



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)

☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Proposed Land Use Change - 13218 NW CR 235
2. Address of Subject Property: 13218 NW CR 235
3. Parcel ID Number(s): 03918-003-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agricultural
6. Proposed Future Land Use Map Designation: Industrial
7. Acreage: 6.98 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Dir. of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Black Flag Metalsmith, LLC
Mailing Address: 9744 NW 27th Place
City: Gainesville State: FL ZIP: 32606

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/1/2011

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- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.


All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.


Signature of Applicant


Signature of Co-applicant

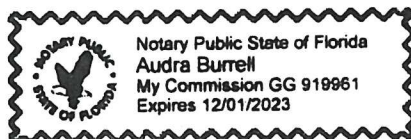
Clay Sweger, Principal
Typed or printed name and title of applicant


Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24 day of February, 2020, by Clay Sweger, who is/are personally known to me or who has/have produced _____ as identification.

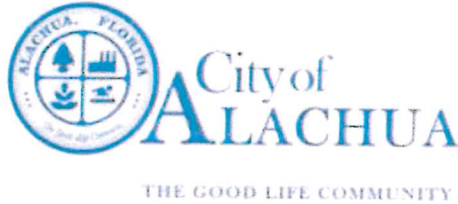
NOTARY SEAL



Audra Burrell
Signature of Notary Public, State of Florida

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Revised 9/1/2011



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13218 NW County Rd 235

Parcel ID Number(s): 03918-003-000

Acreage: 6.98 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Privette

Title: Owner

Company (if applicable): Black Flag Metalsmith

Mailing Address: 9744 NW 27th PL

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-870-6431

FAX: _____

e-mail: chris@blackflagmetalsmith.com

C. AUTHORIZED AGENT

Name: Clay Sweger

Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning, Comprehensive Plan Amendment, and Site Plan

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Christopher A. Privette
Signature of Applicant

Signature of Co-applicant

Christopher A. Privette

Typed or printed name and title of applicant

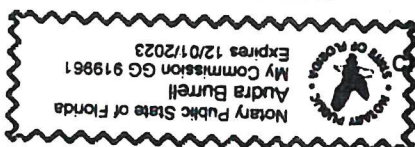
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26 day of February, 2020 by Christopher

Privette, who is/are personally known to me, or who has/have produced Florida Driver License
as identification.

NOTARY SEAL



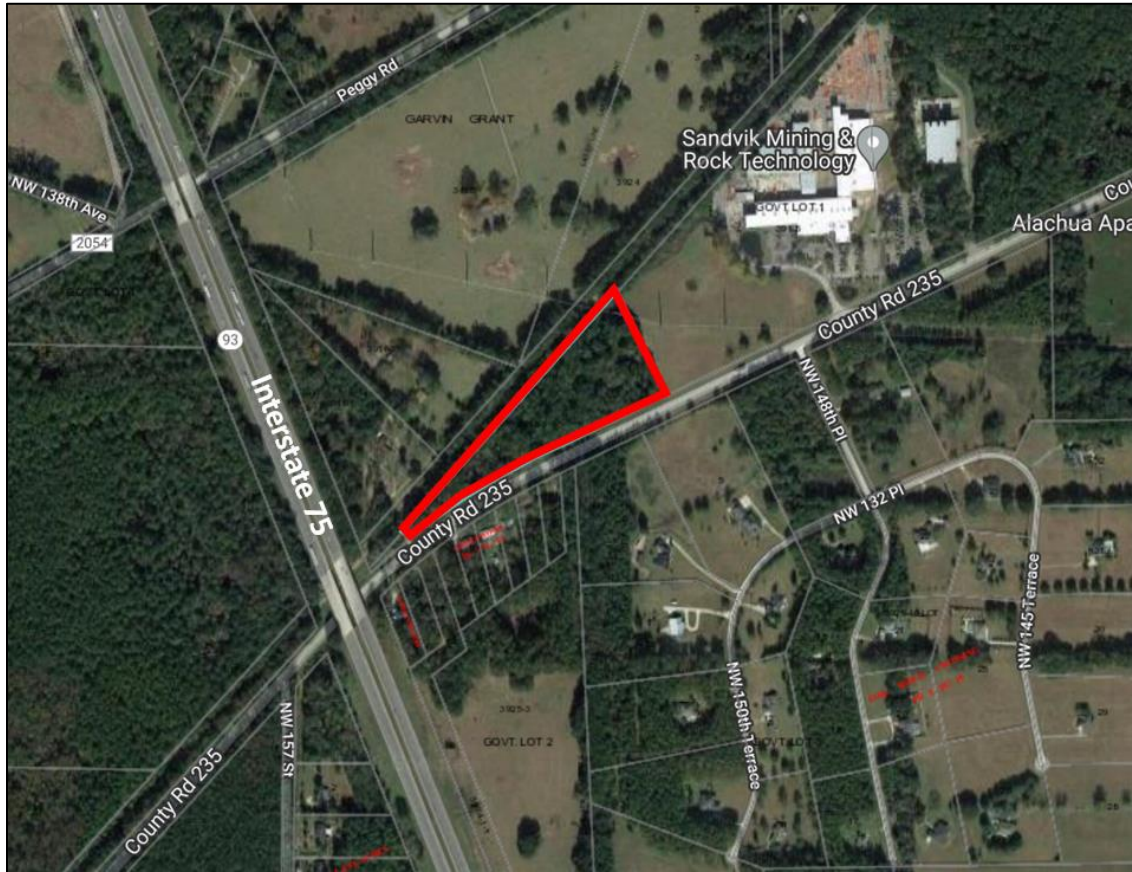
Audra Burrell
Signature of Notary Public, State of Florida

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PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



engineers • surveyors • planners, inc.

Comprehensive Plan Land Use Change Justification Report



Project Request: Land Use change application from Agricultural to Industrial

Location: 13218 NW County Road 235

Parcel Number: 03918-003-000

Acreage: Approximately 6.98 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Black Flag Metalsmith, LLC

Date: March 11, 2020 (Revised April 1, 2020 and April 6, 2020)

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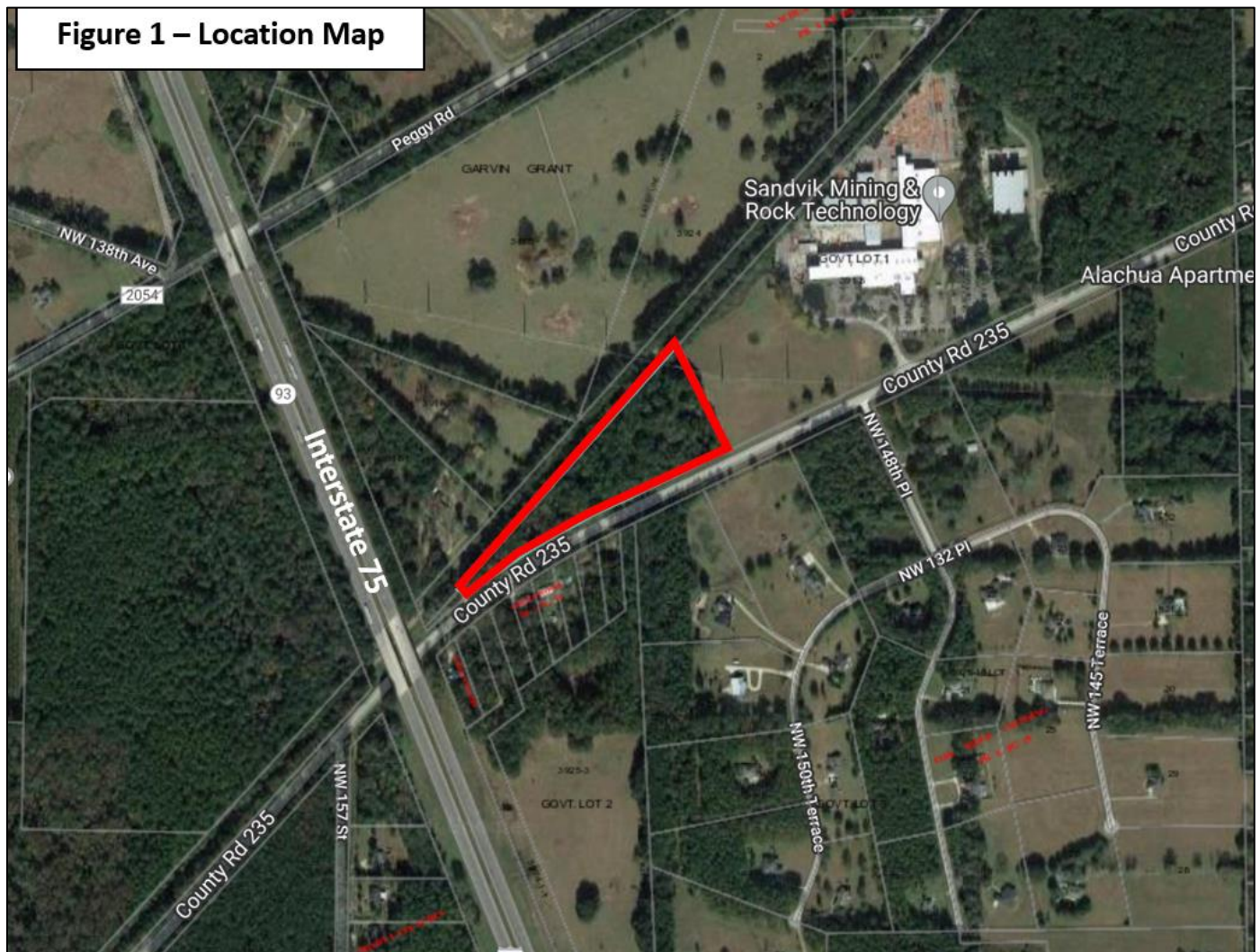
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Background

The subject property is located at 13218 NW County Road 235 (see Figure 1 below), consisting of approximately 6.98 acres.

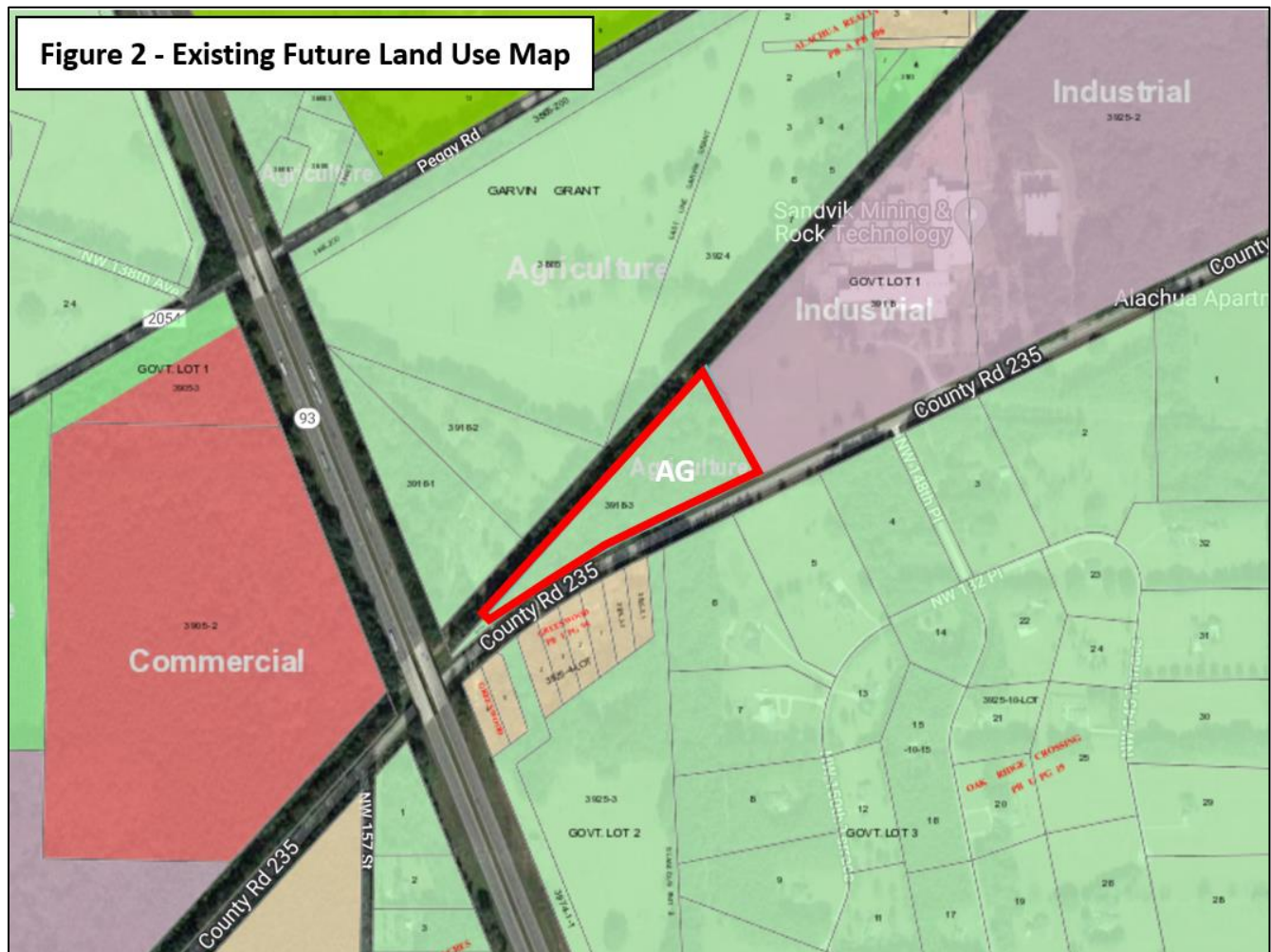


The tax parcel associated with this request is 03918-003-000 located within Section 22, Township 8, Range 18. The parcel is presently undeveloped and the Future Land Use map and zoning designation is Agricultural.

Statement of Proposed Change

The property owner requests to amend the future land use map from Agricultural to Industrial on approximately 6.98 acres on parcel number 03918-003-000. Figure 2 below illustrates the existing land use designation at the site (Agricultural).

The subject parcel is immediately bounded to the north by a CSX rail line, to the east by the Sandvik industrial facility, to the south by County Road 235 and to the west by vacant property.

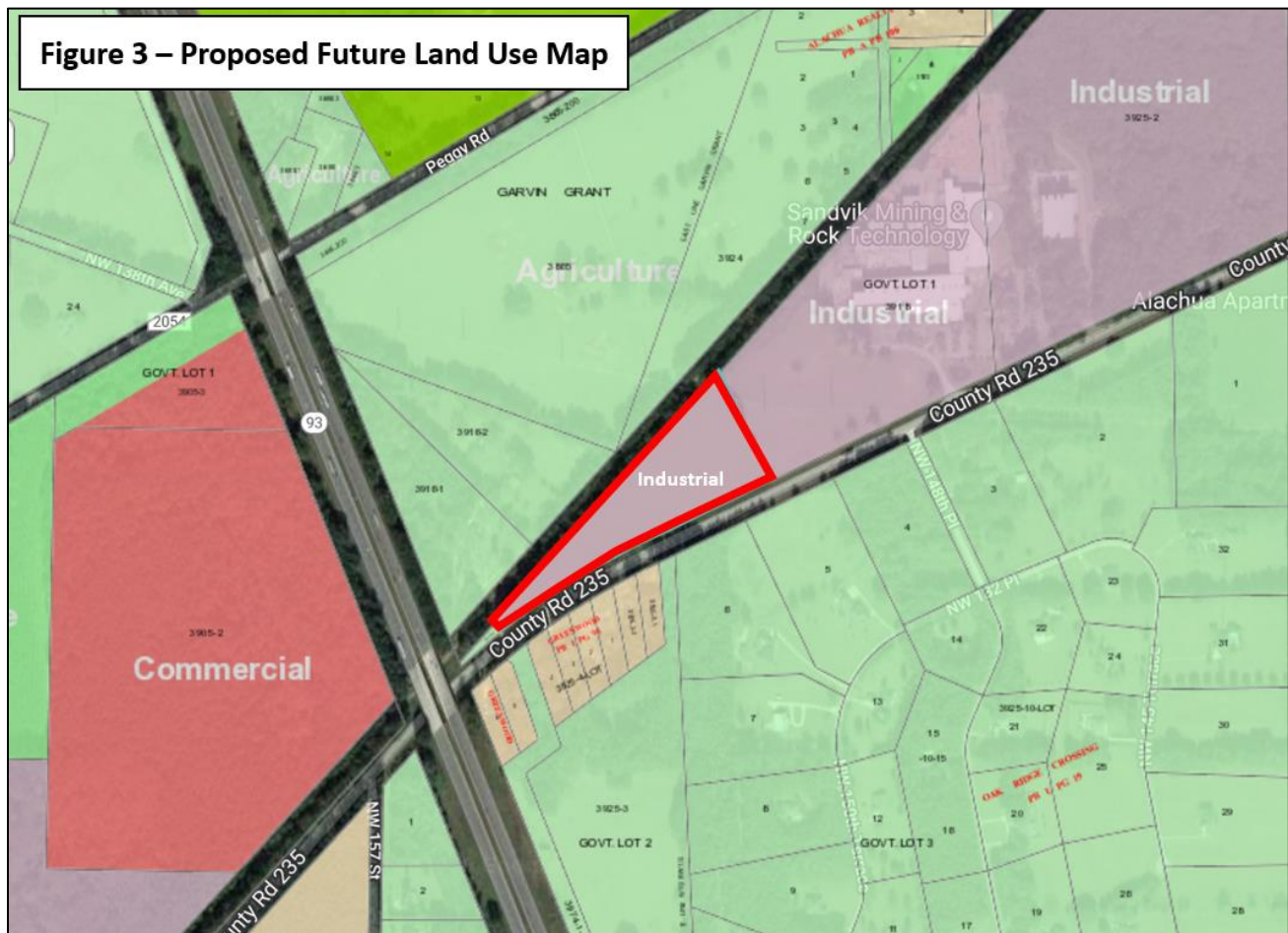


The City of Alachua Comprehensive Plan generally describes the Industrial future land use designation in the following Objective and Policy:

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.*

Figure 3 below illustrates the proposed future land use map on the approximately 6.98-acre subject parcel. It is logical to change this parcel to the Industrial land use designation given the existing industrial uses to the east (Sandvik), a CSX railway to the north and a county collector road to the south. This is consistent with the development pattern established in the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Section 6.6.3 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Industrial uses on the property.



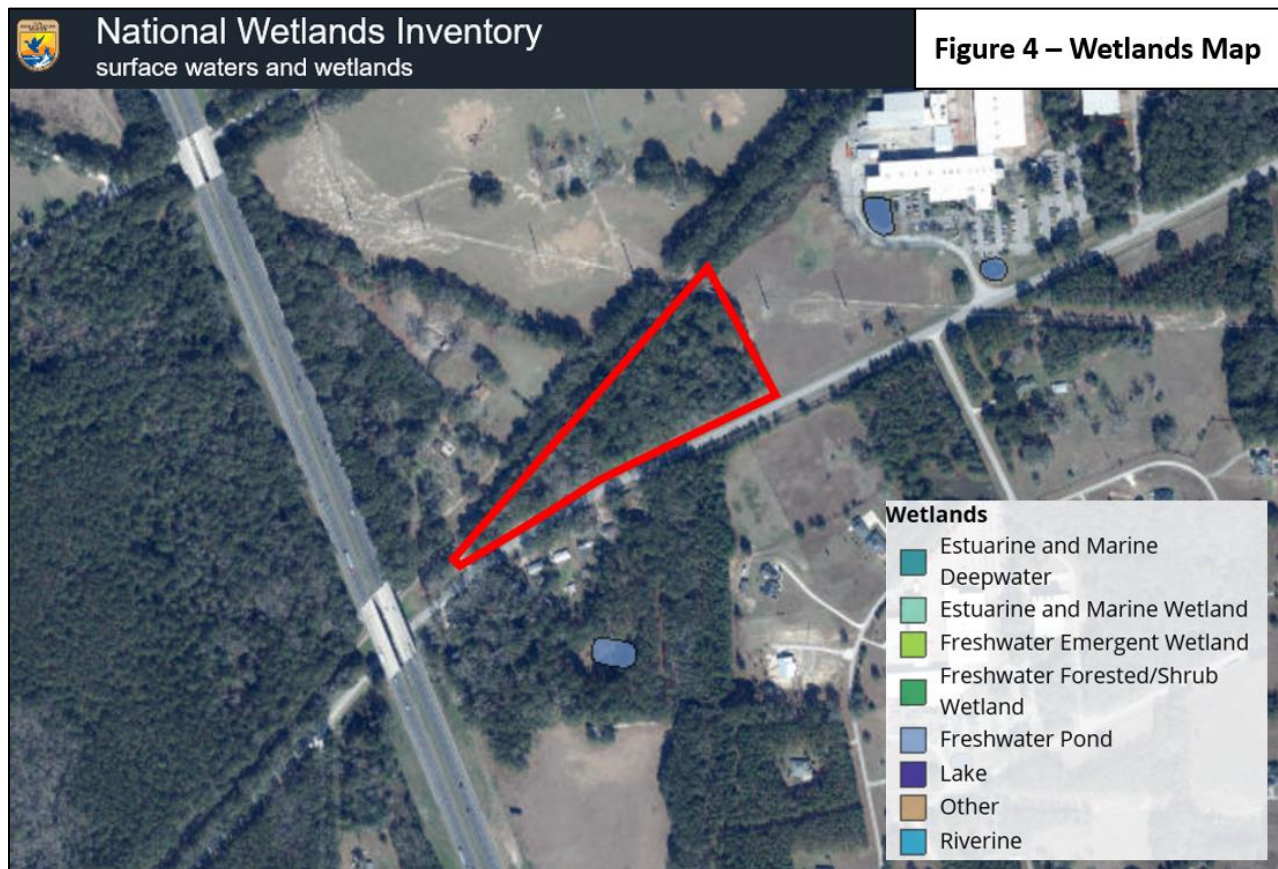
As described above, the proposed Industrial land use designation is appropriate for this parcel based on the Future Land Use designation of Industrial, the types of surrounding uses (industrial, railroad and county collector road) and the subsequent general compatibility with surrounding land use categories

Environmental Analysis

The subject property is an undeveloped site. There are no known or observed environmentally sensitive resources on the site, as described below:

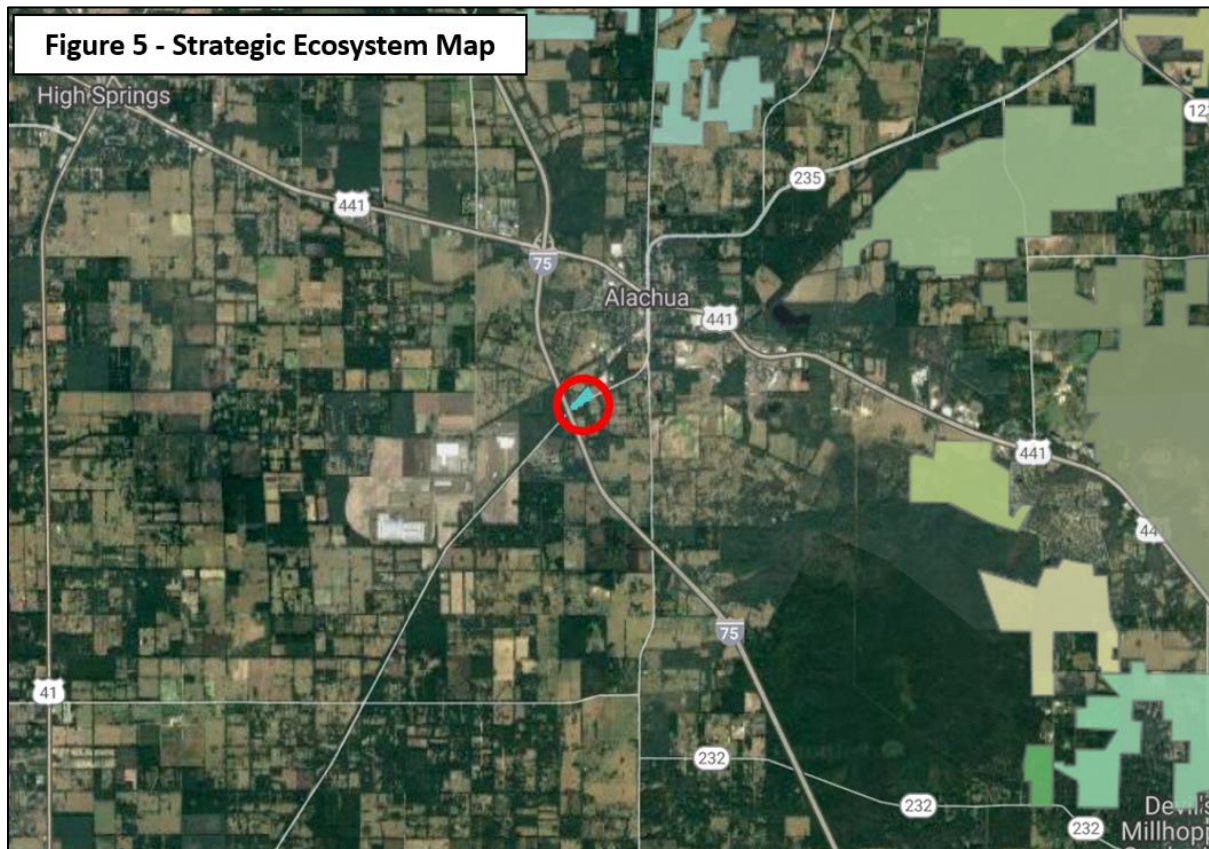
Wetlands:

There are no wetlands on the site, as indicated in the National Wetlands Inventory map below:



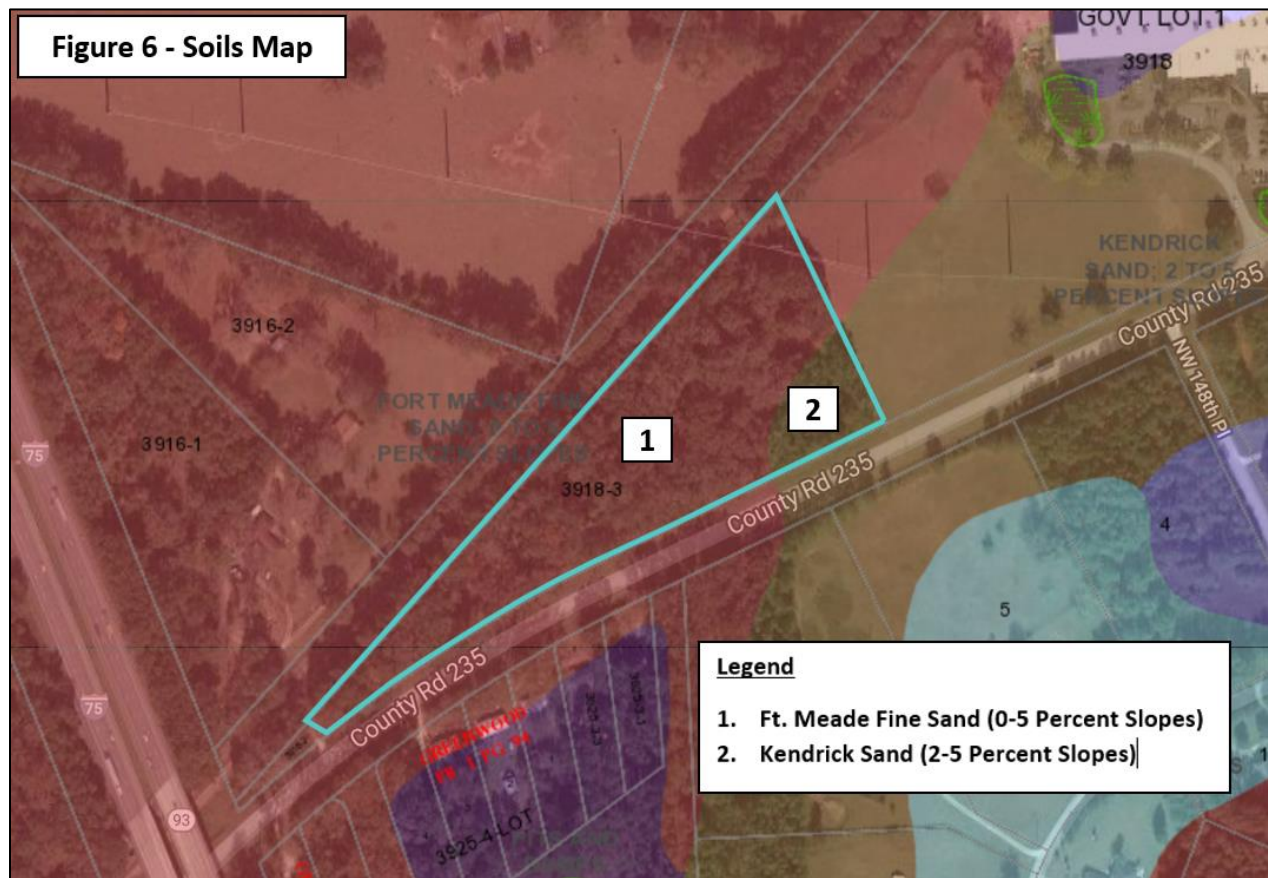
Strategic Ecosystems:

The property does not include any mapped Strategic Ecosystems on the site, as indicated in the County Strategic Ecosystems map below:



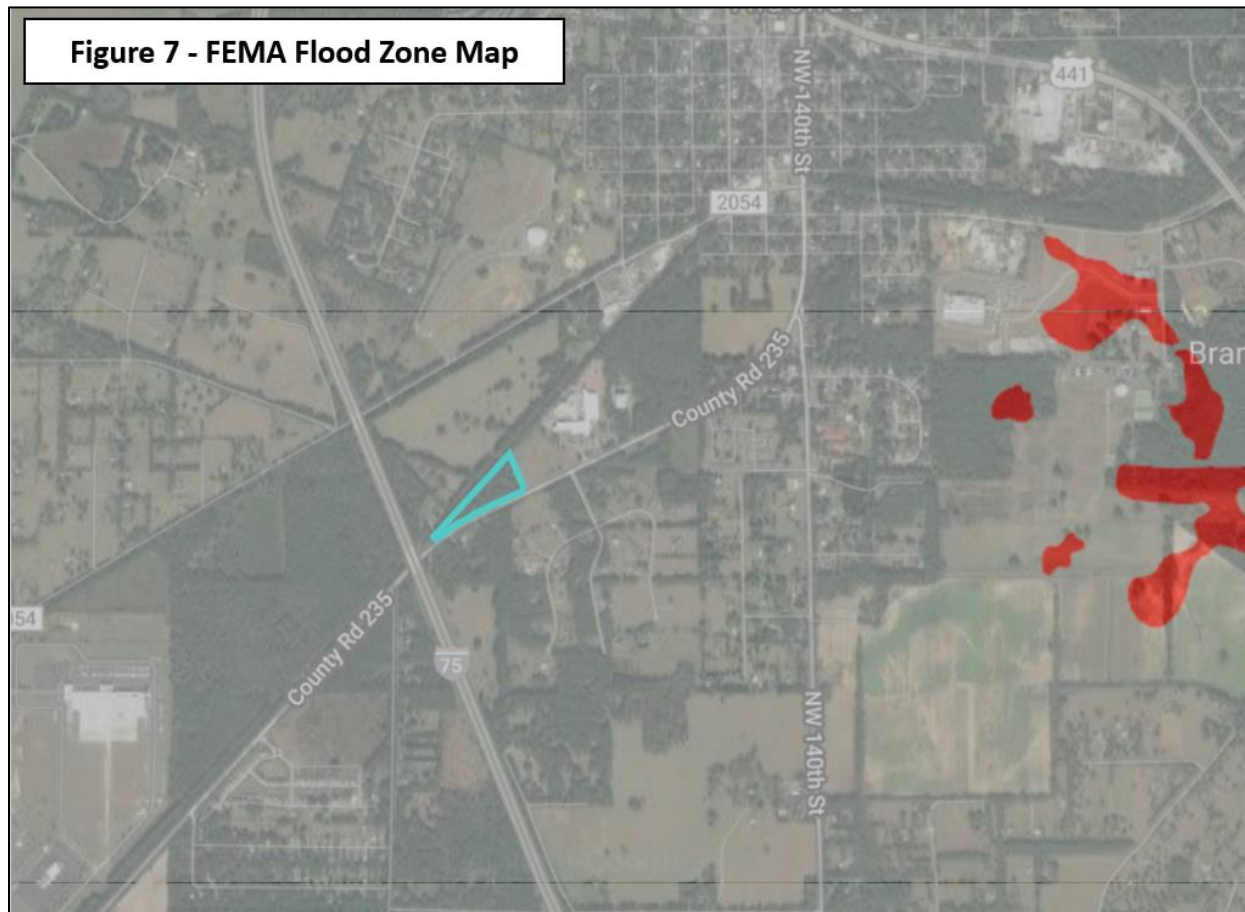
Soils:

Soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Kendrick Sand; 2-5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is “a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.” Kendrick Sand, 2-5 percent slopes, is “gently sloping, well drained soil in both small and large areas on the gently rolling uplands...the soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.”



100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property. The parcel is in Flood Zone X, outside the 0.2% annual chance of flood hazard.



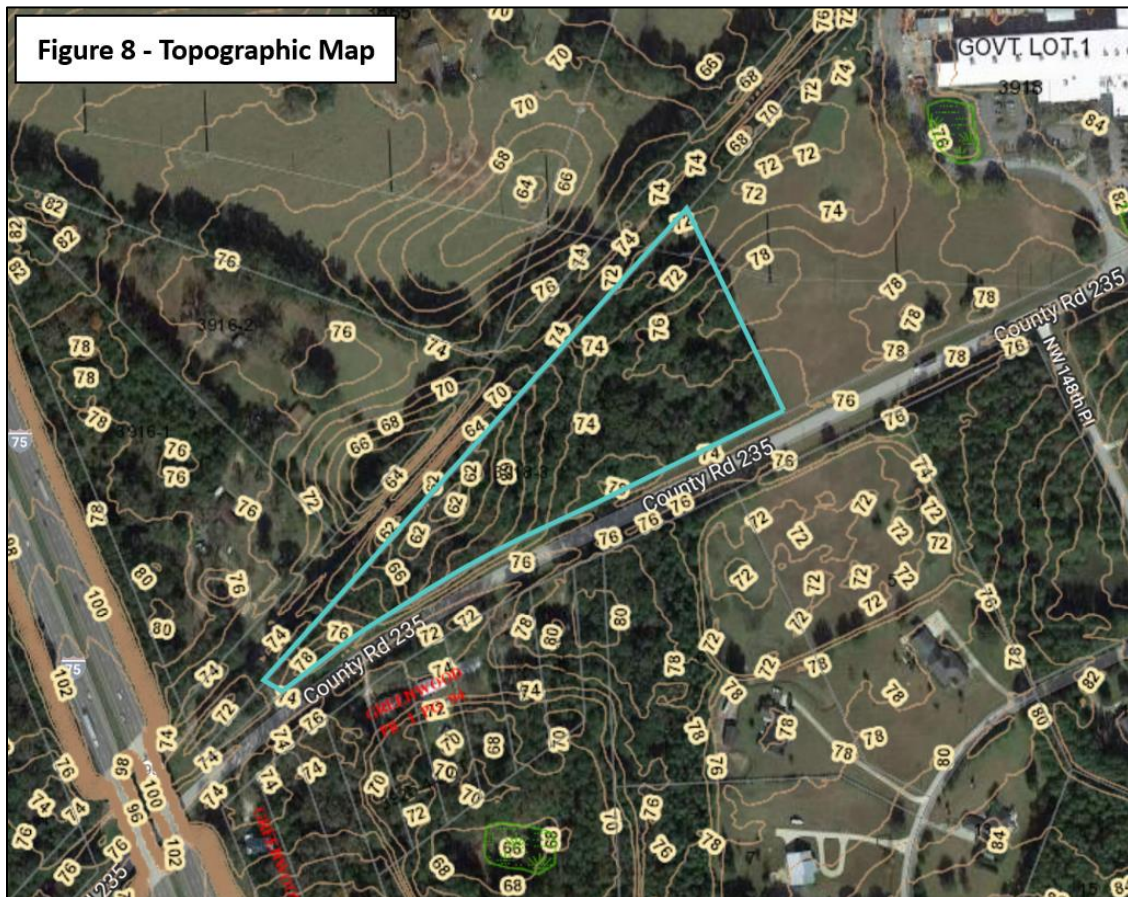
Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone.

Topography:

Figure 9 illustrates the topography on the subject parcel. The site elevation has gentle slopes with the exception of a low point near the CSX railway. No issues related to topographic constraints are associated with this property.

GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.



Comprehensive Plan Consistency

This comprehensive plan amendment application justification report, along with the following summary of the applicable elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Goal 1: Future Land Use Map: 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.

Consistency: The intent of this application is to bring the subject parcel into City of Alachua' Industrial land use designation, which is consistent with the existing land development pattern in the area and thus will appropriately allow for future economic development activity on the site.

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.

Consistency: As described in the Objective listed above, the proposed Industrial land use designation is consistent with this Objective. The City of Alachua provides a set of allowable uses in the Industrial land use designation that are compatible with the adjacent land uses and the future land use map. Therefore, it is an appropriate land use designation to permit and promote 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.

Consistency: The uses in allowed in the proposed Industrial land use designation is proposed on a parcel of land in an area that is conveniently served by a county collector roadway, a rail line and city centralized utilities. In addition, performance standards in Policy 1.5.d for industrial uses will ensure that new development will be compatible with surrounding uses. In addition, utility service is available to serve the proposed industrial uses on the site.

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.

Consistency: Future development on the property will be consistent with the uses listed above and therefore will be consistent with the intent of the Industrial future land use category.

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), 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, which 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** (Note: the word “by” should be “but”) 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 to parcels 1 acre or less.*

Consistency: Any future development on the subject property under the Industrial land use designation will comply with these design standards that help ensure that quality designed development will occur.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Consistency: Any future development on the subject property under the Industrial land use designation will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Consistency: Any future development on the subject property under the Industrial land use designation will comply with the tree protection requirements of the Future Land Use Element and Land Development Code.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any future development on the subject property under the Industrial land use designation will comply with the open space requirements of the Future Land Use Element and Land Development Code.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics

of the site. As indicated in the Environmental Analysis portion of this report, soils at the site include Fort Meade Fine Sand; 0 to 5 percent slopes) and Kendrick Sand (2 to 5 percent slopes). These soil types have minimal limitations for urban development.

Objective 5.2 Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: Any future development at the site will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use change involves a parcel with an industrial land use and zoning category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) are currently available.

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.*

Consistency: Any new development at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

GOAL 1: *Provide for a traffic circulation system, which serves existing and future land uses.*

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.

Consistency: The project site is located on an adjacent collector roadway with adequate capacity to serve future on-site development and therefore, the proposed zoning change will not result in an increase in traffic impacts that will exceed the adopted Level of Service standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Consistency: Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Environmental Analysis' sections of the report. New development will be required to connect with potable water and wastewater facilities, consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

Conservation & Open Space Element:

The proposed land use change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property.

Objective 1.4: Air Quality

Consistency: There are no development proposals associated with this land use change, therefore there are no air quality impacts. Any future development proposal associated with this parcel will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the 'Environmental Analysis' section of this application, there are two soil types present on this site, both providing minimal limitations to development.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: Based on available information, no geological features have been documented on the subject property. GIS desktop data indicates a sinkhole may be present near the southeast property corner – further evaluation of this area will be completed and provided to the city prior to any development plan approval.

Objective 1.8: Hazardous Materials

Consistency: Based on available information, no hazardous materials have been documented on the subject property. Any hazardous materials stored or used at this site in the future would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no wetlands are located on the project site.

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: As noted in the Environmental Analysis section of this report, according to the National Wetlands Inventory database, no regulated water resources are located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.

Consistency: No development is proposed as part of this land use change request. However, any future development activity on this parcel would require an analysis for availability of public facilities consistent with adopted LOS standards and will be subject to development review and concurrency analysis at the time of development application.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” below). However, any future development plan applications would be subject to review for required capital improvements.

Public Facilities Analysis (Concurrency Impact Analysis)

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any proposed development allowed in the proposed Industrial land use designation will operate within the level of service standards outlined in the Code. In addition, since there is no residential component, there is no impact on public schools facilities and recreation.

The maximum development scenario for the subject parcel is shown in the table below using the floor area ratios (FAR) established in Future Land Use Element Policy 1.5.d(11):

Parcel Number	Acreage	FAR	Maximum Developable Acreage based on FAR	Maximum Building Square Footage based on FAR
03918-003-000	6.98	0.5	6.98	152,024
TOTAL:	6.98	0.5	6.98	152,024

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed Industrial land use designation for the 152,024 building square footage (as calculated above) is illustrated in the tables below:

Traffic (using the ITE 10th Edition):

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	AVERAGE RATE	DAILY TRIPS (ADT)
110	152,024 SF	General Light Industrial	4.96 / 1,000 SF	754
Total Daily Trips (ADT)				754

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	152,024 SF	General Light Industrial	0.63 / 1,000 SF	96
Total Daily Trips (PM PEAK HOUR OF ADJACENT STREET TRAFFIC)				96

Affected Roadway Segments

- CR 235 (SCL to CR 241)

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 235 (754 ADT, 96 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	CR 235
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	6,883
Project Trips (Net ADT)	754
Available Capacity	7,483

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	CR 235
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	660
Project Trips (Net PM Peak)	96
Available Capacity	603

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site. It should be noted that, since this application involves only the change in land use, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application,

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur.

The 0.5 FAR would allow up to 152,024 square feet of building square footage (see earlier table in the Public Facilities Analysis section). Using Table 6.1-2 in the City of Alachua Land Development Code, there is a requirement for 1 loading space for buildings ranging from 5,000 – 24,999 square feet. Extrapolating from this, $152,024 \text{ square feet} / 24,999 = 6$. The resulting requirement would be for 6 loading bays. Calculating this for wastewater impact: $6 \times 100 \text{ GPD} = 600 \text{ GPD}$

If wastewater services become available to the site, adequate capacity is available to support this parcel in the future, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	600 GPD
--	---------

1. Per 64E-6.008, F.A.C. (Warehouse): $6 \times 100 \text{ GAL/Loading Bay} = 600 \text{ GPD}$

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plant Current Permitted Capacity	1,500,000

Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Parcel Demand for Site	600
Residual Capacity	642,522

Source:

City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 600 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	600 GPD
---	---------

1. Per 64E-6.008, F.A.C. (Warehouse): (6 x 100 GAL/Loading Bay = 600 GPD)

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	135,767
Parcel Demand for Site	600
Residual Capacity	868,030

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, additional waste will be generated as a result of this future land use change, but adequate capacity is available to support development and will be demonstrated at the time of development plan approval.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	333 Tons
---	----------

1. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 152,024 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 333 \text{ Tons/Year}$

*Source: *Environmental Engineering: A Design Approach*, Cincero and Cincero, 1996

Recreation:

No impact on recreation facilities because there is no residential component.

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compatibility

Compatibility with adjacent land uses is a key factor when considering a proposed land use change application. This land use change request will not result in any incompatibility with adjacent lands. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing uses for the surrounding properties:

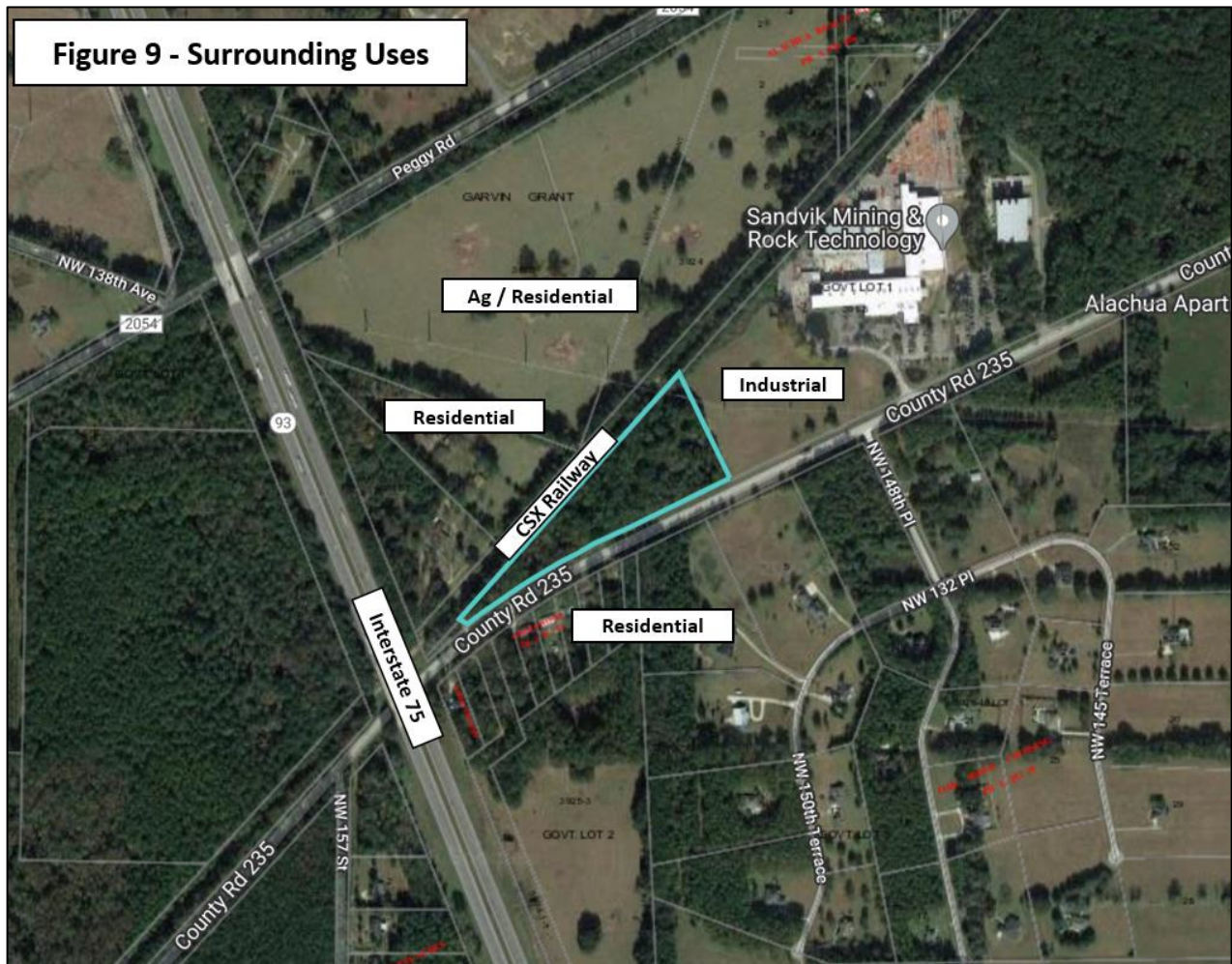
The existing uses and zoning districts of the adjacent properties are as follows:

North: CSX Railway / Residential / Agricultural
Agricultural Zoning

East: Sandvik Industrial
IG Industrial Zoning

West: Interstate 75 / Vacant Land
Agricultural Zoning

South: County Road 235 / Residential
RSF-3, PD & Agricultural Zoning



The subject parcel is abutting existing industrial development to the east. The CSX Railroad ROW is also located on the north side, and a county collector road to the south.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to future development of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:*

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.
- (12) *Placement or configuration of site design.* Placement or configuration of site design.
- (B) *Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.*

Consistency with Land Development Code

Section 2.2.4 (E) (1) of the Land Development Code provides Standards for site-specific amendments to the Official Zoning Atlas, which are largely applicable to land use map changes as well. Consistency with these requirements is described below.

(a) Consistent with Comprehensive Plan.

Consistency: The proposed land use change is consistent with the Comprehensive Plan as outlined in the 'Comprehensive Plan Consistency' section of this report.

(b) Consistent with ordinances.

Consistency: The proposed land use change is consistent with all applicable City ordinances. Any future development activity or use of the land shall comply with the City's Land Development Code and Code of Ordinances.

(c) Logical development pattern.

Consistency: The land use change will create a logical development pattern that meshes future development potential with the existing land use map and existing development. There is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Further development based on the development pattern in place creates a logical development pattern.

(d) Premature development.

Consistency: The land use change will not allow premature development on the site. As stated, there is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Development that is infill in nature that utilized public utilities are not premature in nature.

(e) Incompatible with adjacent lands.

Consistency: The land use change will not be incompatible with adjacent lands. As stated, there is existing development to the east and south of the project site, there is urban land use designations to the east, south and west and there are public utilities serving the site. Development consistent with this pattern will not be incompatible.

(f) Adverse Effect on Local Character

Consistency: The proposed land use change will not result in an adverse effect on the local character of the area. Several parcels in the immediate area currently have industrial and commercial designations. In addition, the property is located along the CSX Railroad ROW. The proposed industrial land use is compatible with the existing development in the area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed land use change is consistent with the existing pattern of development in the area. There is currently a mix of non-residential and residential land uses.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This land use change should be considered infill (not sprawl) due to its location in the urbanized area and due to the fact that there is existing development in multiple directions.

The following Urban Sprawl Analysis indicates that the land use change should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

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.

Consistency: The subject property is proposed for industrial development, but is located in a sector of the City that has a mix of residential and non-residential uses which promotes a variety of development types.

(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.

Consistency: The subject property is located along a county collector road and along an active railway with industrial and commercial land uses on two sides, which is suitable for development and is not rural in character.

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

Consistency: The subject property, when developed, will not create a radial, strip, isolated or ribbon pattern based on its proximity to existing development and a county collector roadway.

(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.

Consistency: GIS data available from Alachua County appears to indicate that there are no sensitive/regulated natural resources on the project site.

(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.

Consistency: The subject property is undeveloped but is not presently being utilized for agricultural uses.

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

Consistency: The subject property, when developed, will maximize use of the existing public facilities and services which are in place to serve the site. The subject property will be located within the City's potable water and wastewater service area, and will be required to connect to those systems.

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

Consistency: The proposed land use change will allow industrial development that will allow for the timely and efficient use of the land as there are currently public facilities available to serve the site. All available public facilities will be utilized on the property.

(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.

Consistency: The proposed land use change will allow industrial development that will allow for the timely and efficient use of the land as there are currently public facilities available to serve the site.

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

Consistency: The subject property is located along county collector road, an active railway and between industrial and commercially-zoned properties – a clear pattern of urban development.

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

Consistency: The land use change to industrial on the subject property will encourage infill development rather than discourage or inhibit this activity as it is an appropriate location for development and has public facilities available to serve the site.

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

Consistency: The subject property is proposed for industrial which will further support the existing functional mix of uses in the area, including industrial, office, commercial and residential.

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

Consistency: The subject property is located along a county collector roadway with adequate capacity to serve the site. In addition, the property is located adjacent to an active rail line the could be accessed from the property. There are also related land uses in the immediate area that is accessible, including the Sandvik property immediately east of the property.

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. An analysis of the proposed amendment’s consistency with Section 163.3177 shows that it meets five of the eight urban form criteria (below):

This Comprehensive Plan Amendment application has been analyzed to determine whether the proposed change incorporates a development pattern or urban form that achieves four criteria indicating that it discourages urban sprawl.

1. 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.

Consistency: This proposed land use change is in a geographic area that includes developable land area that can be developed without impacting any significant natural resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Consistency: Utilities are available to serve the property and future development will connect to city water and wastewater, as required by the Land Development Code. The property also has access to existing a public street (CR 235).

3. Promotes conservation of water and energy.

Consistency: The subject property, when developed will promote conservation of water and energy by connecting to centralized public utilities that are more efficient providers of utility resources and avoid less efficient systems like private wells and septic systems.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Consistency: The subject property as an industrial development will help support the existing combination of residential and non-residential uses that are located within the immediate area.

5. 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.

Consistency: The proposed land use change will create new industrial lands in an area where there is currently a mix of non-residential and residential land uses.

(i) *Spot Zoning*

Consistency: The proposed land use change is not spot zoning as there is existing industrial and commercial land abutting to the east and nearby to the west and will contribute to that existing zoning pattern.

(j) *Public Facilities*

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any future development of the parcel will not create a negative impact on these facilities if potable water and/or wastewater become available.

(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Environmental Analysis section of this report (see above), there are no documented environmentally sensitive areas on the project site. Therefore, there are no adverse effects on the environment due to the proposed land use designation.

Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development. The proposed land use change is one such example.

Magnitude of Proposed Designation

In addition to the new state policy direction explained above, the proposed land use change application is minor in scale and does not significantly increase potential impacts to the area in terms of a maximum

buildout scenario based on the FAR. As detailed in the Public Facilities Impact Analysis section of this report, the following illustrates the projected maximum development scenario of the proposed land use designation:

Proposed FLUM Designation	Acreage	Max. Intensity	Max Development
Industrial	6.98 (MOL)	0.5 FAR	152,024 Square Feet

The maximum development scenario indicated above is minor in scale when comparing the entirety of the nearby urbanized area. Further, due to the unique configuration of the property boundaries, it is very likely that the ultimate development scenario will be far less than the maximum allowable square footage indicated above, thus reducing the scale of the project even more.

To further elaborate as to the small scale of this land use change request, it is helpful to compare the acreage of the project (and associated permitted development) in relation to the entirety of the city limits. The proposed map change of approximately 6.98 acres is well below 1% of the entire acreage of the City of Alachua. Further, the project acreage is easily below 5% of the existing Industrial land use map area.

As to need, where there are many parcels with the Industrial future land use designation within the City of Alachua today, a large majority of them 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.

Overall

The existing City of Alachua future land use designation of Industrial allows for a variety of light industrial, warehousing and office uses. While the request will change the FLUM designation and will intensify the site in relation to allowable entitlements, the permitted uses are compatible with the area and are at a relatively small scale that will not negatively affect the public infrastructure / level of service standards in the area. The proposed Industrial FLUM designation will allow the expansion of an existing business along the already developed County Road 235 roadway as an urban infill type project.

Parcel: 03918-003-000

Search Date: 2/24/2020 at 1:15:28 PM

Taxpayer: MALLARD & THOMPSON	Legal: COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4739/1884
Mailing: 9310 NW 188TH WAY ALACHUA, FL 32615	
Location:	
Sec-Twn-Rng: 22-08-18	
Property Use: 00000 - VACANT	
Tax Jurisdiction: ALACHUA - 1700	
Area: 8-18 RURAL	
Subdivision: N/A	

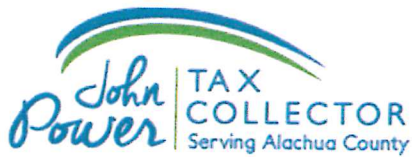
	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT	19728	0	0	19728	0	19728	19728	0	0	19728	19728
2018	VACANT	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2017	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2016	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2015	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700
2014	Vacant	19700	0	0	19700	0	19700	19700	0	0	19700	19700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0100	SFR	A	AGRICULTURE	1	6.85	298386	AC

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2018-03-23	25000	Vac	01-Qualified Examina of Deed	4586	0408	WD
2017-03-14	100	Vac	11-Corrective Deed	4500	1796	QD
2017-03-07	100	No	11-Corrective Deed	4499	0971	QD
1986-01-22	0	No	11-Corrective Deed	1616	0099	WD
1977-01-01	44900	No	Q-OLD SALE - QUALIFIED	1054	156	WD



2018 Roll Details — Real Estate Account At 13218 NW COUNTY RD 235

Real Estate Account #03918 003 000



Parcel details



Latest bill



View/Print full bill history

Print this page

2019

2018

2017

2016

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2020 Installment Payment Plan](#)



Get Bills by Email

PAID 2019-05-14 \$586.20

Receipt #18-0169399

Owner: MALLARD & THOMPSON

9310 NW 188TH WAY

ALACHUA, FL 32615

Situs: 13218 NW COUNTY RD 235

Account number: 03918 003 000

Alternate Key: 1014235

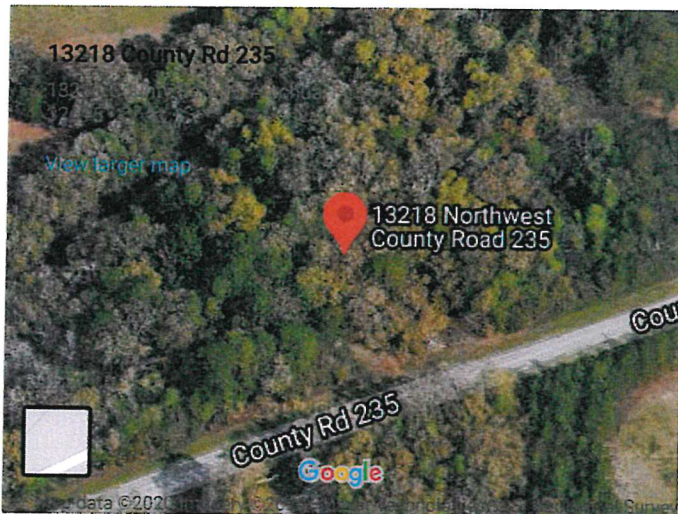
Millage code: 1700

Millage rate: 22.5620

Assessed value: 19,700

School assessed value: 19,700

Unimproved land value: 19,700



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$444.48

Non-ad valorem: \$99.81

Total Discountable: 544.29

No Discount NAVA: 0.00

Total tax: \$544.29

Legal description

COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4586/0408

Location

Book, page, item: 4586-0408-

Prepared by and return to:
JOHN F. ROSCOW, IV

Doc Stamp-Deed: \$420.00



HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 19-1065.as
Will Call No.: ASHLEY

\$60,000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of December, 2019 between JASON MALLARD, a married man and COLBY THOMPSON, married man whose post office address is 9310 NW 188TH WAY, Alachua, FL 32615, grantor, and BLACK FLAG MEATLSMITH, LLC, a Florida Limited Liability Company whose post office address is 9744 NW 27TH PLACE, Gainesville, FL 32606, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

Parcel Identification Number: 03918-003-000

Subject to taxes for 2020 subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: JOHN F. ROSCOW, IV


JASON MALLARD (Seal)

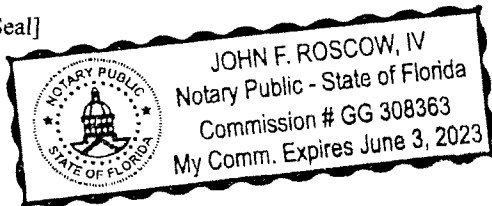

 Witness Name: ASHLEY M. SWIGER

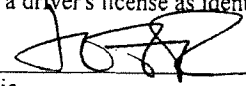

COLBY THOMPSON (Seal)

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me this 12th day of December, 2019 by JASON MALLARD and COLBY THOMPSON, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BLACK FLAG METALSMITH LLC

Filing Information

Document Number	L16000074325
FEI/EIN Number	81-2296291
Date Filed	04/14/2016
Effective Date	04/14/2016
State	FL
Status	ACTIVE

Principal Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Mailing Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Registered Agent Name & Address

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Name Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title VMG

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Title P

Privette, Christopher A
9744 NW 27TH PL
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
-------------	------------

2017	01/22/2017
2018	03/19/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- Florida Limited Liability	View image in PDF format

Legal Description

Parcel Number 03918-003-000

(From Deed)

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

TODAY IN HISTORY

Today is Wednesday, Feb. 12, the 43rd day of 2020. There are 323 days left in the year.

Highlight in History:

On Feb. 12, 1809, Abraham Lincoln, the 16th president of the United States, was born in a log cabin in Hardin (now LaRue) County, Kentucky.

On this date:

In 1795, the University of North Carolina became the first U.S. state university to admit students with the arrival of Hinton James. In 1914, groundbreaking took place for the Lincoln Memorial in Washington, D.C. (A year later on this date, the cornerstone was laid.)

In 1924, George Gershwin's "Rhapsody in Blue" premiered in New York.

Today's birthdays: Movie director Costa-Gavras is 87. Basketball Hall of Famer Bill Russell is 86. Actor Joe Don Baker is 84. Author Judy Blume is 82. Former Israeli Prime Minister Ehud Barak is 78. Country singer Moe Bandy is 76. Actress Maud Adams is 75. Actor Cliff DeYoung is 74. Actor Michael Ironside is 70. Rock musician Steve Hackett is 70. Rock singer Michael McDonald is 68. Actress Joanna Kerns is 67. Actor Zach Grenier is 66. Actor talk show host Arlene Hall is 64. Actor John Michael Higgins is 57. Actor Raphael Sbarge is 56. Actress Christine Elise is 55. Actor Josh Brolin is 52.

FLORIDA LOTTERY

LOTTO

Today's Jackpot: \$9 million

Feb. 8: 5-11-18-30-34-44

POWERBALL

Today's Jackpot: \$70 million

Feb. 8: 35-49-50-59-66

Powerball: 6

FANTASY 5

Feb. 10: 4-15-17-25-34

PICK 2

Feb. 11 Midday: 8-0

Feb. 10 Evening: 6-2

PICK 3

Feb. 11 Midday: 0-3-6

Feb. 10 Evening: 9-6-3

PICK 4

Feb. 11 Midday: 0-0-1-9

Feb. 10 Evening: 8-6-4-2

PICK 5

Feb. 11 Midday: 9-9-0-6-2

Feb. 10 Evening: 8-6-9-2

JACKPOT TRIPLE PLAY

Tuesday's Jackpot was:

\$850,000

Feb. 7: 3-16-21-25-40-44

MEGA MILLIONS

Tuesday's Jackpot was:

\$202 million

Feb. 7: 9-14-27-36-52

MEGA BALL: 4

CASH LIFE

Feb. 10: 5-7-21-22-41

Cash Ball: 1

Bloomberg embraces stop and frisk in 2015 audio

By Alexandra Jaffe and Jonathan Lemire
The Associated Press

WASHINGTON — Michael Bloomberg is under fire for resurfaced comments in which the Democratic presidential candidate says the way to bring down murder rates is to "put a lot of cops" in minority neighborhoods because that's where "all the crime is."

The billionaire and former New York City Mayor made the comments at a 2015 appearance at the Aspen Institute, as part of an overall defense of his support for the controversial "stop and frisk" policing tactic that has been found to disproportionately affect minorities.

Bloomberg launched his presidential bid late last year with an apology for his support for the policy. He's taking an unconventional approach to the campaign, bypassing the traditional early states and gaining attention by flooding the airwaves with hundreds of millions of dollars in ads. He's spent recent days courting black voters whose support will



Democratic presidential candidate and former New York City Mayor Michael Bloomberg talks to supporters, Feb. 4, in Detroit. (CARLOS OSORIO/ASSOCIATED PRESS FILE PHOTO)

be crucial to winning the Democratic nomination and will begin a campaign swing through the South on Wednesday.

Seeking to blunt any political fallout from the comments, Bloomberg said Tuesday the remarks "do not reflect my commitment to criminal justice reform and racial equity."

But the audio of his Aspen speech highlights his embrace of the policy just a few years ago and suggests he was aware of the disproportionate impact of stop and frisk on minorities. Bloomberg says that "95% of murders and murder victims are young male minorities and that 'you can

don't want that. I don't wanna get caught.' So they don't bring the gun," he says.

According to a report in the Aspen Times that year, Bloomberg blocked the release of video of the Aspen Institute appearance. But the Aspen Times reporter uploaded what appears to be the full audio online, and it drew renewed attention Monday after podcaster Benjamin Dixon circulated it on Twitter.

In his Tuesday statement, Bloomberg notes that he "inherited the practice of stop and frisk" from Rudy Giuliani's administration and noted that by the time he left office at the end of 2013, he had significantly reduced its use. He said, "I should have done it faster and sooner."

But stop and frisk expanded dramatically on Bloomberg's watch, reaching a peak in 2011 when over 685,000 people were stopped, according to data from the American Civil Liberties Union. While its use declined significantly after that, Bloomberg stood by the program even in the face of widespread criticism and legal

challenges.

Bloomberg has since distanced himself from the policy since launching his presidential campaign as part of a broader strategy aimed at appealing to minority voters. He's also acknowledged his own white privilege and released policies focused on issues central to some African American communities, like black homeownership and maternal mortality rates.

But the comments gave Bloomberg's political rivals an opportunity to pounce. Activist Tom Steyer, who is working aggressively to attract black voters in South Carolina ahead of that state's Feb. 29 primary, called the comments "extremely disturbing."

"The racist stereotypes he uses have no place today, and anyone running for the presidential nomination should disavow them," Steyer said. Former Vice President Joe Biden is also staking his campaign on a strong showing in South Carolina. His top adviser, Symone Sanders, called the comments "sad and despicable," and said he "will have to answer for these comments."

Hill collapses, roads flooded, dam eroded by Southern rains

By Jay Reeves
The Associated Press

BIRMINGHAM, Ala.

A Tennessee hillside collapsed, roads were flooded and rivers were rising across the Southeast on Tuesday after a day of heavy rains that once again threatened a Mississippi lake where a dam previously was in danger of failing.

The National Weather Service said minor to moderate flooding was expected from central Mississippi to north Georgia following downpours. The Tennessee River was predicted to crest about 7 feet above flood level at Perryville, Tennessee, on Sunday.

Near Great Smoky Mountains National Park in eastern Tennessee, tons of rock and soil slid off a 70-foot hillside and blocked the northbound side of a U.S. 441 spur linking the tourist towns of Gatlinburg and Pigeon Forge, the National Park Service said.

At least 45 dump trucks will be required to

clear the road, officials estimated, but no injuries were reported.

Multiple roads were covered with water or washed out because of rainfall that exceeded 5 inches in spots across central Alabama, and forecasters said totals could reach 6 inches by nightfall.

Schools opened late or closed in parts of Alabama, Mississippi and Louisiana because of flash flooding. A flood watch stretched from eastern Texas to Mississippi, and parts of Alabama were under flood warnings.

North of Birmingham in Cullman, the sheriff's office said Deputy Adam Clark and his police dog were badly injured in a wreck during heavy rains overnight. The cause of the crash was under investigation.

In eastern Mississippi, officials in Starkville said the water at Oktibbeha County Lake had once again reached a critical level just weeks after heavy rains caused a mudslide that put the

earthen dam in danger of failing.

Pumps had been used to lower the lake level by about 8 feet since mid-January, but officials said the water had risen to an even higher than before because of recent storms.

"It has risen over 8.5 feet from our low elevation during pumping and comments to rise," said a statement by Kristen Campanella, emergency management director in Oktibbeha County.

Officials also were monitoring the site of a potential dam failure in Yazoo County, where the Mississippi Emergency Management Agency said a 40-acre lake in a subdivision was leaking around a culvert and washing away dirt, threatening four homes and a church. Five homes were evacuated after a levee breach in Leake.

Elsewhere in Mississippi, 25 homes had been damaged and four people were hurt in wrecks caused by vehicles hydroplaning on wet roads, according to the state. The damage was



Crews work to replace drainage pipes at the Oktibbeha County Lake dam Tuesday in Starkville, Miss., as heavy rains cause water levels to rise. (RYAN PHILLIPS/STARKVILLE DAILY NEWS VIA THE ASSOCIATED PRESS)

worst in Yazoo, where a dozen people were displaced from homes.

In addition, the National Weather Service confirmed Tuesday that an EF-1 tornado touched down Monday about 2.5 miles northwest of Platte, Mississippi, in Greene County. The twister caused minor roof damage and uprooted several trees, the weather agency said.

The Tennessee Valley region has received 550% of its normal rainfall during the past seven days, James

Everett, senior manager of the Tennessee Valley Authority's River Forecast Center, said in a briefing. Rainfall averaged around 6 inches across the valley, but some places got as much as 9 inches.

"We're getting a brief break in rainfall today, but we expect it to pick up tomorrow through Thursday," Everett said.

To manage all of the water, the TVA will continue storing water in large mountain reservoirs to help reduce flooding downstream, Everett said. The agency plans to adjust its strategy for water storage and flows depending on how much more water falls on the already saturated ground, he said.

Isolated tornadoes and winds in excess of 60 mph are possible in some areas of the South after nightfall Wednesday, the National Weather Service said.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (LWI), and a proposed development plan located at 1321 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 8:00 PM on February 25, 2020 at the Alachua Branch Library located at 14913 NW 140th Street, Alachua, FL 32615.

Contact: Clay Swager, AICP, LEED AP
eda engineers-surveyors-planners, inc.
(352) 373-3541

eda

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NEIGHBORHOOD WORKSHOP NOTICE

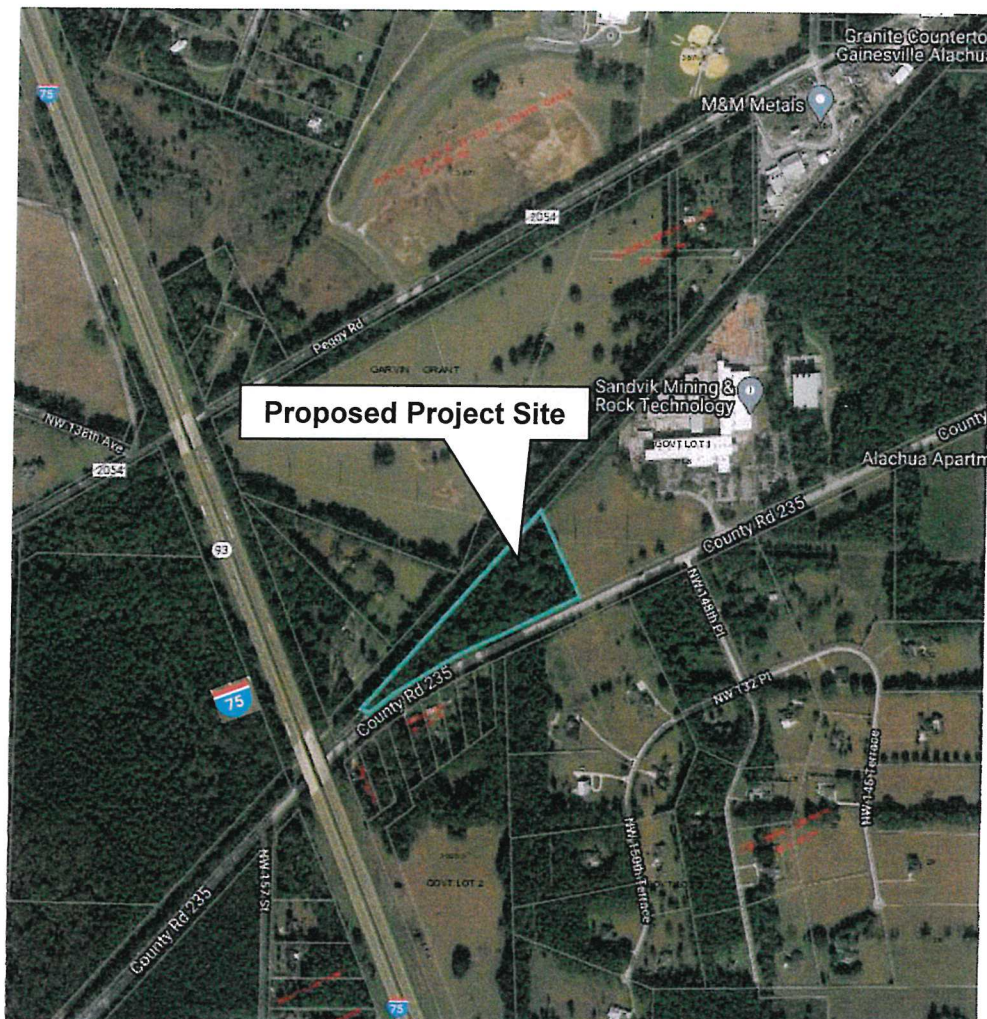
Date: February 26, 2020

Time: 6:00 PM

Place: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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03925-004-003
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ALACHUA,32615

03925-010-004
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13116 NW COUNTY RD 235
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03925-004-001
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24521 NW 94TH AVE
ALACHUA,32615-7814

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA,32615-6150

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA,32616

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE,32608-5742

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA,32615-6153

03925-003-003
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13217 NW CR 235
ALACHUA,32615

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SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE,32601

03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA,32615

03925-003-000
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PO BOX 251
ALACHUA,32616-0251

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA,32616-0452

03925-004-002
JACOBI JONATHON
13123 NW COUNTY RD 235
ALACHUA,32615

03918-003-000
MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA,32615

03925-004-005
HISS STEVEN A
13019 NW COUNTY ROAD 235
ALACHUA,32615-6153

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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Assistant Director of Planning
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Gainesville, FL 32611

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Gainesville, FL 32641

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Alachua, FL 32616

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Gainesville, FL 32601

Bonnie Flynn
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Alachua, FL 32615



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Land Use Map Change, Rezoning, and Development Plan

Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St
Alachua, FL 32615

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Land Use Change, Rezoning & Development Plan

Meeting Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Library Branch
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 5

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. The development plan proposes two buildings (one 9,000 SF building and another 6,000 SF building) along with associated parking lot, infrastructure, stormwater area, etc.

The floor was then opened for questions from the meeting attendees:

Q: Will there be only one access point on CR 235?

A: Yes, there will be only one access point. It is shown on the proposed development plan.

Q: Who cleared the trees?

A: Some trees were harvested by the previous property owner per proper permitting.

Q: We understand what will be in the proposed 9,000 SF building, but what will be in the other building?

A: At this time, the other building is proposed to attract another local business, which has not yet been determined.

Q: What kind of uses can be in that extra building?

A: Only uses that are allowed in the ILW zoning would be allowed, which is light industrial-type uses.

Q: What is the timeline for this project?

A: The land use and zoning change applications are proposed to be submitted tomorrow and will likely go to the P&Z board in April and City Commission in May. We will then submit the

proposed development plan application which will go through an approximately 3 month review process.

Q: Will there be site lighting?

A: The only lighting that we are proposing is some lighting on the buildings themselves and will comply with the City's land development code regulations.

Q: We are concerned with traffic, will there be turn lanes?

A: The connection to County Road 235 will be permitted through Alachua County and they will make a determination on what improvements are required in the right of way.