses to the completeness review comments issued on December 20, 2018 are below. Included in this package are the following items:

- 3 Sets of Revised Rezoning Application Materials
- 3 Sets of Revised CPA Application Materials

**DEFICIENCIES TO BE ADDRESSED**

Unless otherwise noted, references to code Sections refer to Alachua County Land Development Regulations.

**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.

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

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.

**RESPONSE: See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.**

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.

**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

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.

**RESPONSE:** The report has been revised to account for the gross proposed development scenario under Corporate Park FLU.

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.

**RESPONSE:** Trip generation tables have been revised as requested.

c. Per Section 2.4.14(H)(2) includes all road segments within 1/4 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.

**RESPONSE:** Trip distribution has been revised to include additional road segments as requested.

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.

**RESPONSE:** References to a master plan have been removed from the report.

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE:** Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE:** The report has been revised to clarify that these are Alachua 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.

**RESPONSE:** See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.

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.

**RESPONSE:** See revised consistency analysis, the area of the site designated a cemetery will be avoided and protected in future development plans.

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.

**RESPONSE:** Additional documentation is provided in the report, including a map of the flagged wetlands boundary for parcel 05962-002-000 and a previous site plan for Phoenix Commercial Park showing the wetland line accepted at the time of development.

d. Please note Policy 1.4.e, Future Land Use Element, and address consistency with this Policy.

**RESPONSE:** See revised consistency analysis, proposed development plans will comply with building size, building coverage, and use requirements.

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.

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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.

**RESPONSE: Trip generation tables have been revised as requested.**

c. Per Section 2.4.14(H)(2) includes all road segments within 1/2 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.

**RESPONSE: Trip distribution has been revised to include additional road segments as requested.**

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).

**RESPONSE: See revised consistency analysis, residential units have been removed from the development scenario proposed, as this site is less than 100 acres.**

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.

**RESPONSE: References to a master plan have been removed from the report.**

b. Taxes appear to be due on subject property. Public hearing schedule may be impacted if taxes become overdue.

**RESPONSE: Revised printouts from the tax collector's office are included with this submittal. 2018 taxes have been paid.**

c. Clarify throughout application that the MP zoning designation and Rural Employment Center future land use map designation are County designations.

**RESPONSE: The report has been revised to clarify that these are Alachua County designations.**

# **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

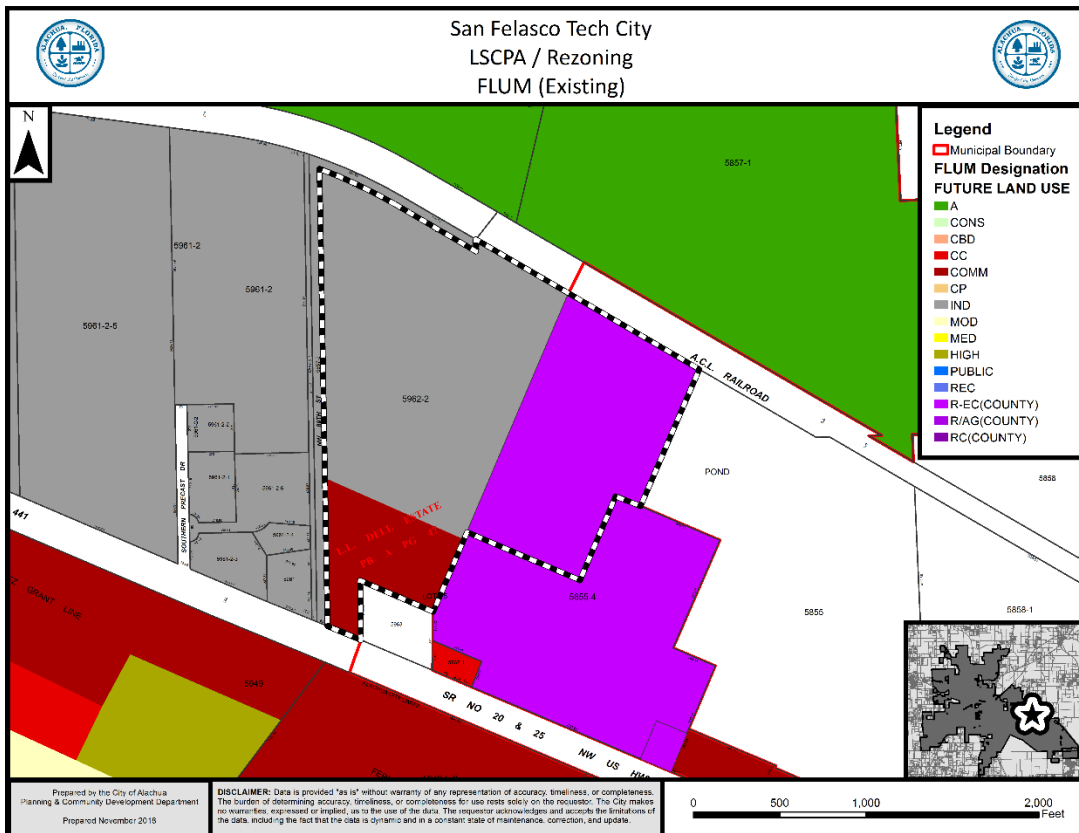
**ACREAGE:** ±82.30 acres

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

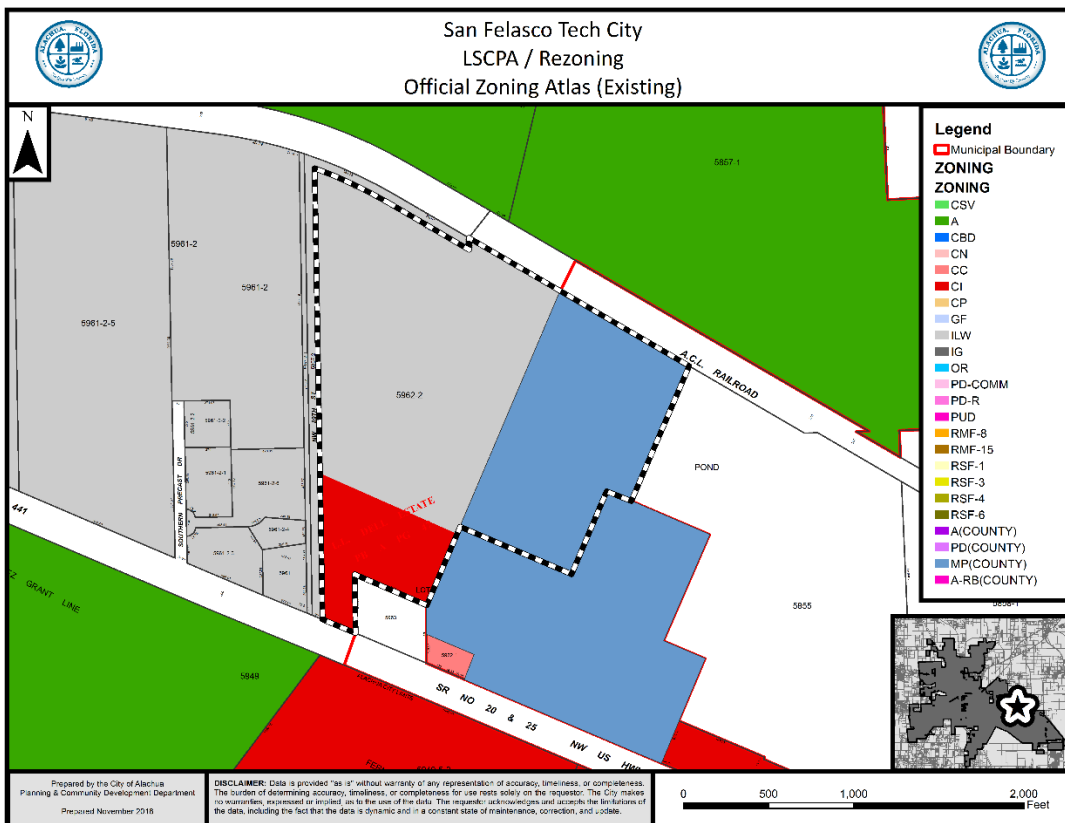
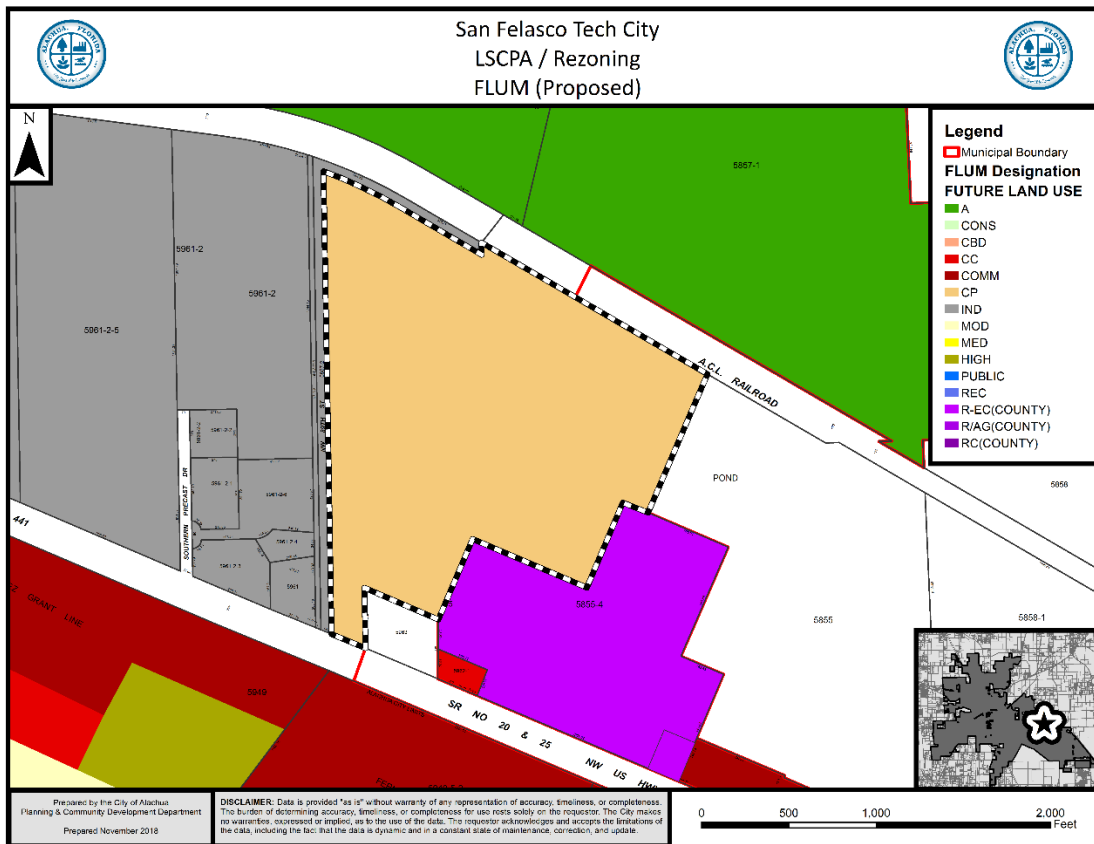
**PROJECT SUMMARY:** (1) A request to amend the Future Land Use Map (FLUM) from  
Commercial (±9.9 ac), Industrial (±45.4 ac), and Rural Employment Center (County) (±27ac)  
to Corporate Park (±82.3 ac)

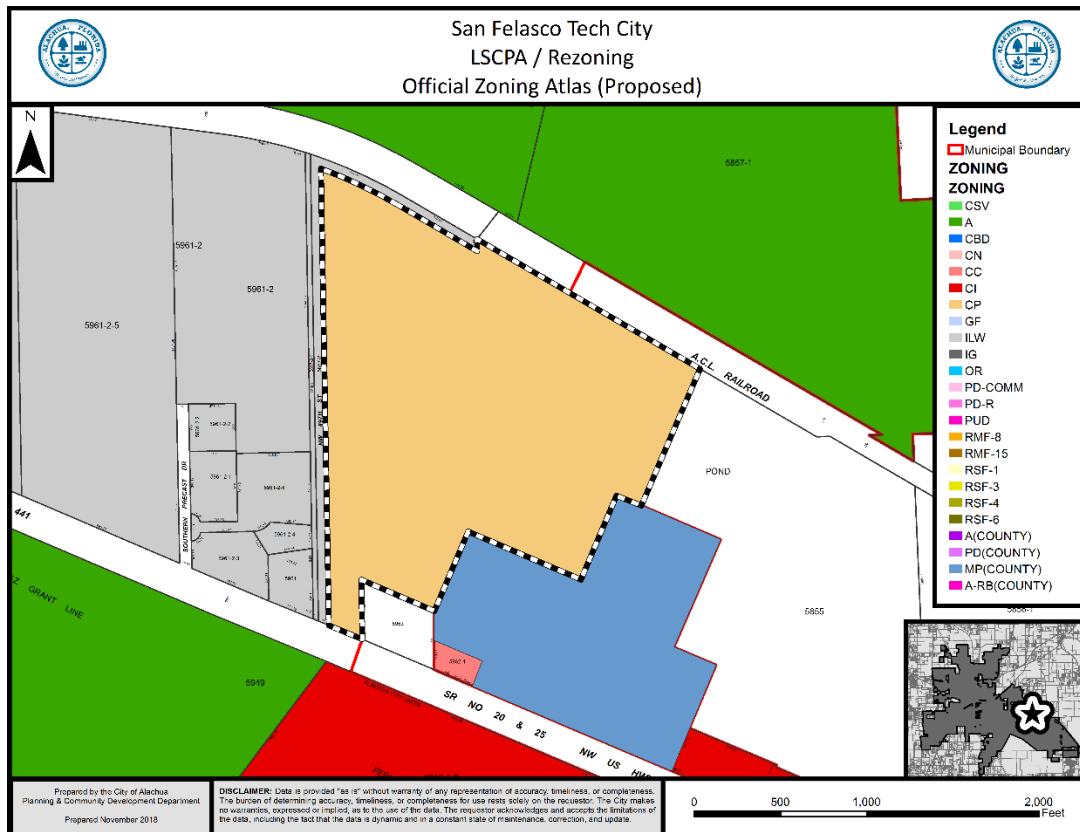
(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (±9.9 ac),  
Light and Warehouse Industrial (ILW) (±45.4 ac), and Industrial Services and Manufacturing  
(MP) (County) (±27 ac) to Corporate Park (CP) (±82.3 ac)

**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.
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  - 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](mailto:csweger@edafl.com)*

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> 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](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](mailto: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