



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

June 9, 2020

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Industrial
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Black Flag Metalsmith, LLC
LOCATION:	North of NW County Road 235, approximately 600 feet west of the intersection of NW County Road 235 and NW 148 th Terrace
PARCEL ID NUMBER:	03918-003-000
ACREAGE:	±6.98 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) which would amend the FLUM Designation of the subject property from Agriculture to Industrial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas which proposes to amend the zoning of the subject property from Agricultural (A) to Light & Warehouse Industrial (ILW).

The subject property is located north of NW County Road 235 approximately 600 feet west of the intersection of NW County Road 235 and NW 148th Terrace. The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

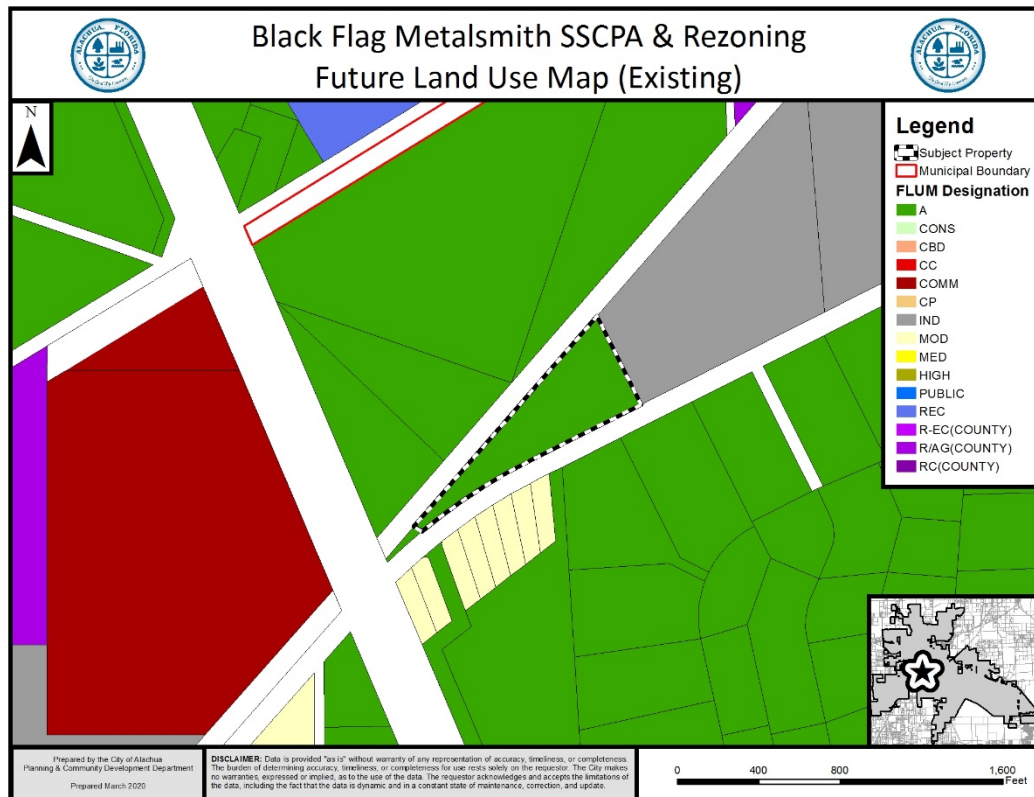
The property is generally surrounded by single-family residential uses to the south, industrial uses (Sandvik Mining) to the east, a CSX rail line to the north, and Interstate 75 to the west. See Map 3., Vicinity Map, and Table 2, Surrounding Land Uses, below.

Objective 1.5 of the Future Land Use Element establishes the Industrial land use category, and states that this category allows 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.

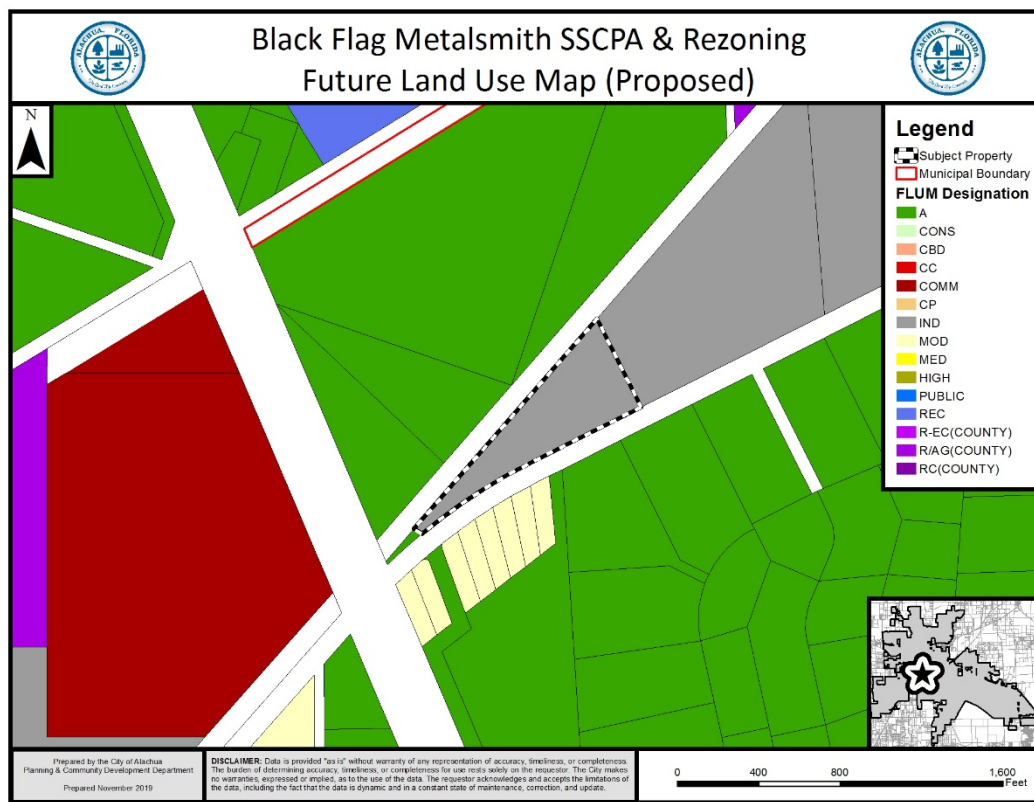
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Industrial
Max. Gross Density:	1 dwelling unit	N/A
Floor Area Ratio:	N/A	152,024 square feet
Typical Uses:	Agricultural Activities; Limited Commercial Uses on a Limited Scale Serving or Ancillary to Agricultural Uses; Rural Residential Uses	Warehouse / Distribution; Manufacturing Facilities; Flex Facilities (Research & Development, Office Showrooms, Limited Retail)
Net Increase/ Decrease:	<i>Decrease of 1 dwelling unit Increase of 152,024 square feet non-residential uses</i>	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

SURROUNDING USES

The subject property is located in an area primarily consisting single family residential uses to the south and industrial uses (Sandvik Mining) to the east.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

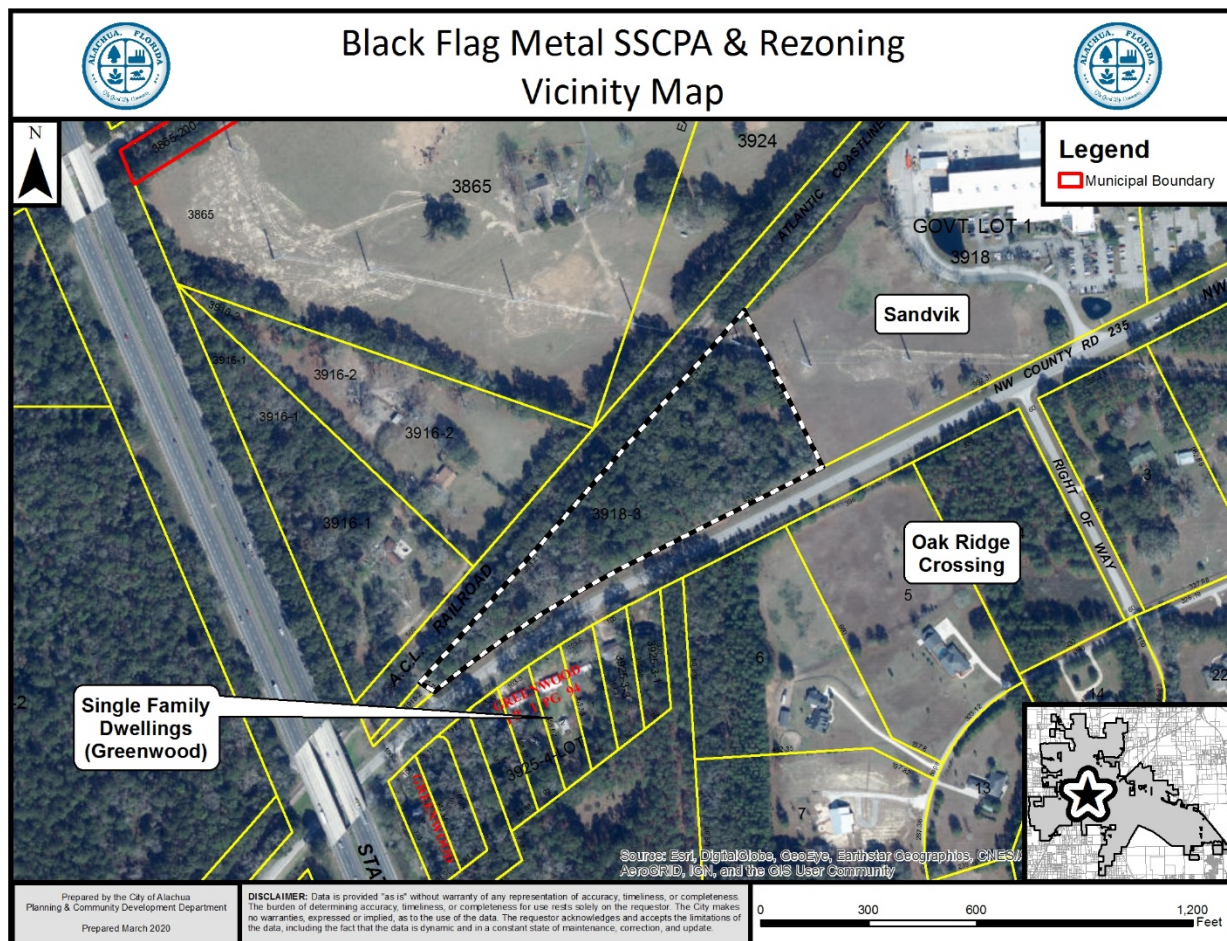


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Rail Line	Agriculture	Agricultural
South	Single Family Residential Uses: Oak Ridge Crossing & Greenwood Subdivisions	Agriculture; Moderate Density Residential	Residential Single Family – 3 (RSF-3); Planned Unit Development (PUD)
East	Interstate 75; Vacant Parcel	Agriculture	Agricultural
West	Sandvik Mining	Industrial	Industrial General (IG)

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.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the SSCPA subject property, a Neighborhood Meeting was held.

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.

The Neighborhood Meeting was held on February 26, 2020 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) 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.

NEEDS ANALYSIS

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

The proposed amendment would provide additional land designated for industrial uses within the City. The subject property is located proximate to existing industrial development. Sandvik Mining is located to the east of the subject property. In addition, the subject property is located along a County maintained collector roadway, and potable water and wastewater services are proximate to the subject property. Future development will be required to connect to potable water and wastewater systems.

The applicant contends that while there are many parcels with the Industrial FLUM Designation within the City, a large majority of these parcels are not immediately available for development as small-scale industrial uses for a number of reasons, including the following: properties may already be developed, are not for sale, do not have proper access to a collector or arterial road; do not have utilities readily available or are part of a master planned corporate/tech park which are catering to alternate types of industries.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is located adjacent to lands presently designated for and developed with an industrial use.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is located proximate to existing urban land uses, including an existing industrial use (Sandvik) which is located east of the subject property and is contiguous to the subject property.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is located in an area where urban development presently exists. In addition, the subject property is located with frontage along a County maintained collector road and along a rail line, which avail themselves for industrial uses. Potable water and wastewater facilities are located proximate to the subject property, and any future development will be required to connect to these facilities.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: An Environmental Conditions & Site Suitability Analysis is provided separately within this report. The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property, while having an Agriculture FLUM Designation, is only approximately 6.98 acres in size, thus limiting its potential use for agricultural activities. The properties surrounding the subject property are mostly developed, with Interstate 75 located to the west and a CSX rail line located to the north.

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

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

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

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located proximate to existing residential and nonresidential development. The development of the subject property would represent a logical extension of urban areas, as the subject property is located adjacent to existing urban development.

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

Evaluation & Findings: The subject property is located in an area with existing urban uses, including residential and industrial uses.

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

Evaluation & Findings: The subject property is located proximate to existing urban areas. While not necessarily infill development, the proposed amendment is supportive of such concepts. The proposed FLUM Designation would result in a logical extension of urban uses.

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

Evaluation & Findings: The subject property is located proximate to existing industrial uses and lands designated for urban uses.

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

Evaluation & Findings: The subject property is located adjacent to existing industrial uses, and along a rail line. The existing land uses and rail line support the use of the property for an industrial use.

- (XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property does not connect to any significant areas of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application’s consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The subject property is located in an area proximate to existing industrial development. The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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

Evaluation & Findings: The subject property is located proximate to existing potable water, wastewater, and electric services. Any development that may occur on the subject property will be required to connect to potable water and wastewater services at the time of development.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed Industrial FLUM Designation does not appear to meet the criteria of this section.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

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

Evaluation & Findings: Agricultural activities do not presently take place on the property. The proposed amendment would not affect agricultural areas or activities.

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

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

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

Evaluation & Findings: Industrial uses generally do not directly support the demands for the residential population, therefore the criteria of this section do not appear to apply to the proposed amendment.

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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 proposed amendment would apply the Industrial FLUM Designation to the subject property. The lands contiguous to the east of the subject property presently have an Industrial FLUM Designation and is developed (Sandvik Mining), therefore, an existing pattern of Industrial uses within the surrounding area is present.

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: The subject property is not known to contain any environmental features which would significantly affect future development. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

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 located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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 $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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 $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

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 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Analysis of Consistency with Objective 1.7: Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property. Further evaluation of this area will be needed should future development of the site be proposed.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

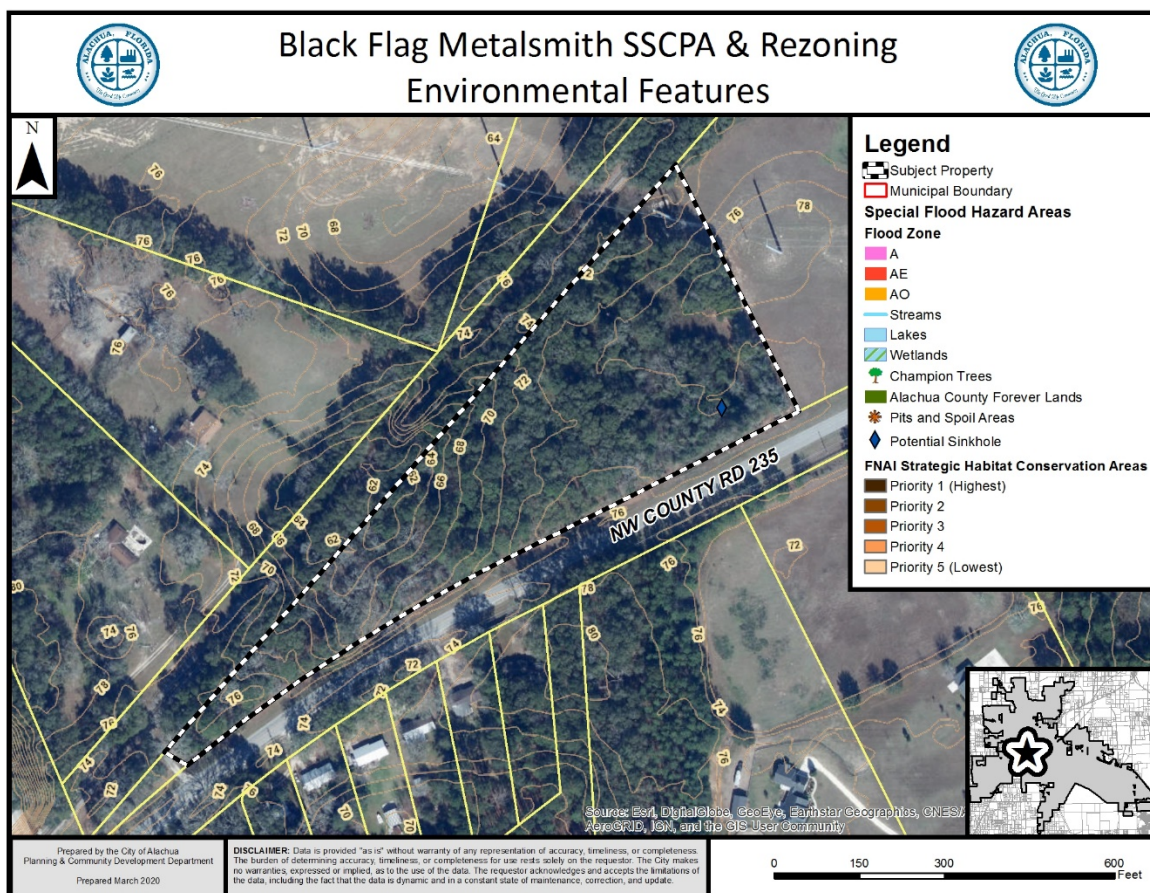
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would 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 3. 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: The subject property is not located within an area identified by FNAI as a priority area. 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 2 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.

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, 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. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property.

Evaluation: Further evaluation of the potential sinkhole area will be needed should future development of the site be proposed.

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.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Industrial
Max. Gross Density:	0.2 dwelling units/acre	None
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	1 dwelling unit	N/A
Maximum Intensity:	N/A	152,024 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

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 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	CR 235 (from South City Limits to CR 241)	2/U	Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 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 [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	754 (377 / 377)	106 (93 / 13)	96 (12 / 84)

¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 110: AADT – 4.96 trips per 1,000 square feet x 152,024 square feet (50% entering/50% exiting); AM Peak Hour – 0.70 trips per 1,000 square feet x 152,024 square feet (88% entering/12% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 152,024 square feet (13% entering/87% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	5,867
Reserved Trips ⁴	542
Available Capacity ⁴	8,711
Maximum AADT Generated by Amendment	754
Residual Capacity After Potential Development's Impacts⁵	7,957
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.	

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	CR 235 from South City Limits to CR 241 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	558
Reserved Trips ⁴	58
Available Capacity ⁴	743
Maximum PM Peak Hour Trips Generated by Amendment	96
Residual Capacity After Potential Development's Impacts⁵	647
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2020 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not 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 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	110,345
Available Capacity	894,655
Projected Potable Water Demand from Application ³	600
Residual Capacity	894,055
Percentage of Permitted Design Capacity Utilized	61.13%

Sources:

1 City of Alachua Public Services Department, April 2020.

2 City of Alachua May 2020 Development Monitoring Report.

3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 6 loading bays x 100 gallons per loading bay.

Evaluation: 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 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ²	105,494
Available Capacity	719,506
Projected Sanitary Sewer Demand from Application ³	600
Residual Capacity	718,906
Percentage of Permitted Design Capacity Utilized	52.07%

Sources:

1 City of Alachua Public Services Department, April 2020.

2 City of Alachua May 2020 Development Monitoring Report.

Source: Chapter 64E-6, Florida Administrative Code; Formula 6 loading bays x 100 gallons per loading bay.

Evaluation: 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 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,19200	7,517.54
Reserved Capacity ²	7,929.39	1,447.11
Demand Generated by Application ³	1,824.29	332.93
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).		
² City of Alachua May 2020 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility. April 2020.		

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
BLACK FLAG METALSMITH, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 5, 2020

Also sent by electronic mail to csweger@edafl.com

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

RE: Completeness Review: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW).

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 applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, March 12, 2020**. With the exception of mailing labels, digital submission of the materials to the project planner is acceptable.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the applications are determined to be complete.

In order to provide complete applications, you must address the following:

SSCPA Application:

1. **Comprehensive Plan Amendment Application Attachment #4., Needs Analysis:** Provide an analysis demonstrating the necessity for the increase in area designated Industrial. See Chapter 163.3177(1)(f)3., Florida Statutes.

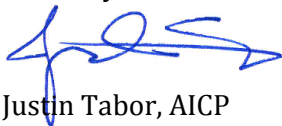
2. **Comprehensive Plan Amendment Application Attachment #7., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

Rezoning Application:

1. **Rezoning Attachment #6., Mailing Labels:** Please ensure the most recent public notification mailing list for persons and organizations on file with the City is utilized. The updated list is accessible on the City's web site.

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.

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 16, 2020

Sent by electronic mail to csweger@edaf.com

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

RE: Development Review Team (DRT) Summary for: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On February 27, 2020, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of the ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000, from Agriculture to Industrial and to rezone the subject property from Agriculture (A) to Light & Warehouse Industrial (ILW). The applications were determined to be complete on March 11, 2020.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications 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 Thursday, April 2, 2020**. The revised applications 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 **May 12, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the PZB. Please note that if Staff determines that the revised submissions require outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application packages 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 *no later than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised applications and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

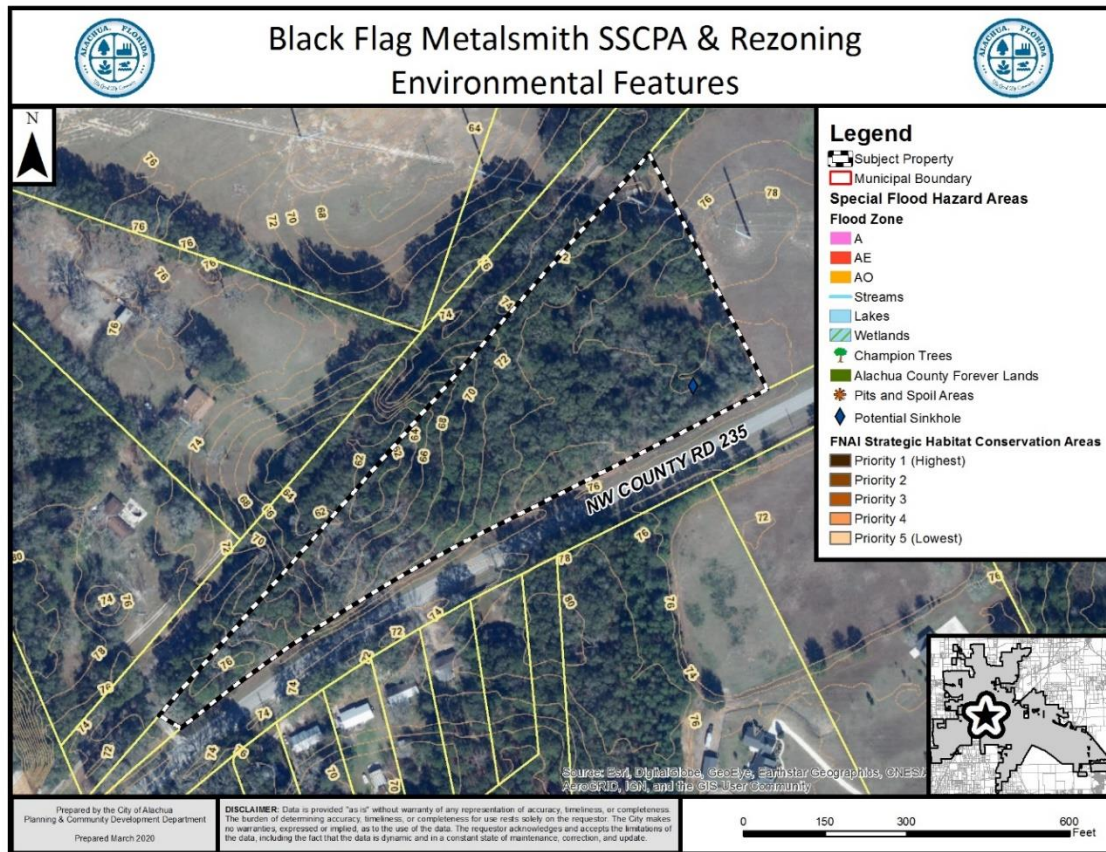
SSCPA & Rezoning Applications

1. Environmental Analysis

- a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required

prior to any future development of the property. Please update the Environmental Analysis accordingly.

- b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.



2. Comprehensive Plan Consistency Analysis

- Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.
- Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.
- Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.
- Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.

3. Public Facilities Impact Analysis

- Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.
- Drainage: Clarify reference to 'redevelopment'.

4. Miscellaneous

- Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.
- Page 1, Background: Update the County Road number.
- Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

SSCPA Application

5. Urban Sprawl Analysis

- a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.
- b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
- c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

6. Minor Revisions

- a. Correct the grammatical number (e.g. “these parcels”) in the paragraph below Figure 3 on page 3.
- b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the “urban sprawl indicators” are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

Rezoning Application

7. Standards for Rezoning

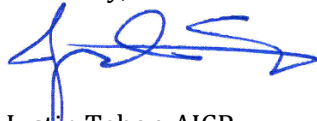
- a. Response to 2.4.2(E)(1)(h):
 - i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.
 - ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

8. Miscellaneous

- a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:
 - i. Page 1: Final sentence of final paragraph;
 - ii. Page 2: Final sentence of first paragraph;
 - iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;
 - iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;
 - v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;
 - vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

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. 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

April 1, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Development Review Team (DRT) Summary for:
Black Flag SSCPA and Rezoning Applications**

Dear Mr. Tabor:

The applicant's responses to the DRT comments issued on March 16, 2020 are below.

SSCPA & Rezoning Applications

1. Environmental Analysis

a. GIS desktop data indicates a sinkhole may be present near the southeast property corner (seen Environmental Features map below). Further evaluation of this area will be required prior to any future development of the property. Please update the Environmental Analysis accordingly.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

b. Under the Flood Zone/Flood Potential section, correct reference to 'all of the parcels'.

RESPONSE: Reference to multiple parcels has been corrected.

2. Comprehensive Plan Consistency Analysis

a. Policy 1.5.a, FLUE: Clarify the availability of wastewater facilities.

RESPONSE: The project will connect to wastewater facilities, as required by code.

b. Policies 1.5.a, 1.5.d, 2.4.a and 2.4.b, 2.4.c – 2.4.e, 2.5.a and 2.5.b, FLUE, and Objective 4.1, CFNGAR: Clarify references to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

c. Objective 4.1, CFNGAR Element: Future development will be required to connect to potable water and wastewater facilities. Revise response accordingly.

RESPONSE: Noted- development will connect to water and wastewater as required by code.

d. Objective 1.7, COSE: Address the potential sinkhole as discussed in comment 1.a. above.

RESPONSE: Additional geotechnical analysis will be performed prior to development plan submittal for the property.

3. Public Facilities Impact Analysis

a. Solid Waste: The reports state, "... no net increase will occur for potential solid waste impact..." The existing land use/zoning designations are Agriculture (no solid waste generated), and the proposed land use/zoning designations are business designations. Please address.

RESPONSE: The response for solid waste has been amended.

b. Drainage: Clarify reference to 'redevelopment'.

RESPONSE: Reference to redevelopment has been removed.

4. Miscellaneous

a. Throughout reports: CR 235 is identified as an arterial roadway. CR 235 is designated as a collector roadway.

RESPONSE: CR 235 is now referred to as a collector roadway throughout the justification report.

b. Page 1, Background: Update the County Road number.

RESPONSE: The county road number has been updated to CR 235.

c. Section 6.8 of the LDRs will likely not be applicable to future development of the subject property, given its location and the uses permitted within the proposed zoning designation. Please revise the applications accordingly.

RESPONSE: Noted- references to Section 6.8 have been removed.

SSCPA Application

5. Urban Sprawl Analysis

a. The Urban Sprawl Analysis should include a brief narrative describing the Chapter 163 requirements.

RESPONSE: See revised Urban Sprawl indicators section on page 23

b. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

c. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement "[d]evelopment under these conditions will be required."

RESPONSE: Future development will connect to water and wastewater service as required by code.

6. Minor Revisions

a. Correct the grammatical number (e.g. "these parcels") in the paragraph below Figure 3 on page 3.

RESPONSE: Reference to multiple parcels has been amended.

b. It appears an excerpt of the standards for rezoning are included on pp. 21 – 23 (Note the "urban sprawl indicators" are applicable to this application. See other comments above concerning the Urban Sprawl Analysis).

RESPONSE: Yes- this section has been revised to state how it applies to the proposed land use change in relation to the zoning application.

Rezoning Application

7. Standards for Rezonings

a. Response to 2.4.2(E)(1)(h):

i. Urban Sprawl Indicator 1: Revise references to existing wetland and presumed creek. No such features appear to exist on site.

RESPONSE: The response has been revised to remove reference to wetland and creek.

ii. Urban Sprawl Indicator 2: Please clarify the availability of wastewater facilities and what the statement “[d]evelopment under these conditions will be required.”

RESPONSE: Future development will connect to water and wastewater service as required by code.

8. Miscellaneous

a. There are several references throughout the application to the ‘underlying land use designation’ as currently being Industrial. While a companion SSCPA application is under review and proposes to amend the FLUM Designation from Agriculture to Industrial, please clarify within the Rezoning application the current and proposed FLUM Designations. This includes, but may not be limited to:

i. Page 1: Final sentence of final paragraph;

ii. Page 2: Final sentence of first paragraph;

iii. Figure 3: Label as “Proposed” Future Land Use Map, and add map depicting existing FLUM;

iv. Page 4: Second sentence of first paragraph and final paragraph below Figure 4;

v. Comprehensive Plan Consistency: Response to Goal 1 and Objective 1.5, FLUE;

vi. Standards for Rezoning: Response to 2.4.2(E)(1)(a).

RESPONSE: References have been corrected to refer to the (proposed) Industrial Future Land Use.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 6, 2020

Sent by electronic mail to csweager@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearings: Black Flag SSCPA and Rezoning Applications

Dear Mr. Sweger:

On April 1, 2020, the City of Alachua received your revised applications and materials for the Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Black Flag Metalsmith, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **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 *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications are **tentatively** scheduled for the **May 12, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 28, 2020**. Materials may be submitted earlier than this date. **Please note due to the COVID-19 pandemic, the May 12, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

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, April 27, 2020**. 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 hearings, 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, May 11, 2020**). Any presentation or materials may be submitted by emailing them to 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.

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