



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** January 14, 2020  
**Quasi-Judicial Hearing**

**SUBJECT:** A request to amend the Official Zoning Atlas from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG)

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP  
EDA Engineers – Surveyors – Planners, Inc.

**PROPERTY OWNERS:** Andrews Paving, Inc.; B & C Crane Service, Inc.; Innovative Property, Inc.; KD Lyons – 6201, LLC; KD Lyons – 6201, LLC; KSG Hague Properties, LLC; McGinley & McGinley Trustees; Quinn Adams #4, LLC; Richard McGinley; U.S. Spars, Inc.

**LOCATION:** 6000 – 6400 blocks of NW 123<sup>rd</sup> Place and NW 124<sup>th</sup> Place

**PARCEL ID NUMBER:** 05893-000-000; 05893-001-000; 05893-010-001;  
05893-010-004; 05893-010-005; 05893-010-006;  
05893-010-007; 05893-010-009; 05893-010-010;  
05893-020-001; 05893-020-002; 05893-020-005;  
05893-020-006; 05893-020-007; 05893-020-008;  
05893-020-009

**ACREAGE:** ±34.63 acres

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.

**RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

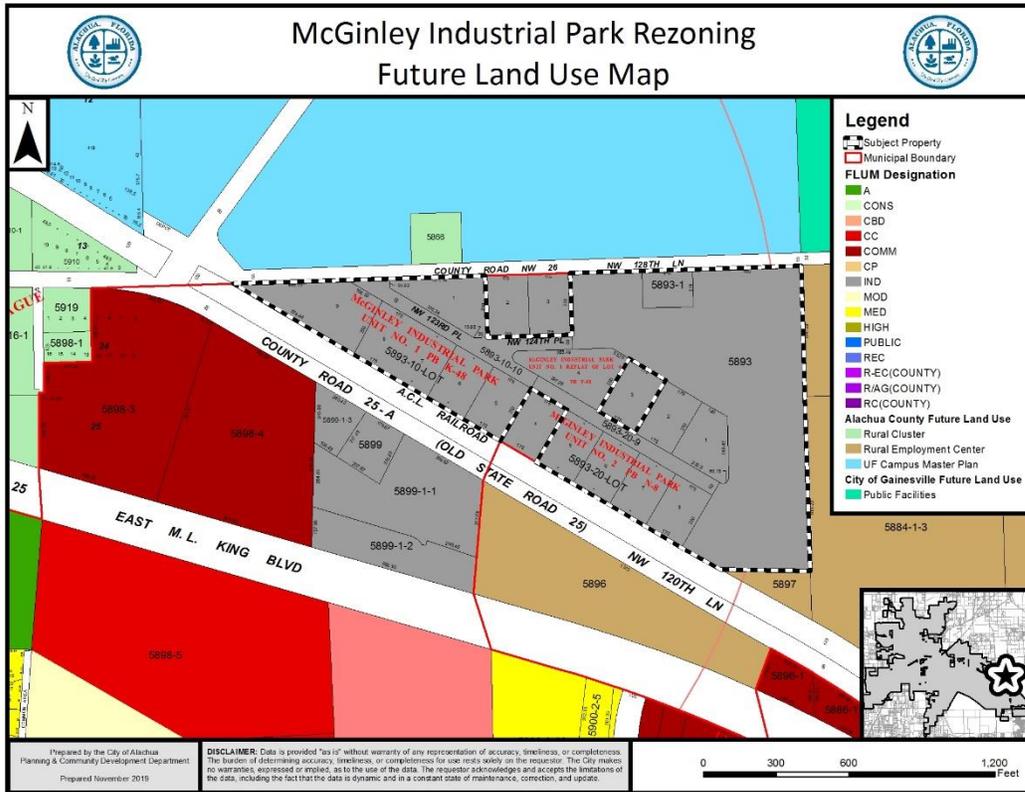
## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG). Several property owners of parcels within McGinley Industrial Park have submitted this application to rezone approximately 34.63 acres of the Park (there are four [4] parcels within the Park which are not a part of the application).

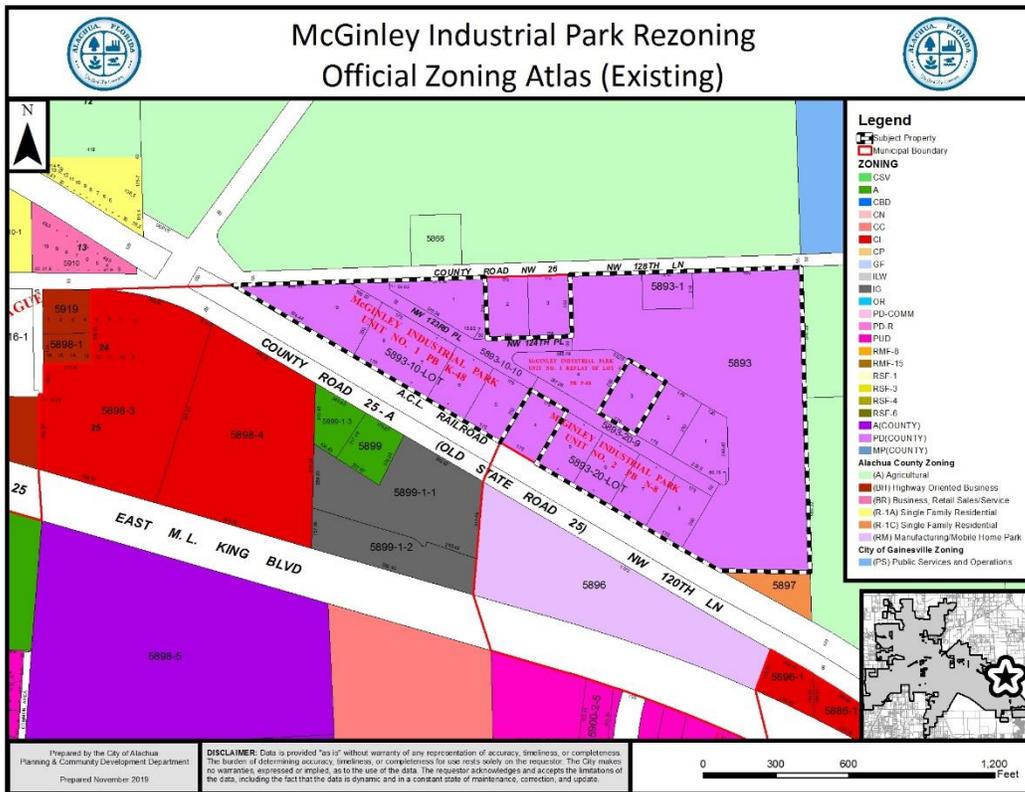
The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua County Rural Employment Center to Industrial. In 2008, the FLUM Designation of the undeveloped portion of the Park was amended from Alachua County Rural Employment Center to Industrial. The properties subject to this application have retained their Alachua County zoning (a County Planned Unit Development [PUD] designation) since this time. The PUD permitted uses within the Industrial Services and Manufacturing (MS) zoning district (an Alachua County zoning designation). As required by Section 1.7.7 of the City's Land Development Regulations (LDRs), the zoning of a property must be amended upon annexation of land into the City. No development, redevelopment, or expansion may occur until a City FLUM Designation and zoning are applied to a property. Several property owners within McGinley Industrial Park have jointly submitted this application to rezone the properties to place a zoning designation on the property that is consistent with the underlying FLUM Designation, and which will address the requirements of Section 1.7.7 of the LDRs.

McGinley Industrial Park is located north of County Road 25A (NW 120<sup>th</sup> Lane) and the CSX railroad and to the south of NW 128<sup>th</sup> Lane. The developed portion of the Park is comprised of 17 lots ranging in size from approximately one (1) acre to approximately two (2) acres, with most lots approximately one (1) acre in size. All but three (3) of the lots within the platted portion of the property are developed. The lots are provided access by two (2) private roads: NW 123<sup>rd</sup> Place and NW 124<sup>th</sup> Place. The undeveloped portion of the Park is approximately 16.38 acres, and is comprised of a natural wooded area. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below.

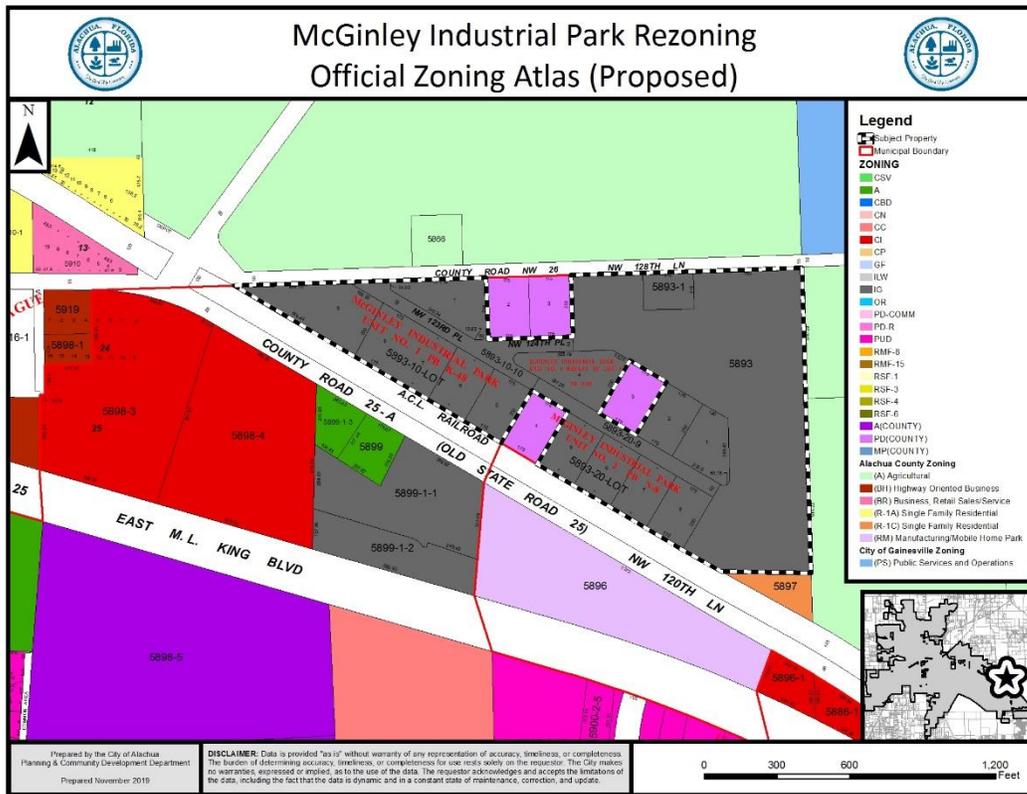
# Map 1. Future Land Use Map with Subject Property



# Map 2. Existing Official Zoning Atlas with Subject Property



### Map 3. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City’s Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua’s residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City’s economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Industrial General zone district is established and described in Section 3.5.2(H) of the City’s Land Development Regulations (LDRs):

3.5.2(H) *IG, General Industrial District.* The IG district is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State, and Federal requirements.

## EXISTING USES

The subject property is primary comprised of natural wooded areas. There is an existing single family residence located in the northwest corner of the subject property.

## EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
<b>Zoning District:</b>	Alachua County Planned Unit Development (PUD)	City of Alachua Industrial General
<b>Max. Gross Density/ Maximum number of Dwelling Units:</b>	None	None
<b>Floor Area Ratio/ Maximum Intensity:</b>	N/A	1.0 FAR for parcel ≤ 1 acre; 0.75 FAR for parcels > 1 acre but < 5 acres; 0.50 FAR for parcels ≥ 5 acres  <i>Maximum 618,088 square feet nonresidential uses on the subject property*</i>
<b>Permitted Uses:</b>	Business & Professional Services; Wholesaling, Warehousing, Storage and Distribution; Heavy machinery and equipment sales and repair; Heavy Industrial	Industrial Services; Light & Heavy Manufacturing; Warehouse & Freight Movement; Recycling & Salvage Centers; Wholesale Sales
* Maximum intensity is based upon the maximum FAR permitted for each of the vacant parcels and the square footage of existing buildings within McGinley Industrial Park.		



**Table 1. Surrounding Land Uses**

<b>Direction</b>	<b>Existing Use(s)</b>	<b>FLUM Designation(s)</b>	<b>Zoning District(s)</b>
North	UF IFAS Dairy Unit	UF Campus Master Plan	Agricultural (Alachua County)
South	CSX Railroad; CR 25A; Box Turtle RV, Boat, & Self Storage; Progress Mobile Home Park	Industrial; Rural Employment Center (Alachua County)	Industrial General (IG); Manufactured/Mobile Home Park (RM) Alachua County)
West	Vacant Lands	Rural Employment Center (Alachua County)	Agriculture (Alachua County)
East	Vacant Lands	Commercial	Commercial Intensive (CI)

## **NEIGHBORHOOD MEETING**

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

A Neighborhood Meeting was held on October 26, 2019 at the offices of Innovative Machine, located at 6115 NW 123<sup>rd</sup> Place, in McGinley Industrial Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, five (5) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes to amend the zoning designation from an Alachua County Planned Unit Development (PUD) to Industrial General (IG). Table 2 shows the existing FLUM designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the properties subject to this application.

**Table 2. Subject Property & Consistency with FLUM Designation**

<b>Parcel No.</b>	<b>Acreage</b>	<b>Existing FLUM</b>	<b>Proposed Zoning Designation</b>	<b>Consistent</b>
05893-000-000	±15.64	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-001-000	±0.74	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-001	±1.47	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-004	±1.61	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-005	±1.01	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-006	±1.01	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-007	±2.02	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-008	±2.14	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-009	±1.7	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-010	±1.13	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-001	±1.01	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-002	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-005	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-006	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-007	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-008	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-009	±1.19	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>

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.

**Future Land Use Element**

**GOAL 1: Future Land Use Map 2025:**

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

**Objective 1.5: Industrial**

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and

rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

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

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

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

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

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

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned

developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

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

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

***Analysis of Consistency with Objective 1.5 and Policies 1.5.a – 1.5.d:*** The existing FLUM Designation is Industrial, which is consistent with the proposed Industrial General (IG) zoning. The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

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

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** An analysis of the proposed amendment’s potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

**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 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua’s potable water and wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.1:*** The subject property is not currently located within the City’s potable water and wastewater service areas. Future development would currently be required to be served by on site potable wells and septic systems.

## **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 is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

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

**Analysis of Consistency with Policy 1.2.a:** The subject property is not located within the wastewater service area. Future development of the subject property would currently be required to be served by on site potable septic systems.

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 is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

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

***Analysis of Consistency with Policy 4.1.b:*** The subject property is not located within the potable water service area. Future development of the subject property would currently be required to be served by on site potable wells.

## **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.

### OBJECTIVE 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

***Analysis of Consistency with Objective 1.10 and Policy 1.10.g:*** An environmental resources report prepared in 2004 identified a wetland area in the southeastern portion of Parcel 05893-000-000. Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the minimum buffers as required by Policy 1.10.g will be provided.

## ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

### Wetlands

An environmental resources report prepared in 2004 identified a wetland area in the southeastern portion of Parcel 05893-000-000. Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required.

#### **Evaluation:**

Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations will apply to those areas identified as wetlands.

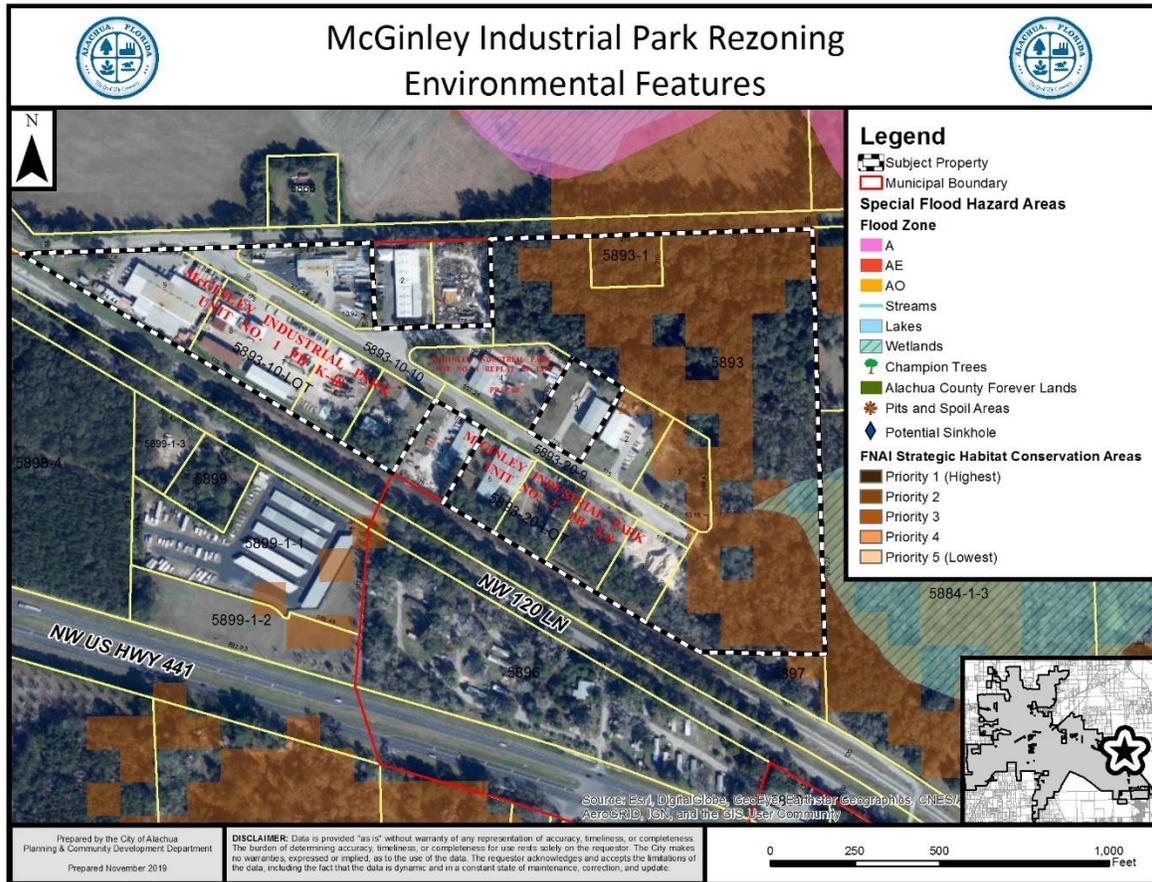
### Creeks and Streams

There are no known creeks or streams located on the subject property.

**Evaluation:** Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies.

Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

#### Map 4. Environmental Features



### Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

### Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies

privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

**Evaluation:** Portions of the subject property are identified as “Priority 3” in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, 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 4 soil types found on the subject property:

### *Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

### *Millhopper Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

### *Pomona Sand*

Hydrologic Soil Group: B/D

This soil type poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

### *Tavares Sand (0% - 5% slopes)*

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

**Evaluation:** With the exception of Pomona Sand, all of the soil types present pose minimal limitations to urban development. The area comprised of Pomona Sand is a very small area in the eastern portion of Tax Parcel 05893-000-000, and should present little to no impacts to any future development of the property.

## **Flood Potential**

Panel 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 "X" designations (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). 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 no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

## **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 located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

## **FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### **REZONING STANDARDS**

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation and Findings:** An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

- (b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

**Evaluation and Findings:** An analysis of the application’s compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

**Evaluation and Findings:** Approximately half of the subject property is presently developed and utilized for industrial uses. The existing FLUM Designation of the subject property is Industrial. The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2005 and 2008.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation and Findings:** Approximately half of the subject property is presently developed and utilized for industrial uses. The property’s Industrial FLUM Designation, which has been in place since 2005 and 2008, permits urban uses. Prior to the designation of the property as Industrial, the FLUM Designation was Rural Employment Center (an Alachua County Designation) which also permits non-residential / industrial uses. The McGinley Industrial Park was first developed in the mid 1980s, therefore, there is an established pattern of industrial uses within the Park and the subject property.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

**Evaluation and Findings:** The lands located to the north and east are vacant. The UF IFAS Dairy Unit is located north of the subject property. The CSX railroad line is located to the south and west. A mini-storage facility and vacant commercial lands are located to the south of the railroad and CR 25A.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

**Evaluation and Findings:** It is not expected that the proposed amendment will effect the character of the general area by creating excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Approximately half of the subject property is developed and is currently utilized for industrial uses. An analysis of impacts to public facilities is provided within this report, and demonstrates that, based upon current facility capacity, the proposed amendment would not degrade the Level of Service (LOS) of any public facility. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

**Evaluation and Findings:** The proposed amendment would place a zoning designation on the subject property which is comparable to the commercial and industrial zoning categories which are presently near the subject property. Approximately half of the subject property is developed and is currently utilized for industrial uses.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

**Evaluation and Findings:** The proposed amendment will not result in creation of isolated zoning districts. Approximately half of the subject property is developed

and is currently utilized for industrial uses. The proposed amendment will place an industrial zoning designation on the subject property. Lands to the south of the subject property are zoned Industrial General (IG). Therefore, this amendment will not result in the creation of isolated zoning district unrelated to the surrounding zone districts.

- (j) **Public Facilities** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

**Evaluation and Findings:** The subject property is not located within the City of Alachua’s utility service area. At this time, future development would be served by on site potable wells and septic systems. If the City’s utility service area is expanded and includes the subject property at a later time, any future development at that time would be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. At the time of any development proposal, the location wetland areas will be required to be field delineated, and minimum buffers as set forth in Policy 1.10.g of the City of Alachua Comprehensive Plan Conservation & Open Space Element will be required.

## **PUBLIC FACILITIES IMPACT**

The analysis of potential impacts to transportation and solid waste facilities below is based upon the potential impacts represented by vacant lands included within the application. Impacts from existing development were not included, as these impacts are represented within existing demand to public facilities.

The impacts to potable water and wastewater facilities represents all parcels subject to this application, since all developed parcels are currently served by on site potable wells and septic systems. While the subject property is currently outside of the City’s utility service area, the analysis of impacts to potable water and wastewater systems below considers the maximum impact to the systems, should service become available to the subject property.

Parcel No.	Acreage	Vacant/Developed	FAR	Maximum Intensity
05893-000-000	±15.64	Vacant	0.50	340,639
05893-001-000	±0.74	Vacant	1.0	32,234
05893-010-001	±1.47	Developed	-	-
05893-010-004	±1.61	Developed	-	-
05893-010-005	±1.01	Developed	-	-
05893-010-006	±1.01	Developed	-	-
05893-010-007	±2.02	Developed	-	-
05893-010-008	±2.14	Developed	-	-
05893-010-009	±1.7	Developed	-	-
05893-010-010	±1.13	Private Road	-	-
05893-020-001	±1.13	Vacant	0.75	37,026
05893-020-002	±0.99	Developed	-	-
05893-020-005	±0.99	Developed	-	-
05893-020-006	±0.99	Vacant	1.0	43,124
05893-020-007	±0.99	Vacant	1.0	43,124
05893-020-008	±0.99	Vacant	1.0	43,124
05893-020-009	±1.19	Private Road	-	-
<b>TOTAL</b>	<b>±20.48</b>			<b>539,271</b>

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. 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.

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2,3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (106)	US 441 (from CR 25A to NW 126 <sup>th</sup> Ave)	4/D	Principle Arterial	Urban	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation 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 5. Potential Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial <sup>2</sup> (ITE Code 110)	2,675 (1,337 / 1,338)	377 (332 / 45)	340 (44 / 296)

1 Source: ITE Trip Generation, 10th Edition.  
2 Formula: ITE Code 110: AADT - 4.96 trips per 1,000 square feet x 539,271 square feet (50% entering/50% exiting); AM Peak Hour - 0.70 trips per 1,000 square feet x 539,271 square feet (88% entering/12% exiting); PM Peak Hour - 0.63 trips per 1,000 square feet x 539,271 square feet (13% entering/87% exiting).

**Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	Segment 6 (106) US 441 from CR 25A to NW 126 <sup>th</sup> Ave <sup>1</sup>	Segment 7 (4127) US 441 from MPO Boundary to CR 25A <sup>1</sup>
<b>Average Annual Daily Trips</b>		
Maximum Service Volume <sup>2</sup>	45,700	43,000
Existing Traffic <sup>3</sup>	18,579	21,000
Reserved Trips <sup>4</sup>	3,271	2,279
Available Capacity <sup>4</sup>	23,850	19,721
Maximum AADT Generated by Amendment <sup>5</sup>	2,675	1,337
<b>Residual Capacity After Potential Development's Impacts<sup>6</sup></b>	21,175	18,384
<sup>1</sup> 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. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>4</sup> Source: City of Alachua December 2019 Development Monitoring Report. <sup>5</sup> Trip Distribution: Segment 6 – 100%; Segment 7 – 50%. <sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved.		

**Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	Segment 6 (106) US 441 from CR 25A to NW 126 <sup>th</sup> Ave <sup>1</sup>	Segment 7 (4127) US 441 from MPO Boundary to CR 25A <sup>1</sup>
<b>PM Peak Hour Trips</b>		
Maximum Service Volume <sup>2</sup>	4,110	3,870
Existing Traffic <sup>3</sup>	1,765	1,890
Reserved Trips <sup>4</sup>	249	192
Available Capacity <sup>4</sup>	2,096	1,788
Maximum PM Peak Hour Trips Generated by Amendment <sup>5</sup>	340	170
<b>Residual Capacity After Potential Development's Impacts<sup>6</sup></b>	1,756	1,618
<sup>1</sup> 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. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>4</sup> Source: City of Alachua December 2019 Development Monitoring Report. <sup>5</sup> Trip Distribution: Segment 6 – 100%; Segment 7 – 50%. <sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved.		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s transportation system will be reevaluated at the site plan or preliminary plat review stage.

## Potable Water Impacts

**Table 7. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,295,603
Reserved Capacity <sup>2</sup>	135,738
Available Capacity	868,659
Projected Potable Water Demand from Application <sup>3</sup>	1,900
<b>Residual Capacity</b>	<b>866,759</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>62.31%</b>
Sources:	
1 City of Alachua Public Services Department, April 2019.	
2 City of Alachua December 2019 Development Monitoring Report.	
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 19 loading bays x 100 gallons per loading bay.	

**Evaluation:** Potable water service is currently not available to the subject property. However, should service become available at a later time, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

## Sanitary Sewer Impacts

**Table 8. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	729,000
Reserved Capacity <sup>2</sup>	127,855
Available Capacity	643,145
Projected Sanitary Sewer Demand from Application <sup>3</sup>	1,900
<b>Residual Capacity</b>	<b>641,245</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>57.25%</b>
Sources:	
1 City of Alachua Public Services Department, April 2019.	
2 City of Alachua December 2019 Development Monitoring Report.	
Source: Chapter 64E-6, Florida Administrative Code; Formula 19 loading bays x 100 gallons per loading bay.	

**Evaluation:** Sanitary sewer service is currently not available to the subject property. However, should service become available at a later time, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

## **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

<b>System Category</b>	<b>Pounds Per Day</b>	<b>Tons Per Year</b>
Demand from Existing Development <sup>1</sup>	40,620.00	7,413.15
Reserved Capacity <sup>2</sup>	7,408.14	1,351.99
Demand Generated by Application <sup>3</sup>	6,471.23	1,181
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i>		
<i>1 University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).</i>		
<i>2 City of Alachua July 2019 Development Monitoring Report.</i>		
<i>3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996</i>		
<i>4 New River Solid Waste Facility, April 2019.</i>		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

### **Recreation Facilities**

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

### **Public School Facilities**

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

**EXHIBIT "A"**  
**TO**  
**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
**McGINLEY INDUSTRIAL PARK REZONING**

Table 4.1-1. Table of Allowed Uses

P = Permitted use    S = Special exception permit    A = Allowed in the PD districts    Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential							Business							Planned Development				Use Specific Standards (Sec. 4.3)			
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM		R	TND	EC
			1	3	4	6	5	P	8	15														
<b>RESIDENTIAL USES</b>																								
Household living																								
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P				P	P																4.3.1(A)(1)	
Dwelling, multiple-family					S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)	

Dwelling, single-family attached						P			P	P	P				P	P	P				A	A	A	4.3.1(A)(3)	
Dwelling, single-family detached		P	P	P	P	P			P	P	P				P		P					A	A	4.3.1(A)(4)	
Dwelling, townhouse				S	S	S			P	P	P					P	P				A	A	A	4.3.1(A)(3)	
Dwelling, two- to four-family				S	S	P			P	P	P				P	P	P				A	A	A	4.3.1(A)(3)	
Mobile home park								P																4.3.1(A)(1)	
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A		
Group living																									
Co-housing		P				P	P	P																4.3.1(B)(1)	
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P				P							A	A	4.3.1(B)(2)(b)	
Community residential home (7–14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)		
Dormitory		P							S	P				P						S			A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A			
Roominghouse				S	S	S			P	P															
PUBLIC AND INSTITUTIONAL USES																									

Community services																									
Community center		S			S	S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)		
Cultural facility								S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)		
Library					S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)		
Senior center					S	P	P	P	P			P	P	P				P			A	A		4.3.2(A)	
Youth club facility					S	P	P	P	P			P	P	P				P			A	A		4.3.2(A)	
Day care																									
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S							A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P					A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P								A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P										A	4.3.2(B)(1)
Educational facilities																									
College or university							S		P	P	S		P	P	P	P	P	P	A	A	A	A			
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)	
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A		4.3.2(C)(1)	

Government facilities																									
Government maintenance, storage, and distribution facility														S	S	P		P	P	A			A	4.3.2(D)	
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)	
Post office						S	S	S	S	S	P	P	P	P	P	P			P	A	A	A	A	4.3.2(D)	
Health care facilities																									
Blood collection facility																P	P	P	P	A			A		
Birth center											P	S	P	P	P	P				A		A	A		
Hospital		S						S	S				P	P				P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A		
Medical and dental lab													P			P	P	P	P	A			A		
Medical marijuana dispensing																									
Outpatient facility								S	S			S	P	P	P					A		A	A	4.3.2(E)(2)	
Institutions																									
Assisted living facility		S			S	S				P	P	S									A	A	A	A	

Auditorium													S	P	P	S	P	P		P	A			A	4.3.2(F)(1)	
Convention center													S	P	P	S	P	S		P	A			A	4.3.2(F)(1)	
Drug and alcohol treatment facility														P												
Nursing home		S							S	S	P			P	P							A		A		
Psychiatric treatment facility														P								A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)	
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)		
Parks and open areas																										
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P			P				P						
Community garden		P	P	P	P	P	P	P	P	P							P			P			A	A	A	

Golf course, public		P	P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P				P	P		P	A	A	A	A
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A
Public safety																							
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A
Transportation																							
Airport		S											S		S				S	P			A
Airplane landing strip		S											S		S				S	P	A	A	A
Helicopter landing facilities		S							S	S			S	S	S	S	S		S	P	A		A



Animal husbandry																
General use category	P															
Horticulture																
General use category	P															
Agriculture support and services (directly related)																
Agricultural processing	P															4.3.3(A)(1), (2)
Agri-education	P															4.3.3(A)(1)
Agri-entertainment	P															4.3.3(A)(1)
Custom operator	P															4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P															4.3.3(A)(1), (3)
Equestrian facility	P									S	S					4.3.3(A)(1)
Farm co-op	P															4.3.3(A)(1)
Farm machinery repair	S															4.3.3(A)(1)



Central farm distribution hub for agricultural products	P												P	P						4.3.3(B)(1)
Equestrian facility	P																			4.3.3(B)(2)
Fair grounds	S																	A		
Farm machinery repair	P												P	P						
Farm machinery sales, rental, and service	P												P	P				A		
Stable	P																			4.3.3(B)(3)
Animal sales, service and care																				
Animal hospital	P												P	S				A		4.3.3(C)(1)
Animal shelter	S												S					A		4.3.3(C)(2)
Animal grooming	P												P	P	P			P	A	
Kennel, indoor	P					S	S		S	P			S	P	P			A	A	4.3.3(C)(3)
Kennel, outdoor	P									P			P	P	P			P	A	4.3.3(C)(4)
Veterinary clinic	P									P	P	P	P					A	A	4.3.3(C)(5)
BUSINESS																				







Private club or lodge, with seating capacity of 300 or greater in main activity area	P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A		
Theater												S	P	P	P	P	P	S	A		A	A		
Recreation/entertainment, outdoor																								
Archery range	P													P				P						
Arena, amphitheater, auditorium, stadium	S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor	S													P				P	A		A	A		
Golf course, private	P	P	P	P	P	P	P	P	P						P	P					A	A	A	
Retail sales and services																								
Auction house	P													P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A		4.3.4(G)(1)	
Convenience store							S	S			P	P	S	P	P	S			A	A	A		4.3.4(G)(2)	
Department or discount store												P	P	P					A		A		4.3.4(G)	
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)	
Crematory	S													S		P	P					A	4.3.4(G)	











**EXHIBIT “B”**

**TO**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**McGINLEY INDUSTRIAL PARK REZONING**

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 9, 2019

Also sent by electronic mail to [csweager@edaf1.com](mailto:csweager@edaf1.com)

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

RE: Planning & Zoning Board (PZB) Public Hearing: McGinley Industrial Park Rezoning

Dear Mr. Sweger:

On December 2, 2019, the City of Alachua received your revised application and materials for the McGinley Industrial Park Site-Specific Amendment to the Official Zoning Atlas (Rezoning). Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *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 download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no less 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 **January 14, 2020** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Thursday, December 26, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, December 30, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 13, 2020**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File

December 2, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616

**Re: Response to DRT Review Comments  
McGinley Industrial Park Rezoning**

Dear Mr. Tabor:

The applicant's responses to the DRT review review comments issued on November 20, 2019 are below.

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.

**RESPONSE: We are unable to locate the original Environmental Resource Assessment performed by Pete Wallace. We requested a copy from Mr. Wallace, but he has indicated that, due to the age of the report, he cannot locate it. It was referenced in Mike Sherman's Staff Report for the City of Alachua (dated February 7, 2008) in association with the final reading of Ordinance 07 34 (adopted by the Alachua City Commission on 3/10/08). We provided a copy of that report to you and noted that the reference to the Wallace report is on p. 1 of that document. At this time, that is the best that we can provide.**

2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).

**RESPONSE: Based on the determination that Segment 3/4 is not an affected roadway segment as defined in Section 2.4.14(H), all references to Roadway Segment 3/4 were deleted from Page 23 of the Justification Report.**

3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

**RESPONSE: The LOS Analysis Tables (ADT and PM Peak) have been adjusted to match the projected ADT and PM Peak hour trips projected for the project. See revisions on p. 23.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 20, 2019

Also sent by electronic mail to [csweger@edafi.com](mailto:csweger@edafi.com)

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

RE: Development Review Team (DRT) Summary for: McGinley Industrial Park Rezoning

Dear Mr. Sweger:

On October 30, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the McGinley Industrial Park property. The application was determined to be complete on November 6, 2019. The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, December 4, 2019**. The revised application and materials may be submitted by electronic mail to the project planner (printed copies are not required). If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

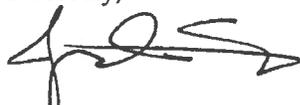
Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.
2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).
3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Project File



## ***Deficiencies to be Addressed***

1. Please include the Environmental Resource Assessment performed by Pete Wallace with the application materials.
2. Page 23 of Justification Report: Segment 3/4 is over ½ mile from the subject property ingress/egress, and the total trips to this segment are less than 5% of the MSV, therefore, it is not an affected roadway segment as defined in Section 2.4.14(H).
3. Page 23 of Justification Report: Confirm project trips in LOS Analysis Tables (ADT and PM Peak) are correct.

**Re: Staff DRT: McGinley Industrial Park Rezoning**

**From :** Thomas Ridgik <th\_ridgik@cityofalachua.org> Wed, Nov 13, 2019 12:17 PM  
**Subject :** Re: Staff DRT: McGinley Industrial Park Rezoning  
**To :** Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>  
**Cc :** Rodolfo Valladares <ro\_valladares@cityofalachua.org>, Harry Dillard <hdillard@cityofalachua.org>

Justin and Kathy,

We in Public Services have no comments. Neither the water nor wastewater are connected to COA. We think the property uses well water and septic tanks.

As such, we don't plan to be at your Tuesday DRT meeting.

Please contact us should we need to discuss.

Thanks,

Tom

---

**From:** "Justin Tabor" <jtabor@cityofalachua.org>  
**To:** "bgreen" <bgreen@alachuacounty.us>, "Marian Rush" <marian@robertarushpa.com>, "Adam Boukari" <aboukari@cityofalachua.org>, "Adam Hall" <ad\_hall@cityofalachua.org>, "Harry Dillard" <hdillard@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Keith Bennett" <ke\_bennett@cityofalachua.org>, "ke curtis" <ke\_curtis@cityofalachua.org>, "Planning & Zoning Conference Room" <pz\_calendar@cityofalachua.org>, "Rodolfo Valladares" <ro\_valladares@cityofalachua.org>, "Thomas Ridgik" <th\_ridgik@cityofalachua.org>  
**Sent:** Wednesday, November 6, 2019 9:39:19 AM  
**Subject:** Staff DRT: McGinley Industrial Park Rezoning

**The following is a new meeting request:**

**Subject:** Staff DRT: McGinley Industrial Park Rezoning  
**Organizer:** "Justin Tabor" <jtabor@cityofalachua.com>

**Location:** George F. Duke Conference Room

**Time:** Tuesday, November 19, 2019, 10:00:00 AM - 10:30:00 AM GMT -05:00 US/Canada Eastern

**In** bgreen@alachuacounty.us; marian@robertarushpa.com; ad\_boukari@cityofalachua.org;  
**vit** ad\_hall@cityofalachua.org; ha\_dillard@cityofalachua.org; ju\_tabor@cityofalachua.org;  
**ee** ka\_winburn@cityofalachua.org; ke\_bennett@cityofalachua.org; ke\_curtis@cityofalachua.org;  
**s:** pz\_calendar@cityofalachua.org; ro\_valladares@cityofalachua.org ...  
\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

Please review the application and provide any comments in writing no later than **12 PM on Thursday, November 14, 2019.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

November 6, 2019

Also sent by electronic mail to [csweger@edafll.com](mailto:csweger@edafll.com)

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

RE: Completeness Review: McGinley Industrial Park Rezoning Application

Dear Mr. Sweger:

On October 30, 2019, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the McGinley Industrial Park property. The application proposes to rezone approximately 34.63 acres from an Alachua County Planned Unit Development (PUD) designation to Industrial General (IG), and is comprised of Tax Parcel Numbers 05893-000-000, 05893-001-000, 05893-010-001, 05893-010-004, 05893-010-005, 05893-010-006, 05893-010-007, 05893-010-009, 05893-010-010, 05893-020-001, 05893-020-002, 05893-020-005, 05893-020-006, 05893-020-006, 05893-007, 05893-020-008, and 05893-020-009.

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**. Detailed comments will be provided at a later date and under separate cover following an in-depth review of the application by the Development Review Team (DRT).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File