



Planning and Zoning Board Agenda December 12, 2017

Chair Gary Thomas
Vice Chair Dayna Miller
Member Fred Hilton
Member Anthony Wright
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Traci L. Gresham

Planning and Zoning Board At 6:00 PM

Meeting Date: December 12, 2017

Meeting Location: James A. Lewis Commission Chambers, City Hall

<p>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</p>
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<h2>PLANNING AND ZONING BOARD MEETING AGENDA</h2>
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CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the November 14, 2017 PZB Meeting
- B. Site Plan Development Order Extension: A request by Daniel Young, P.E., of Causseaux, Hewett,

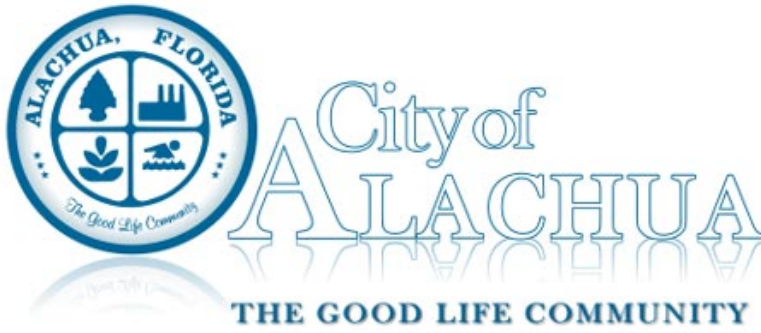
& Walpole, Inc, for a 6 month extension to the Development Order granted on December 13, 2016 to Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. for the Construction of three (3) +/-42.460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements.

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±9.99 acre subject property. Consisting of a portion of Tax Parcel 05936-001-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 12/12/2017

SUBJECT: Approval of the Minutes of the November 14, 2017 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the November 14, 2017 Planning & Zoning Board (PZB) Meeting.

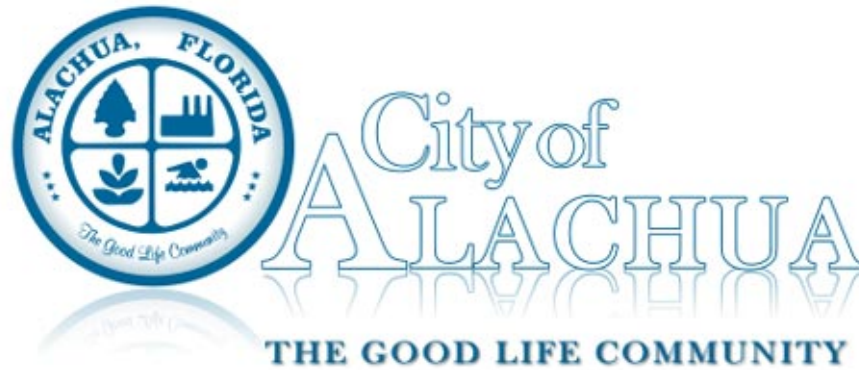
Summary

Approve the minutes of the November 14, 2017 Planning & Zoning Board (PZB) Meeting.

ATTACHMENTS:

Description

▢ PZB Minutes - 11/14/17



Planning and Zoning Board Minutes November 14, 2017

Chair Gary Thomas

City Manager Traci L. Gresham

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

**Planning and Zoning Board
At 6:00 PM**
to address the item(s) below.

Meeting Date: November 14, 2017

Meeting Location: James A. Lewis Commission Chambers, City Hall

<p>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</p>
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<h2>PLANNING AND ZONING BOARD MEETING MINUTES</h2>

CALL TO ORDER

Chair Gary Thomas called the meeting to order. School Board Member Rob Hyatt was absent.

INVOCATION

Member Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Wright moved to approve the agenda; seconded by Member Fred Hilton.

Passed in a 5-0 roll call vote.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the September 12, 2017 PZB Meeting

Member Wright moved to accept the minutes; seconded by Member Hilton.

Passed in a 5-0 roll call vote.

- B. Certificate of Appropriateness: A request by Sioban and Leroy Hanes, applicants and property owners, for the following alterations to a property located within the Historic Overlay District: (1) demolish three existing accessory structures totaling ± 627 square feet; (2) erect a new ±840 square foot accessory structure; and (3) change the existing paint color on the principal structure from pink to beige, located at 14720 Main St. Tax Parcel No. 03654-000-000 (Quasi-Judicial Hearing)

Planning Assistant Kenyata Curtis, swore in all parties entering testimony in the hearing.

Planner Adam Hall, AICP, presented the Staff Report and availed himself for questions.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before the Board and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness; seconded by Member Virginia Johns.

Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Hilton thanked the applicants.

Member Wright commended the board on achieving goals.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Wright moved to adjourn; seconded by Member Hilton.

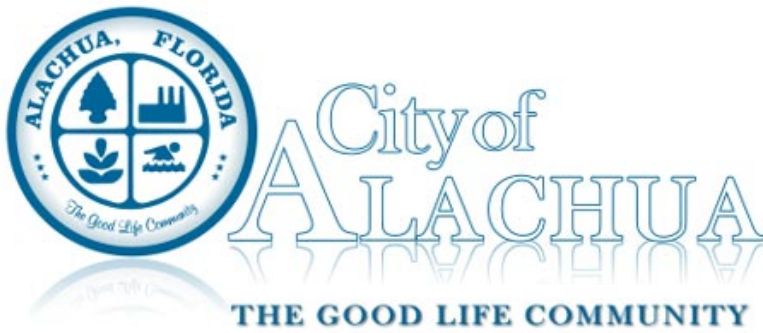
Passed by unanimous consent

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 12/12/2017

SUBJECT: Site Plan Development Order Extension: A request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc, for a 6 month extension to the Development Order granted on December 13, 2016 to Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. for the Construction of three (3) +/-42,460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements.

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Approve the request for a six (6) month extension to the "Order Granting Causseaux, Hewett, & Walpole, Inc.'s Application on Behalf of Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. for a Site Plan for Three (3) +/-42,460 Square Foot Buildings with Conditions".

Summary

On November 13, 2017, the Planning and Community Development Department received a request from Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., for a six (6) month extension to a previously approved Development Order for a Site Plan which was issued by the Planning & Zoning Board (PZB) on December 13, 2016.

Section 2.4.9(G)(2) of the City's Land Development Regulations (LDRs) states, "[u]pon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the PZB may grant one extension not to exceed six months. The approval shall be deemed extended until the PZB has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the site plan void".

The applicant has provided a letter, dated November 27, 2017, from Matthew D. Cason, Vice President, of Concept Companies, which provides a narrative describing the purpose for which the applicant desires to extend the development order.

Should the PZB approve the extension request, this Development Order would be extended until June 13, 2018.

ATTACHMENTS:

Description

- ☐ Order Granting 6 Month Extension of Site Plan Development Order
- ☐ Extension Request & Correspondence
- ☐ Original Development Order

CITY OF ALACHUA

Planning & Zoning Board

***IN RE: Causseaux, Hewett & Walpole, Inc.'s Request
On behalf of Alachua Foundation Park Holding Company, LLC
And the University of Florida Foundation, Inc.
For 6 Month Extension of time for a Site Plan Development Order
Issued for three (3) ±42,460 square foot buildings
Located on Tax Parcel Numbers 03191-010-001 and 03191-011-000
("Request")***

**ORDER GRANTING CAUSSEAUX HEWETT AND WALPOLE, INC.'S REQUEST
ON BEHALF OF ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC
AND THE UNIVERSITY OF FLORIDA FOUNDATION, INC.
FOR A SIX MONTH EXTENSION OF TIME
FOR THE SITE PLAN DEVELOPMENT ORDER
ISSUED ON DECEMBER 13, 2016
FOR THREE (3) ±42,460 SQUARE FOOT BUILDINGS ("SITE PLAN")**

On December 13, 2016, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on the application for a site plan for three (3) ±42,460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by Causseaux, Hewett, & Walpole, Inc., on behalf of Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. ("Applicant"). A copy of the Board's Order approving the Site Plan is attached hereto as Exhibit "1" and is incorporated herein by reference. Exhibit "1" incorporates Exhibit "A" of the Board's Order, which includes the staff report and all exhibits and supporting materials that were submitted to the Board for the December 13, 2016 hearing.

On December 12, 2017, the Board conducted a quasi-judicial hearing on the Request by the Applicant to extend the Site Plan Development Order issued in Exhibit "1" in accordance with the provisions of Section 2.4.9 (G)(2) of the City of Alachua's Land Development Regulations ("LDRs") for a period of six months.

Based upon the competent substantial evidence presented during the December 12, 2017 Hearing, the Board finds that the Request is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and
2. In compliance with the City's Land Development Regulations ("LDRs"), including demonstrating good cause for the requested extension.

Accordingly, the Board voted ____ - ____ to approve the Request and extend the deadline for the Site Plan set forth in Exhibit "1" for six months up to and including June 13, 2018. All other terms and the four specific conditions of the Site Plan approval contained in Exhibit "1" remain in full force and effect.

DATED this 12th day of December, 2017.

City of Alachua
Planning & Zoning Board

By: _____
Gary Thomas, Chairperson

Accepted and filed in the Official Records of
the City of Alachua, Florida, this ____ day of
_____, 20____.

By: _____
Alan Henderson, Deputy City Clerk

EXHIBIT "1"

CITY OF ALACHUA Planning & Zoning Board

IN RE: *Causseaux, Hewett & Walpole, Inc.'s Application
On behalf of Alachua Foundation Park Holding Company, LLC
And the University of Florida Foundation, Inc.
For a Site Plan for three (3) ±42,460 square foot buildings located on Tax
Parcel Numbers 03191-010-001 and 03191-011-000*

**ORDER GRANTING CAUSSEAU HEWETT AND WALPOLE, INC.'S APPLICATION
ON BEHALF OF ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC
AND THE UNIVERSITY OF FLORIDA FOUNDATION, INC.
FOR A SITE PLAN FOR THREE (3) ±42,460 SQUARE FOOT BUILDINGS
WITH CONDITIONS**

On December 13, 2016, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for three (3) ±42,460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by Causseaux, Hewett, & Walpole, Inc., on behalf of Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall provide Public Utilities Easements and Drainage Easements as depicted on the Site Plan. Public Utilities Easements and Drainage Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Drainage Easements.

Development Order for: Alachua Foundation Park Holding Company, LLC
University of Florida Foundation, Inc.
(Foundation Park, Phase 2)
Tax Parcels 03191-010-001 and 03191-011-000

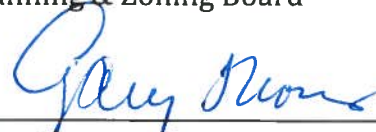
2. The applicant agrees to provide off-site tree mitigation in accordance with Resolution 17-03 of the City of Alachua, and in accordance with the calculation of the fee for off-site mitigation as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated October 10, 2016. The fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated October 24, 2016.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the December 13, 2016, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 13th day of December, 2016. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

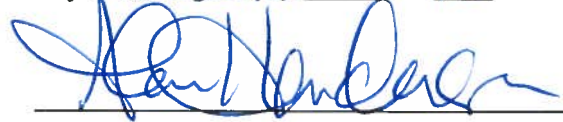
By:



Gary Thomas, Chairperson

Accepted and filed in the Official Records
of the City of Alachua, Florida, this 14th
day of December, 2016.

By:



Alan Henderson, Deputy City Clerk

Development Order for: Alachua Foundation Park Holding Company, LLC
University of Florida Foundation, Inc.
(Foundation Park, Phase 2)
Tax Parcels 03191-010-001 and 03191-011-000



November 13, 2017

Justin Tabor, AICP
City of Alachua
Planning and Community Development
Post Office Box 9
Alachua, Florida 32616-0009



RE: Foundation Park – Phase 2
Development Order Extension Request

To Whom It May Concern:

On behalf of University of Florida Foundation, Inc., CHW requests that the Foundation Park Phase 2 Development Order be extended for a 6 month extension under Section 2.4.9(G)(2) of the City's Land Development Regulations.

This request is being made prior to the closure of the filing 30-day prior window and the approved plans are still in compliance with the applicable land development code requirements.

Please let me know if you require any additional information to process this request.
Thank you for your assistance in this matter.

Sincerely,
CHW

Daniel Young, P.E.
Senior Project Manager

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 16, 2017

Also sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Development Order Extension Request: Foundation Park Phase 2 Site Plan

Dear Mr. Young:

On November 13, 2017, the City of Alachua received your request for a 6-month extension of the Development Order for the Foundation Park Phase 2 Site Plan (the "Order"). This Order was granted by the City's Planning & Zoning Board (PZB) on December 13, 2016, and will expire on December 13, 2017 unless otherwise extended.

Section 2.4.9(G)(2) of the City's Land Development Regulations (LDRs) states, "[u]pon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the PZB may grant one extension not to exceed six months. The approval shall be deemed extended until the PZB has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the site plan void".

Upon review of the extension request, the following must be addressed:

1. Section 2.4.9(G)(2) requires a site plan extension to be supported by a showing of good cause.
2. The Foundation Park Phase 2 Site Plan includes the lands comprised of Tax Parcel 03191-011-001 (property owner – Alachua Foundation Park Holding Company, LLC) and Tax Parcel 03191-010-001 (property owner – University of Florida Foundation, Inc.) The Order was granted to both entities, however, the written request for an extension of the Order states the request is sought on behalf of the University of Florida Foundation, Inc. The request must be revised to reflect that the extension request is sought by both entities to which the Order was granted.

Please provide a revised extension request no later than **5:00 PM on Wednesday, November 29, 2017** in order to proceed to the December 12, 2017 PZB Meeting.

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

November 29, 2017



Justin Tabor, AICP
City of Alachua
Planning and Community Development
Post Office Box 9
Alachua, Florida 32616-0009

RE: Foundation Park – Phase 2
Development Order Extension Request

To Whom It May Concern:

On behalf of Alachua Foundation Park Holding Company, LLC and University of Florida Foundation, Inc., CHW requests that the Foundation Park Phase 2 Development Order be extended for a 6 month extension under Section 2.4.9(G)(2) of the City's Land Development Regulations.

This request is being made prior to the closure of the filing 30-day prior window and the approved plans are still in compliance with the applicable land development code requirements.

Please let me know if you require any additional information to process this request. Thank you for your assistance in this matter.

Sincerely,
CHW

A handwritten signature in blue ink, appearing to be "D. Young", written over a light blue circular stamp.

Daniel Young, P.E.
Senior Project Manager

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CONCEPT
COMPANIES

November 27, 2017

City of Alachua
Attn: Justin Tabor, AICP, Principal Planner
P.O. Box 9
Alachua, FL 32616



Re: Foundation Park Phase 2 Site Plan

Mr. Tabor,

We are in receipt of your letter to Daniel Young of Causseaux, Hewett, & Walpole, Inc., regarding the 12/13/17 expiration of Development Order, and your request for a written explanation showing "good cause" for a 6-month extension pursuant to Section 2.4.9(G)(2).

On behalf of ourselves as well as the University of Florida Foundation, as evidenced by the Authorized Agent Affidavit you have on file, we are clarifying that our intent for entitling Phase I and Phase II at the same time, as opposed to serially, was to provide a competitive edge for life science and biomedical companies looking to establish residency or expand into a new area. Concept is dedicated to the City of Alachua as well as the life science community, and we have been aggressive in capitalizing on and further realizing the vision that the City and UFF have had in making this area a vibrant technology hub. When a prospective company understands that we can provide a new facility for them 6 to 8 months faster than a competing opportunity due to our having a flexible site plan with all regulatory permits and entitlements already in place, we find it is significantly more enticing for that company to choose the City of Alachua and Foundation Park for its home.

We have advanced some discussions with prospective tenants, but do not have any lease commitments in hand at this time. As such, and to enable us to continue to market this development as we have, and to attract end-users of our development that will be of benefit to the City and the surrounding community, we respectfully request that the Development Order be extended.

Should you have any additional concerns or questions, we are here to assist and will do our best to further address your needs.

Thank you.

Respectfully,

Matthew D. Cason, Vice President

CITY OF ALACHUA

Planning & Zoning Board

IN RE: *Causseaux, Hewett & Walpole, Inc.'s Application*
 On behalf of Alachua Foundation Park Holding Company, LLC
 And the University of Florida Foundation, Inc.
 For a Site Plan for three (3) ±42,460 square foot buildings located on Tax
 Parcel Numbers 03191-010-001 and 03191-011-000

ORDER GRANTING CAUSSEAUX HEWETT AND WALPOLE, INC.'S APPLICATION
ON BEHALF OF ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC
AND THE UNIVERSITY OF FLORIDA FOUNDATION, INC.
FOR A SITE PLAN FOR THREE (3) ±42,460 SQUARE FOOT BUILDINGS
WITH CONDITIONS

On December 13, 2016, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for three (3) ±42,460 square foot buildings with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by Causseaux, Hewett, & Walpole, Inc., on behalf of Alachua Foundation Park Holding Company, LLC and the University of Florida Foundation, Inc. ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall provide Public Utilities Easements and Drainage Easements as depicted on the Site Plan. Public Utilities Easements and Drainage Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Drainage Easements.

Development Order for: Alachua Foundation Park Holding Company, LLC
University of Florida Foundation, Inc.
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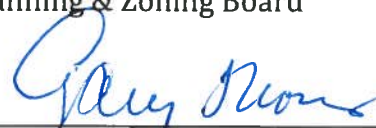
2. The applicant agrees to provide off-site tree mitigation in accordance with Resolution 17-03 of the City of Alachua, and in accordance with the calculation of the fee for off-site mitigation as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated October 10, 2016. The fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated October 24, 2016.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the December 13, 2016, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 13th day of December, 2016. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____

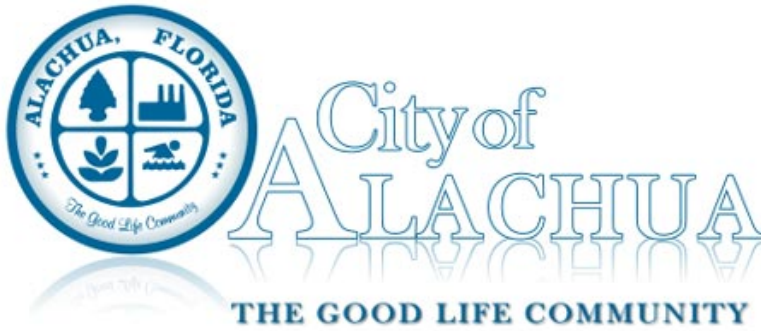

Gary Thomas, Chairperson

Accepted and filed in the Official Records
of the City of Alachua, Florida, this 14th
day of December, 2016.

By: _____


Alan Henderson, Deputy City Clerk

Development Order for: Alachua Foundation Park Holding Company, LLC
University of Florida Foundation, Inc.
(Foundation Park, Phase 2)
Tax Parcels 03191-010-001 and 03191-011-000



Board/Committee Agenda Item

MEETING DATE: 12/12/2017

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±9.99 acre subject property. Consisting of a portion of Tax Parcel 05936-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

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

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Commercial Intensive ("CI").

The subject property is comprised of a portion of Tax Parcel Numbers 05936-001-000, and is approximately 9.99 acres in size. The subject property is located at 9900 NW US Highway 441; northwest of intersection of US Highway 441 and NW 43rd Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441.

The subject property presently has a Commercial Future Land Use Map (FLUM) Designation, which was approved by the City Commission of the City of Alachua through Ordinance 10-19 on August 9, 2010. This proposed rezoning would align the property's zoning designation with its Future Land Use Designation. The proposed CI zoning district allows for a maximum of 217,852 square feet of nonresidential development on the subject property, which is consistent with the maximum intensity of the current FLUM Designation. However, actual total development on the site is likely to be significantly less than the maximum allowed by the zoning district, due to the fact that all developments must meet required regulations for open space, stormwater, environmental buffers, tree preservation, and landscaping.

The proposed zoning district is described as follows in Section 3.2.1, City of Alachua Land Development Regulations:

The Commercial Intensive ("CI") Zone District is described as follows in Section 3.5 .2 (E) of the Land Development Regulations (LDRs):

The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate 75 interchange.

or highways and at the US 441/Interstate-75 interchange.

ATTACHMENTS:

- | | Description |
|--------------------------|--|
| <input type="checkbox"/> | Staff Report |
| <input type="checkbox"/> | Staff Supporting Application Materials |
| <input type="checkbox"/> | Application and Supporting Materials |
| <input type="checkbox"/> | Public Notice Materials for the 12/12/17 PZB Hearing |



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: December 12, 2017
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural ("A") to Commercial Intensive ("CI") on a ±9.99 acre subject property.

APPLICANT/AGENT: Ryan Thompson , AICP of CHW, Inc. (Applicant/Agent)

PROPERTY OWNER: DM Alachua Investments, LLC

LOCATION: 9900 NW US Highway 441; northwest of intersection of US Highway 441 and NW 43rd Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441.

PARCEL ID NUMBER(S): A portion of Tax Parcel 05936-001-000

ACREAGE: ±9.99

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.

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

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for DM Alachua Investments, LLC, property owner, that would change the zoning designation for a portion of one tax parcel from Agricultural ("A") to Commercial Intensive ("CI") on an approximate 9.99 acre subject property (portion of Tax Parcel Number 05936-001-000).

The subject property currently has one single family residence and one storage building and is located northwest of intersection of US Highway 441 and NW 43rd Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441. The property address is 9900 NW US Highway 441.

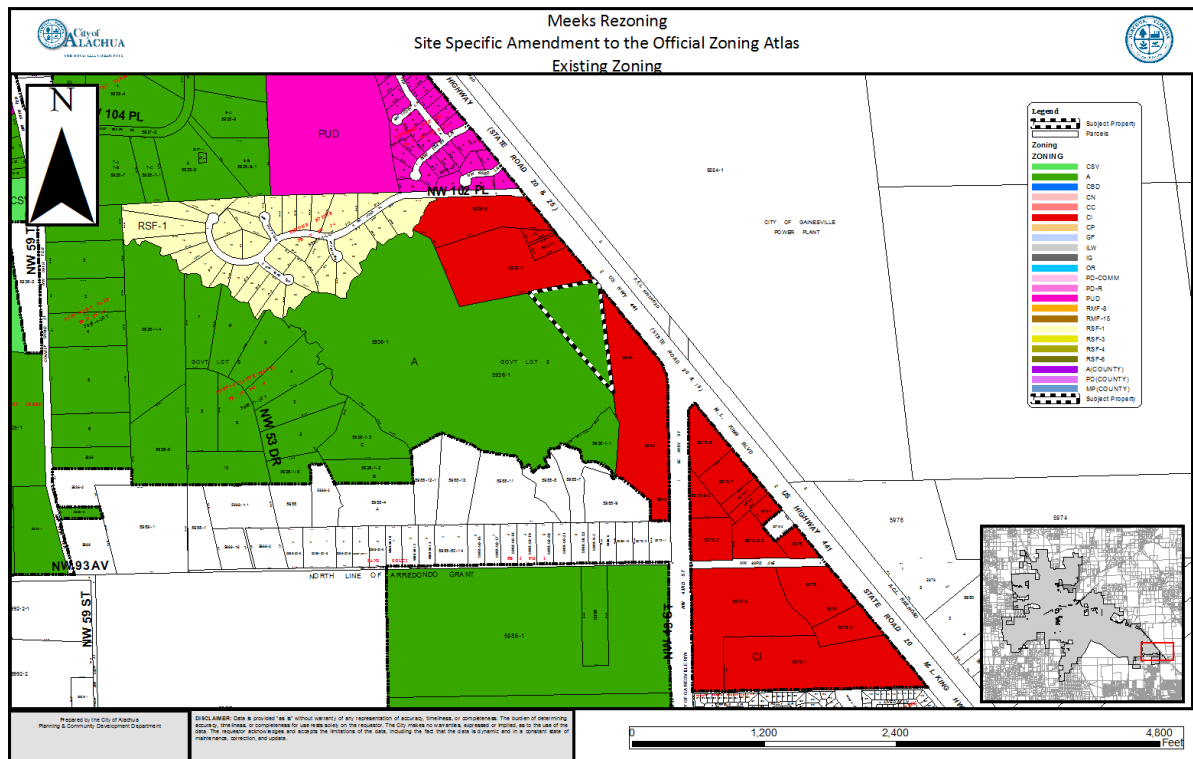
The subject property currently has a Commercial Future Land Use Designation. The proposed zoning district is consistent with the existing, underlying FLUM Designation of the subject property.

The proposed zoning district is described as follows in Section 3.2.1, City of Alachua Land Development Regulations:

The Commercial Intensive ("CI") Zone District is described as follows in Section 3.5 .2 (E) of the Land Development Regulations (LDRs):

The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing Districts	Proposed Districts
Zoning District:	Agricultural ("A")	Commercial Intensive ("CI")
Max. Gross Density:	1 Dwelling Unit	N/A
Floor Area Ratio:	NA	.5 F.A.R. ("CI")= 217,582 square feet
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care	Eating establishments, offices, retail sales and services, vehicle sales and services

** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.*

SURROUNDING USES

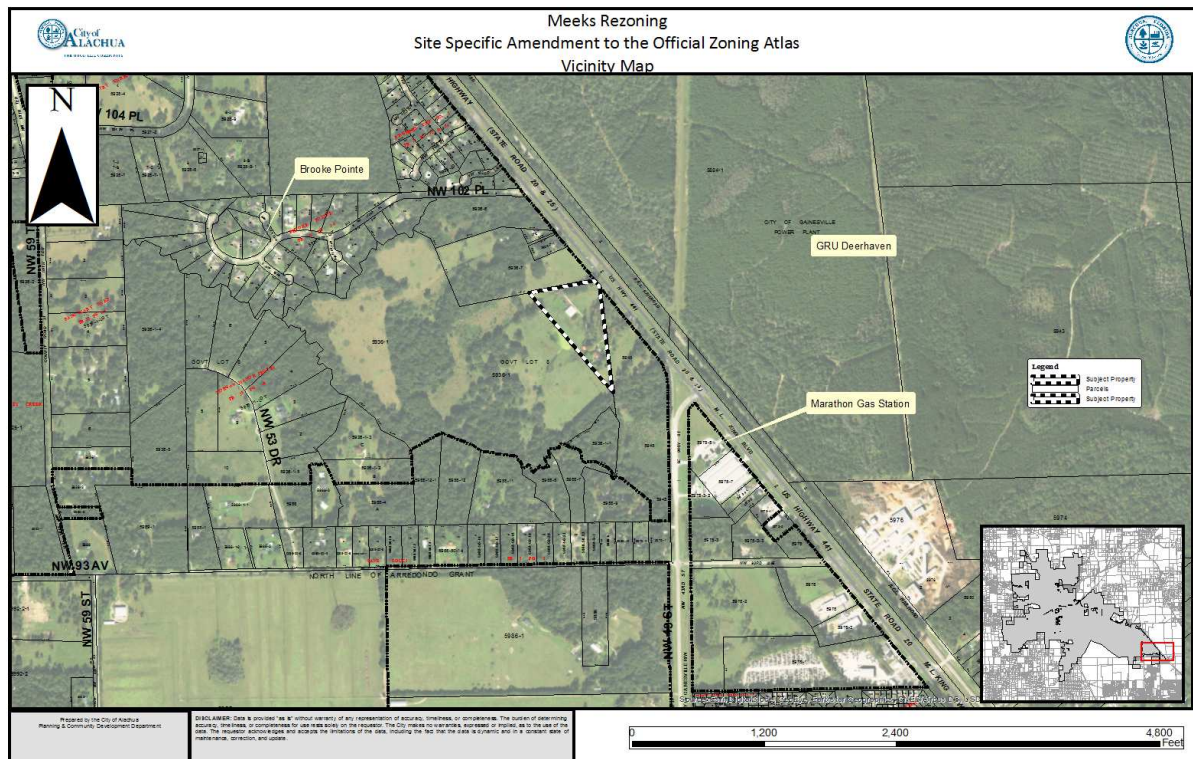
The subject property is located northwest of intersection of US Highway 441 and NW 43rd Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended Official Zoning Atlas if the proposed amendment is approved. 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 does not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial	Commercial	CI
South	Vacant Commercial	Commercial	CI
East	US Highway 441/ GRU Deerhaven	Public Facilities (Gainesville)	PS (Public Services and Operations) (Gainesville)
West	Vacant Agricultural	Agriculture	A

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

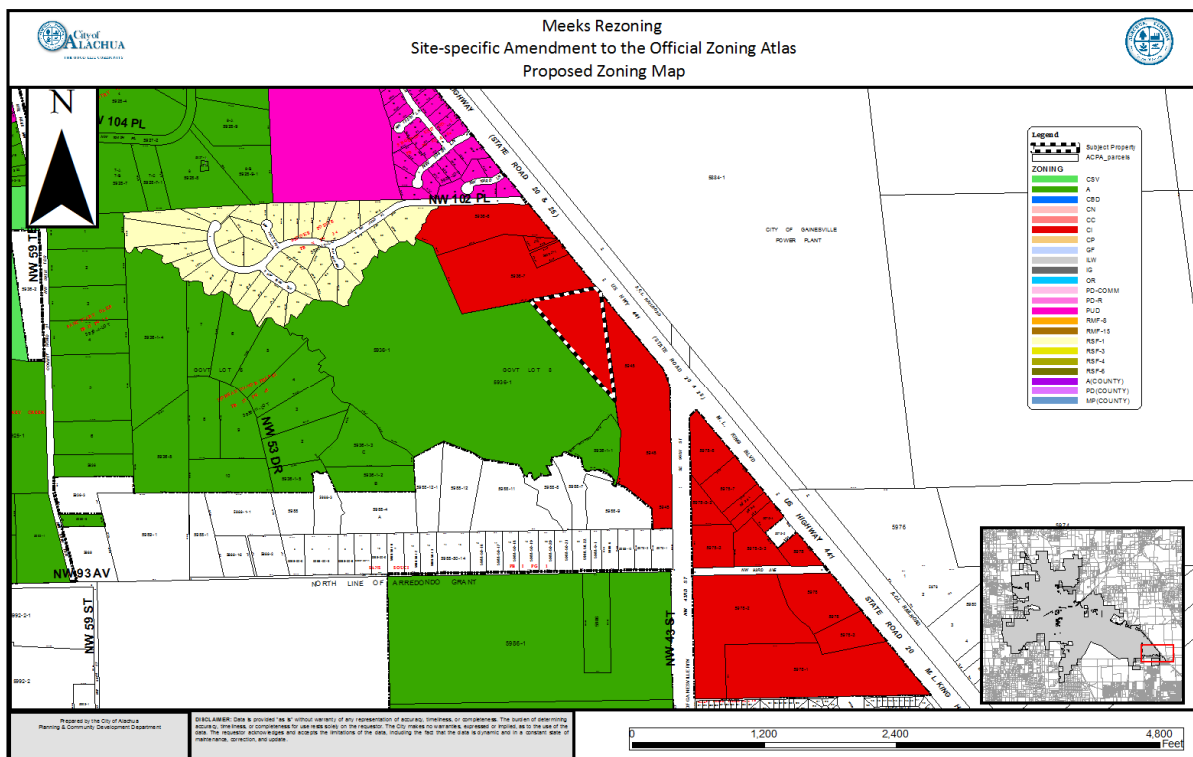


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Current Zoning District	Proposed Zoning District	Acreage
05936-001-000	Single Family Residence	Agricultural ("A")	Commercial Intensive ("CI")	±9.99 ac

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on September 26, 2017 at the City of Alachua Public Library to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, nine (9) individuals attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A") to Commercial Intensive ("CI"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations.

Table 3. Proposed Zoning Designations

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
05936-001-000	Commercial	No proposed change	Commercial Intensive ("CI")	<input checked="" type="checkbox"/>

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

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. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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.

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.

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.

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.

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.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

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

GOAL 2: Solid Waste

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

GOAL 3: Stormwater

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: Potable water

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

GOAL 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

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.

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to

identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

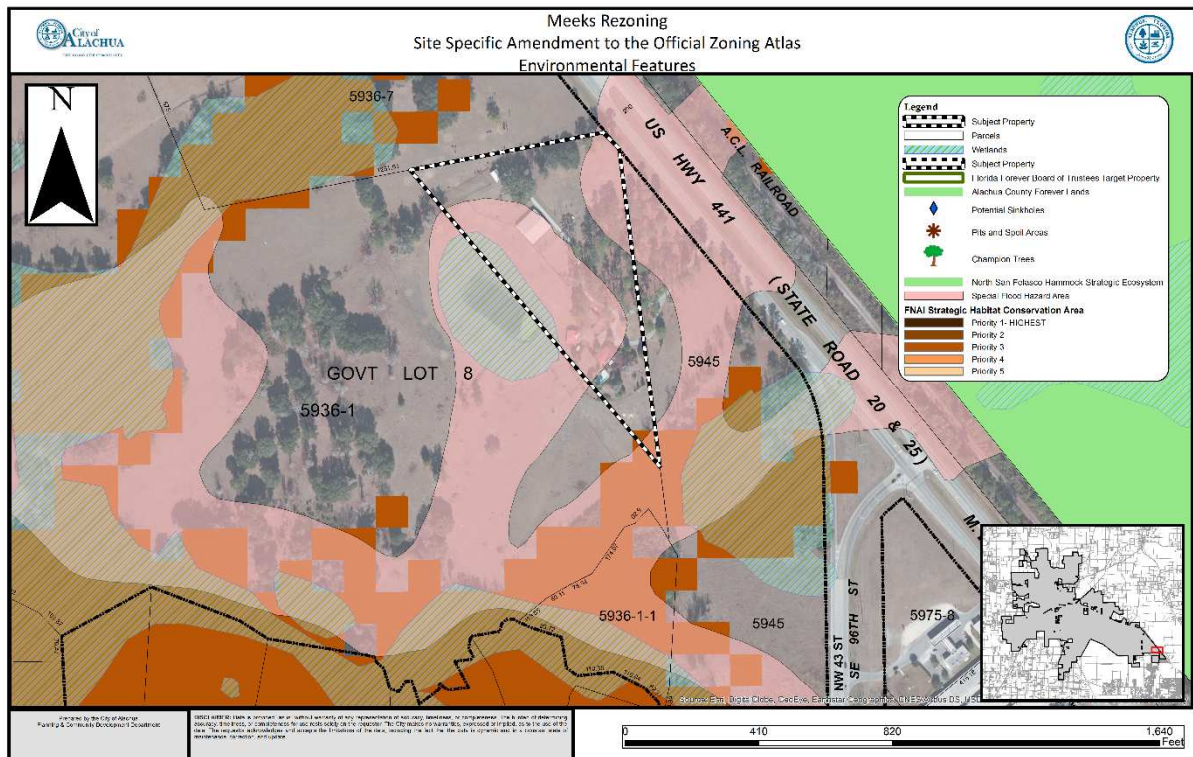
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the Suwannee River Water Management District data, potential wetlands may be located on the subject property. Exact location and appropriate protections would be determined at the site plan review stage of development. The National Wetlands Inventory does not identify any wetlands on the subject property.

Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Map 4. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. 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

A small portion of the site (approximately 1%) contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). Priority 3 habitat, as identified by the Florida Natural Area Inventory ("FNAI") Strategic Habitat Conservation Areas classified as Priority 3 may contain S2 and S3 species. S2 species are defined as "[i]mperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or

man-made factor.” S3 species are defined as “[e]ither very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.” If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Evaluation: The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property, but the site does contain habitat identified as potentially important for native species and ecosystems. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. Policy 1.3.c of the Conservation and Open Space Element states that an inventory of listed species will be required for new development in areas identified as known habitat for listed species. An environmental survey must be performed prior to submittal for any application that is a final development order to identify any regulated plant and animal species.

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 two (2) soil type found on the subject property:

Mulat Sand (0% – 5% slopes)

Hydrologic Soil Group: C

This soil type is poorly drained and permeability is moderately rapid to rpaid at the surface. Surface run off is slow. This soil type poses several limitations for urban uses including commercial buildings and dwellings.

Pomona Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is poorly drained and permeability is rapid to very rapid at the surface. Surface run off is slow. This soil type poses several limitations for urban uses including commercial buildings and dwellings.

Evaluation: The soil types potentially pose limitations on development for the site. As indicated by the application submitted to the City, appropriate engineering and site preparation techniques will be used to ensure that these soils are addressed at the time of subdivision and/or site plan application.

Flood Potential

Panel 12001C0285D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that a portion of the subject property is in Flood Zone A (areas determined to be subject to inundation by the 1 percent annual chance flood, commonly known as the 100 year flood, with no Base Flood Elevation data given), the remainder of the property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Any future development of the subject property would be required to demonstrate compliance with Section 6.9.4, *Floodprone area standards*, of the City's Land Development Regulations.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes are located on or near the subject property.

Evaluation: Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

Evaluation and Findings: The proposed amendment would permit commercial uses along NW US Highway 441 in proximity to existing commercial uses and adjacent lands with the proposed zoning category, Commercial Intensive ("CI").

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

Evaluation and Findings: The proposed amendment would permit commercial uses in areas located proximate to existing commercial uses.

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

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map ("FLUM") Designation. The US Highway 441 corridor is characterized by

commercial or industrial properties located adjacent to agricultural or conservation lands located further from the corridor.

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

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

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

Evaluation and Findings: The proposed application would permit commercial uses along US Highway 441, consistent with the City's Comprehensive Plan.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl as the project site is located between two parcels zoned CI and is proximate to existing commercial intensive uses.

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

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Commercial Intensive ("CI") lands adjacent to existing lands with the same zoning designation. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure. Actual provision of utilities to the site may be provided by Gainesville Regional Utilities, to be determined at the time of a proposed subdivision or site plan.

The net impact on public facilities (potable water, wastewater, parks, stormwater, transportation network, solid waste, and public school facilities) generated by the proposed amendment will not adversely affect the Level of Service ("LOS") of any public facility.

Since this is a preliminary development order, the analysis is based upon the net increase in intensity created by amending the zoning designation from Agricultural ("A") to Commercial Intensive ("CI"). The applicant will be required to submit a site plan or subdivision plat prior to any development on the subject property and provide a detailed impact analysis showing the impacts on affected roadway segments within the City's Comprehensive Plan based on a specific use. Development approval shall be issued only if the proposed development does not lower the existing levels of service of public facilities and services below the adopted LOS in the Comprehensive Plan. Therefore, at the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	US 441 (CR25A to NW 126 th Ave)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating more than 1,000 trips, 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 5a. Existing Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single- Family Residential ² (ITE Code 210)	10 (5/5)	1 (0/1)	1 (1/0)
Total	10	1	1

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.57 trips per d.u. x 1 (50% entering/50% exiting); AM Peak Hr – .75 trips per d.u. x 1 (26% entering/74% exiting); PM Peak Hr – .1.01 per d.u. x 1 (64% entering/36% exiting).

Table 5b. Proposed Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center/Discount Club/ Electronics Store ² (ITE Codes 820, 857, 863)	9,291 (4,645/4,645)	762 (472/290)	979 (509/470)
Totals	9,419	811	1,005

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 42.70 per 1,000 g.f.a x 217 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 g.f.a x 217 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 g.f.a x 217 (52% entering/48% exiting).

Table 5c. Net Change in Trips: Trip Generation Impact

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	10	1	1
Proposed Potential Trip Generation Total	9,291	762	979
Net Change in Trips	9,281	761	978

Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 6 (106) ¹	US 441 Segment 7 (4127) ¹
Maximum Service Volume ²	35,500	35,500
Existing Traffic ³	17,295	21,000
Reserved Trips ⁴	23	5
Available Capacity ⁴	18,182	14,495
Projected Net Change in Daily Trips	4,641	9,281
Residual Capacity after Proposed Amendment⁵	13,541	5,214
PM Peak Hour Traffic Analysis	US 441 Segment 6 (106) ¹	US 441 Segment 7 (4127) ¹
Maximum Service Volume ²	3,200	3,200
Existing Traffic ³	1,643	1,890
Reserved Trips ⁴	2	1
Available Capacity ⁴	1,555	1,309
Projected Net Change in PM Peak Hour Trips	489	978
Residual Capacity after Proposed Amendment⁵	1,066	331
¹ 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. ² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016. ⁴ Source: City of Alachua August 2017 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved. <i>The above trip distributions are based on the net impacts calculated by the applicant.</i>		

Evaluation: The maximum potential daily trips will be increased by approximately 9,281; the maximum potential PM peak hour trips will be increased by approximately 978. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's transportation network will be reevaluated at site plan or subdivision review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	60,524
Projected Potential Potable Water Demand from Proposed Amendment **	21,483
Current Potential Water Demand with Existing Land Use	0
Difference (Net increase in demand)	-21,483
Residual Capacity	916,993
Percentage of Permitted Design Capacity Utilized	59.20%
<i>Sources:</i> * City of Alachua August 2017 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	654,000
Reserved Capacity*	57,964
Projected Potential Wastewater Demand from Proposed Amendment **	21,508
Current Potential Wastewater Demand with Existing Land Use	0
Difference (Net increase in demand)	-21,508
Residual Capacity	766,528
Percentage of Permitted Design Capacity Utilized	47.46%
<i>Sources:</i> * City of Alachua August 2017 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely

affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreation Impacts

Evaluation Given that the proposed Amendment to the Official Zoning Atlas changes the designation from Agricultural (“A”) to Commercial Intensive (“CI”), there would be no adverse effects to the Level of Service for Recreation facilities.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ²	5,280.27	963.65
Projected Solid Waste Net Demand from Application ³	2,604	475
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ Bureau of Economic & Business Research, University of Florida, <i>Estimates of Population by County and City in Florida</i> , April 1, 2016; Policy 2.1.a, CFNGAR Element City of Alachua August 2017 Development Monitoring Report Formula: 9,892 persons x 0.73 tons per year ² Formula: $(((12 \text{ lbs per } 1,000 \text{ square foot per day}) \times 217,582 \text{ square feet}) \times 365) / 2,000 = 475 \text{ TPY}$ ³ New River Solid Waste Facility, May 2017		

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.

Public School Facilities Impacts

Evaluation: Given that the proposed Amendment to the Official Zoning Atlas changes the designation from Agricultural (“A”) to Commercial Intensive (“CI”), there would be no adverse effects to the Level of Service for Public School facilities.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use						S = Special exception permit						A = Allowed in the PD districts						Blank cell = Prohibited							
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)		
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	Cl	CP	ILW	IG	GF	COMM	R	TND		EC	
			1	3	4	6	5	P	8	15															
RESIDENTIAL USES																									
	Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P					P	P																4.3.1(A)(1)	
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)	
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)	
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)	

Dwelling, townhouse			S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family			S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park							P																4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P				A		A	A	
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S		S	S	S										A			
Roominghouse			S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A	4.3.2(A)

Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)

Post office						S	S	S	S	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P	P		A			A	
Birth center											P	S	P	P	P	P			A		A	A	
Hospital		S						S	S				P	P			P		A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P			A		A	A	
Medical and dental lab													P		P	P	P	P	A			A	
Medical marijuana dispensing																							
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																							
Assisted living facility		S			S	S				P	P	S							A	A	A	A	
Auditorium												S	P	P	S	P	P	P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S	P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S						S	S	P			P	P					A		A		
Psychiatric treatment facility													P						A				

Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)	
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P					P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P					P			P	A	A	A	A		

	Public safety																							
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)	
	Transportation																							
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
	Utilities																							
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)

Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P										S		S									4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P															A						4.3.3(A)(1)
Farm produce stand		P															A						4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																					4.3.3(A)(1)
Nursery, commercial		S															A						4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S						P										4.3.3(A)(1), (4)
Pet farm		P																					4.3.3(A)(1)
Sawmill		S																					4.3.3(A)(1), (5)
Stable		P																					4.3.3(A)(1), (6)

Agriculture support and services (not directly related)																			
Agricultural research facility		P												P	P	P			4.3.3(B)(1)
Animal care business		P													P				
Auction arena for livestock		S													S	S			
Central farm distribution hub for agricultural products		P													P	P			4.3.3(B)(1)
Equestrian facility		P																	4.3.3(B)(2)
Fair grounds		S															A		
Farm machinery repair		P											P		P				
Farm machinery sales, rental, and service		P											P		P		A		
Stable		P																	4.3.3(B)(3)
Animal sales, service and care																			
Animal hospital		P										P		S			A		4.3.3(C)(1)
Animal shelter		S										S					A		4.3.3(C)(2)
Animal grooming		P										P	P	P		P	A		
Kennel, indoor		P						S	S		S	P		S	P	P	A	A	4.3.3(C)(3)

Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																							
Eating establishments																							
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors															P	P	P		A				
Electric motor repair																	P						4.3.4(C)(1)

Fuel oil distributor													P						
General industrial service												P	P	P	P	P		A	
Heavy equipment sales, rental, or repair													P		P				4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities											P	P	P					A	4.3.4(C)(3)
Machine shop													S		P				4.3.4(C)(1)
Repair of scientific or professional instruments												S		S	P	P	P	A	A
Tool repair														S	P	P	P		4.3.4(C)(1)
Manufacturing and production																			
Asphalt/concrete batch plant																S			4.3.4(D)(1)
Manufacturing, heavy ¹																P			4.3.4(D)(1)
Manufacturing, light														P	P	P		A	A
Medical marijuana processing																			
Medical radioisotope laboratory														P					
Non-medical marijuana processing																			
Offices																			

Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services									S		P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P												P				P						
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S												P				P	A			A	A	
Golf course, private		P	P	P	P	P	P	P	P	P					P	P					A	A	A	
Retail sales and services																								
Auction house		P												P						A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store														P	P	P				A		A		4.3.4(G)
Drug store or pharmacy (stand alone)														P	P	P	P			A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment														P	P	P	P			A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S			P	P	P				A				4.3.4(G)

General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								

Sexually oriented cabaret													P								4.3.4(I)
Sexually oriented media store													P								4.3.4(I)
Sexually oriented motion picture theater													P								4.3.4(I)
Sex shop													P								4.3.4(I)
Vehicles, sales and services																					
Automobile body shop													P		P	P					4.3.4(J)(1)
Automobile parts sales											S		P		P	P		A			
Automobile rental and sales											S		P					A			4.3.4(J)(2)
Automobile repair and servicing		S											S		P	P		A			4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A		
Automobile service station with wash and detail													P					A			
Boat and marine rental and sales												P	P					A			4.3.4(J)(4)
Carwash or auto detailing													P					A			4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A
Recreational vehicle rental and sales													P			P		A			4.3.4(J)(2)

Taxicab service														P	P	P					A				
Tire sales and mounting														P		P					A				4.3.4(J)(7)
Towing service																P					A				4.3.4(J)(8)
Transmission or muffler shop																P					A				4.3.4(J)(7)
Truck or tractor rental or sales																P			P						4.3.4(J)(2)
Visitor accommodations																									
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A			4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A		4.3.4(K)(4)
Warehouse and freight movement																									
Cold storage plant																		P							
Parcel services																P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																		S	P						4.3.4(L)(1)
Warehouse (distribution)																	P	P	P						4.3.4(L)(1)
Warehouse (storage)																	P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																		S	S						4.3.4(L)(2)

Waste-related services																			
Energy recovery plant		S																	
Hazardous waste collection sites															P				
Incinerator		S													S				
Landfill		S													S	S			
Landspreading of wastes		S													S				
Recycling dropoff center													S		S	S		A	A
Recycling and salvage center		S													P				
Salvage and junkyard															P				
Tire disposal or recycling															S				
Waste composting		S													P				
Wholesale sales																			
All uses														S	P	P	P		
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																			

EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
DM ALACHUA INVESTMENTS, LLC
MEEKS REZONING

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 9, 2017

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Completeness Review for Meeks Site Specific Amendment to the Official Zoning Atlas (a portion of parcel 05936-001-000)

Dear Mr. Thompson:

On October 4, 2017 the City of Alachua received your application for the site specific amendment to the Official Zoning Atlas for an ±9.9 acre subject property located at 9900 NW US Highway 441 (a portion Tax Parcel 05936-001-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete.

Please note, the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Meeks Rezoning

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: DM Alachua Investments, LLC.

DRT MEETING DATE: October 23, 2017

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

CURRENT ZONING: A (Agricultural)

PROPOSED ZONING: CI (Commercial Intensive)

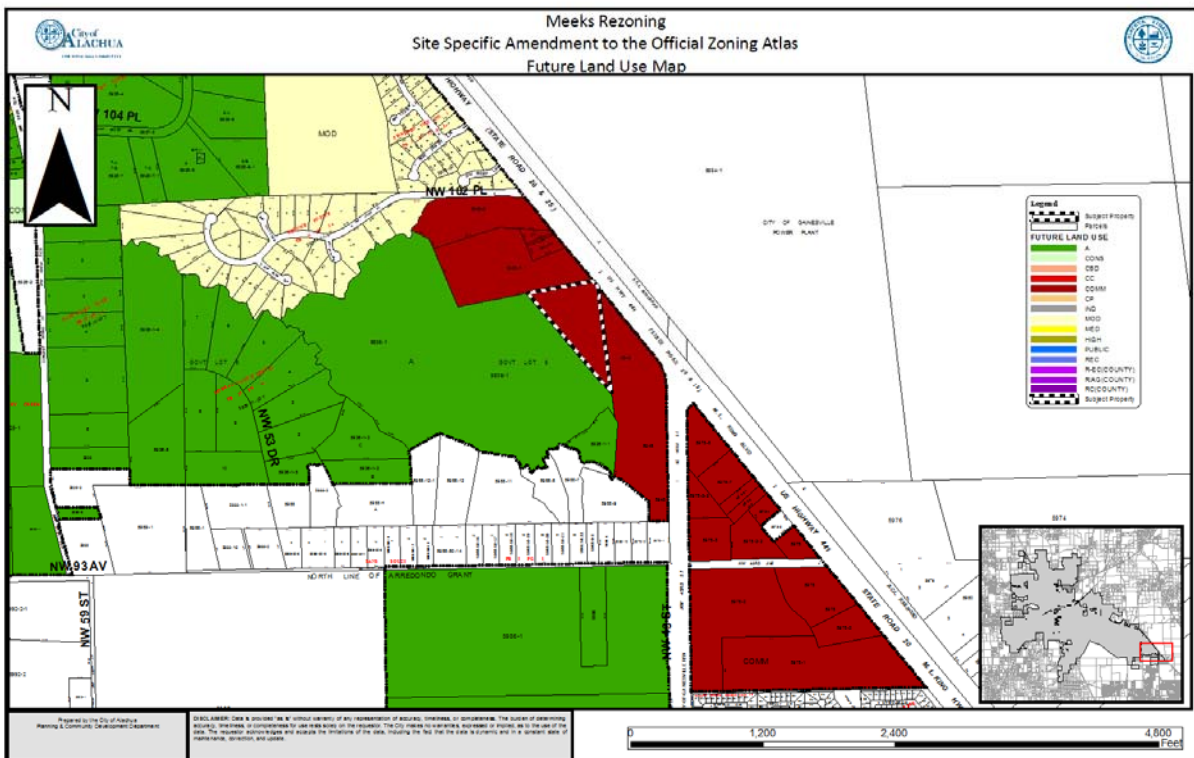
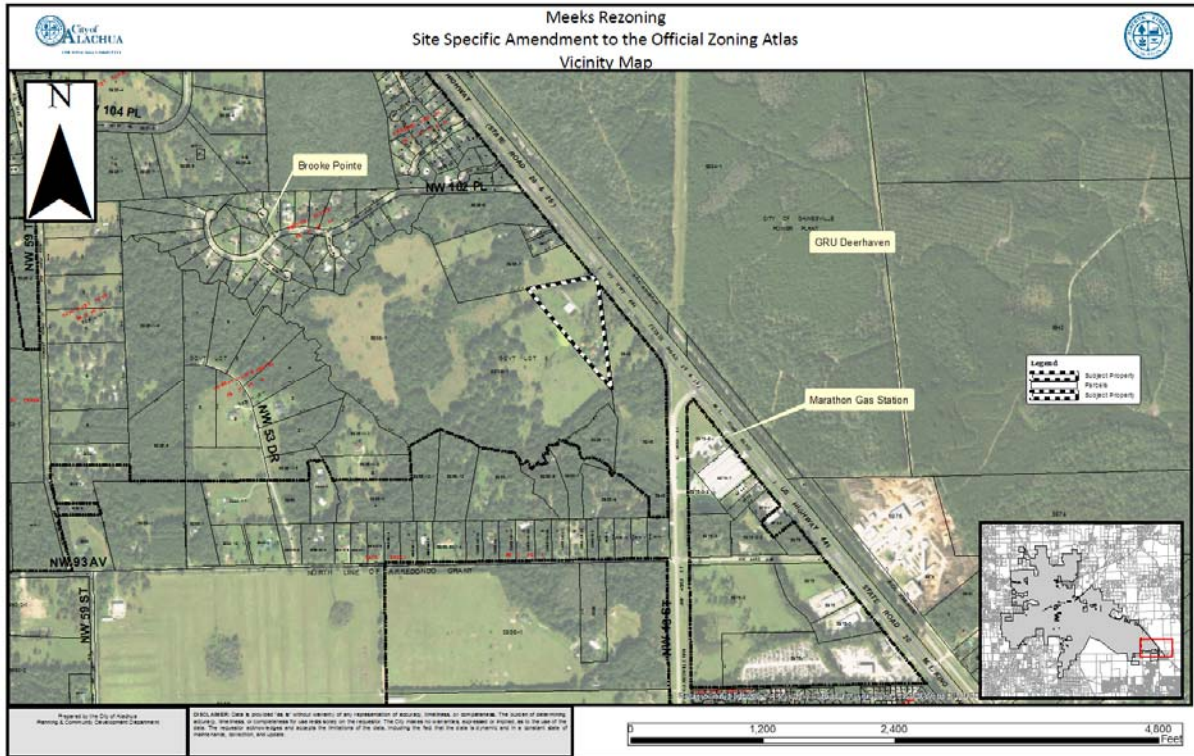
OVERLAY: N/A

ACREAGE: ±9.99 acres

PARCELS: A portion of 05936-001-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from A (Agricultural) to CI (Commercial Intensive)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, November 2, 2017.**



Deficiencies to be Addressed

1. *Standards for Site Specific Amendment to the Official Zoning Atlas*
 - a. Remainder of parcel would remain zoned A (Agricultural) in addition to adjacent properties currently zoned CI (Commercial Intensive). Please provide response that includes compatibility with A (Agricultural) zoning designation. (Section 2.4.2(E)(e))
 - b. GIS analysis indicates presence of wetlands and floodplains on property. Please revise application indicating how these natural features will be addressed or provide evidence that no wetlands or floodplain are present on subject property. (Section 2.4.2 (E)(k))
2. *Comprehensive Plan Consistency Analysis*
 - a. Comprehensive Plan Consistency Analysis refers in several locations to an existing commercial “node”, please elaborate and/or define node.
 - b. Please address Objective 1.10 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan regarding wetlands.
 - c. Please address Objective 1.5 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan regarding soils. The soil types identified on the subject property may pose limitations on development that would need to be addressed in greater detail at site plan and building permit stages.
3. *Concurrency Impact Analysis*
 - a. Per Section 6.4.14 (H)(2)(b), City of Alachua Land Development Regulations, for projects that are 1,000 AADT or more, affected roadways include those on which the development’s impacts are 5% or more of the maximum service volume (MSV) of the roadway. Please identify and evaluate any segment that meets this threshold.
 - b. Maximum gross density for current zoning is inaccurately calculated at .5 du/ac. Minimum lot size for A (Agricultural) zoning district is 5 acres, which is .2 du/ac (Article 5, City of Alachua Land Development Regulations). Please revise concurrency analysis with correct current density.
4. *Public Services/ Building Official/Fire Marshall/ Outside Review*
 - a. Please coordinate any future utility design with City of Alachua Public Services. They can be reached at 386-418-6140.
5. *Miscellaneous*
 - a. Evidence showing David Meeks has authority to grant agency to CHW, Inc for application.
 - b. Location is described as ‘east of NW 102nd PL’ may be confusing; please clarify.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE
5:00 PM ON THE RESUBMISSION DATE OF NOVEMBER 2, 2017.**

Development Review Team (DRT) Meeting

Project Name: Meeks Rezoning

Meeting Date: October 23, 2017 10 AM (Applicant)

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2017

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

**RE: Scheduling of Public Hearing for:
Meeks Rezoning (PZB)**

Dear Mr Thompson:

On November 2, 2017 the City of Alachua received your revised application for the site specific amendment to the Official Zoning Atlas for an ±9.9 acre subject property located at 9900 NW US Highway 441 (a portion Tax Parcel 05936-001-000).

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 8 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **December 12, 2017** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, November 28, 2017**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
File



MEEKS REZONING

Application Package

~~September 28, 2017~~

REVISED November 2, 2017

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

DM Alachua Investments, LLC

Prepared by:

CHW

PN# 17-0218

L:\2017\17-0218\Planning\Reports\RPT_17-0218_JR_REZ_171102.docx

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1. Cover Letter
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8. Map Set
9. Response to DRT Comments
10. Proof of Corporate Ownership (Sunbiz)

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November 2, 2017

Adam Hall, AICP, Planning & Community Development, Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Meeks Rezoning Application – Response to DRT Comments
(A Portion of Tax Parcel No. 05936-001-000)

Dear Adam,

CHW submits the revised Rezoning application package, which addresses Development Review Team (DRT) comments received October 26, 2017 for the above-referenced project. The resubmittal includes the entire Rezoning application package, as well as the following revised or supplemental application items:

- Justification Report (Revised);
- Memo - Response to DRT Comments (Supplemental); and
- Proof of Corporate Ownership (Supplemental).

We trust this submittal is sufficient for your review and subsequent approval by the City Planning & Zoning Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Project Manager

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THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Meeks Rezoning
2. Address of Subject Property: 9900 NW US HWY 441 GAINESVILLE
3. Parcel ID Number(s): portion of tax parcel 05936-001-000
4. Existing Use of Property: single-family residential, agriculture (pasture)
5. Future Land Use Map Designation : Commercial
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Commercial, Intensive (CI)
8. Acreage: ±9.9

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: FL ZIP: 32607
Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): DM Alachua Investments, LLC
Mailing Address: 4045 NW 43rd Street, Suite A
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, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing 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. 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.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. 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).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning 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

C. Ryan Thompson, AICP, Project Manager

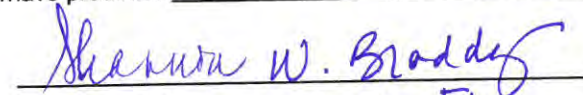
Typed or printed name and title of applicant

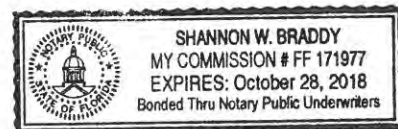
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of September, 2017, by C. Ryan Thompson

_____, who is/are personally known to me or who has/have produced _____
as identification.


Signature of Notary Public, State of FL



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City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 9900 NW US441, Alachua, FL 32653
Parcel ID Number(s): 05936-001-000
Acreage: 9.8 ±

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David W. Meeks Title: Manager
Company (if applicable): DM Alachua Investments, LLC
Mailing Address: 4045 NW 43 St
City: Gainesville State: FL ZIP: 32606
Telephone: 352-222-4088 FAX: _____ e-mail: david.meeks@gmail.com

C. AUTHORIZED AGENT

Name: _____ Title: _____
Company (if applicable): C.H.W. Professional Consultants
Mailing address: 137 NW 76 Dr
City: Gainesville State: FL ZIP: 32607
Telephone: 331-1976 FAX: _____ e-mail: craig@chw-inc.com

D. REQUESTED ACTION:

The Futureland Use designation for the site is Commercial and the zoning is Agriculture. I am requesting to make the zoning consistent with the FLU designation.

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.

David W. Meeks
Signature of Applicant

Signature of Co-applicant

David W. Meeks
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Dixie

The foregoing application is acknowledged before me this 7th day of Sept., 2017 by David

Meeks, who is/are personally known to me, or who has/have produced _____
as identification.

Sharon L. Barron
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

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LEGAL DESCRIPTION

A 9.998-acre Portion of Tax Parcel 05936-001-000:

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; SAID PAREL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (NO Id.) MARKING THE SOUTHEAST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN N06°30'00"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 831.95 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) AND THE POINT OF BEGINNING; THENCE CONTINUE N06°30'00"W ALONG SAID EAST LINE, A DISTANCE OF 810.27 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN N38°48'47"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 276.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (GFY LB021); THENCE RUN S79°31'06"W, A DISTANCE OF 600.46 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S38°48'47"E PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1254.39 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N46°21'45"E, A DISTANCE OF 95.75 FEET TO THE POINT OF BEGINNING.

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Parcel: 05936-001-000*Search Date: 9/19/2017 at 10:36:48 AM*

Taxpayer:	SCHMIDT, ANN HEIRS	Legal:	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 - LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES - LYING W OF US 441 PER OR 1368/488 LESS OR 1633/2785 LESS 3.48 AC TO JULE LYING IN SE COR G L 8 PER OR 1661/1540 LESS - COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N - 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB PER OR 1890/0091)(LESS THAT PART KNOWN AS PARCEL C AND PART OF PARCEL B - LYING IN 34-8-19 PER OR 2091/0189) (LESS COM NW COR GOV'T LOT 6 S 318.89 FT M/L TO C/L TURKEY CREEK POB S 1678.86 FT - N 53 DEG E 634.84 FT N 994.88 FT TO C/L TURKEY CREEK NWLY 967.33 FT M/L POB PER OR 2504/0271)(LESS THE WLY PART W/ OF - CREEK PER OR 2899/1097)
Mailing:	7305 MYSTIC WAY PORT ST LUCIE, FL 34986		
Location:	9900 NW US HWY 441 GAINESVILLE		
Sec-Twn-Rng:	34-08-19		
Property Use:	06100 - Grzgsol Class2		
Tax Jurisdiction:	Alachua - 1700		
Area:	8-19 Rural		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Grzgsol Class2	21700	780200	215200	23800	1019200	0	260700	260700	0	0	260700	260700	6449.59
2015	Grzgsol Class2	21700	780200	200700	26700	1007600	0	249100	249100	0	0	249100	249100	6281.51
2014	Grzgsol Class2	21600	780200	193700	26700	1000600	0	242000	242000	0	0	242000	242000	6028.27
2013	Grzgsol Class2	21600	780200	179200	26700	986100	0	227500	227500	0	0	227500	227500	5666.86
2012	Grzgsol Class2	21600	780200	181900	26700	988800	0	230200	230200	0	0	230200	230200	5723.29
2011	Grzgsol Class2	21600	780200	189400	29800	999400	16380	224420	224420	50500	25500	173920	198920	4650.64
2010	Grzgsol Class2	21600	780200	218300	29800	1028300	40720	228980	228980	50500	25500	178480	203480	4733
2009	Grzgsol Class2	20800	780200	254700	29800	1064700	73250	232050	232050	50500	25500	181550	206550	4804.21
2008	Grzgsol Class2	20800	780200	270200	29800	1080200	83990	236810	0	50500	0	186310	0	4453.85
2007	Grzgsol Class2	20800	780200	259900	29800	1069900	82620	227880	0	25500	0	202380	0	4623.73

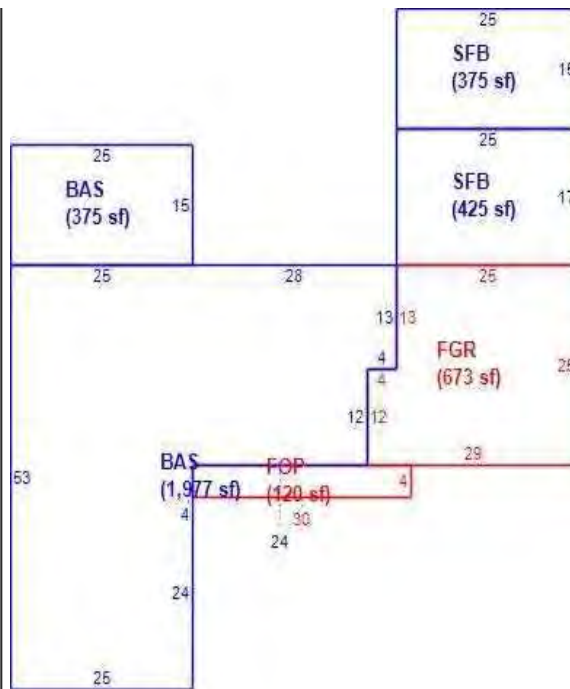
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	A		Acre	78.69
Pine/Hardwood	A		Acre	7
SFR	A		Acre	1
			2016 Certified Land Just Value: 780200	2016 Certified Land Assessed Value: 21700

Building

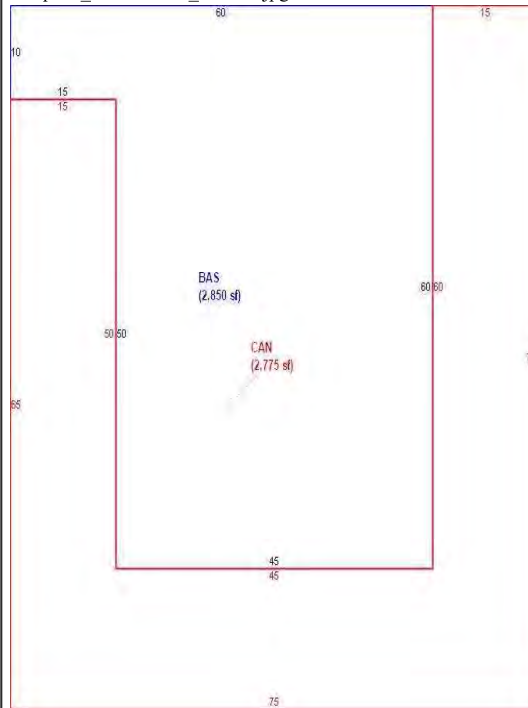
Actual Year Built	1967	Footprint_file = 28931_28931.jpg
Effective Year Built	1975	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	4	
Baths:	4.0	
Stories:	1.0	
Exterior Wall 1:	Face Brick	
Exterior Wall 2:	Bd And Bat Aav	
Interior Wall 1:	Drywall	
Interior Wall 2:	N/A	
Floor Cover 1:	Carpet	
Floor Cover 2:	Hardwood	
Roof Cover:	Asphalt	
Roof Structure:	Gable/Hip	
AC:	Central	
Heating Type:	Forced Air	
Heating System:	Electric	
Total Square Feet:	3945	
Heated Square Feet:	3152	
Area Type	Square Footage	
BAS (BASE AREA)	2352	

FGR (FINISHED GARAGE)	673
FOP (FINISHED OPEN PORCH)	120
SFB (SEMI-FINISHED BASE)	800



Actual Year Built	1993
Effective Year Built	1993
Building Quality	Average
Building Style	Warehouse
Building Use	Warehouse Storage
Bedrooms:	
Baths:	
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	N/A
Interior Wall 1:	None
Interior Wall 2:	N/A
Floor Cover 1:	Fin Concrete
Floor Cover 2:	N/A
Roof Cover:	Minimum
Roof Structure:	Steel Fr/Truss
AC:	None
Heating Type:	None
Heating System:	None
Total Square Feet:	5625
Heated Square Feet:	2850
Area Type	Square Footage
BAS (BASE AREA)	2850
CAN (Canopy (No Sides))	2775

Footprint_file = 28931_201634.jpg



2016 Certified Building Value: 215200

Miscellaneous

Description	Unit Type	Units
2221 - Stg 1	SF	720
0661 - CP 1	SF	405
0800 - Drive/Walk	SF	250
0959 - FP 2	UNITS	1
0800 - Drive/Walk	SF	6670

1762 - Pool 2	SF	800
1643 - Patio 3	SF	1700
0200 - A/C 1	UNITS	1
2181 - Stable 1	SF	672
2016 Certified Miscellaneous Value: 23800		

Doc Stamp-Deed: \$17,500.00



Prepared by and return to:

Patrice Boyes, P.A.

5700 SW 34th Street Suite 1120

Gainesville, FL 32608

352-372-2684

File Number: 17-01

Will Call No.: 352-372-2684

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jul L. Schmidt, a single man**, whose post office address is **960 Oak Street, Merritt Island, FL 32953**, **Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company**, whose post office address is **4045 NW 43rd St, 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:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. **AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.**

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 land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

[Signature]
Witness

DOROTHY SAUTER
Printed Name

[Signature]
Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

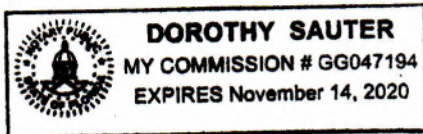
The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 by Jule L. Schmidt who ☐ is personally known or ☐ has produced a driver's license as identification.

POA NANCY Schmidt MARTIN Appeared before me and produced Florida Drivers License
as identification
[Notary Seal]

[Signature]
Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020



(SIGNATURES CONTINUE ON THE NEXT PAGE)

[Signature]

Witness

Patrick Renwick
Printed Name

[Signature]
Witness

Amber Reasoner
Printed Witness Name

[Signature]
Witness

Patrick Renwick
Printed Name

[Signature]
Witness

Amber Reasoner
Printed Name

State of Missouri

County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who ☒ are personally known or ☐ have produced a driver's license as identification.



[Signature]
Thomas Alan Schmidt, husband

[Signature]
Mary Lynn Schmidt, wife

[Signature]
Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

[Signature]
Witness

[Signature]
Printed Name

[Signature]
Witness

Yenea Noy-Barrios
Printed Name

[Signature]
Witness

[Signature]
Printed Name

[Signature]
Witness

Yenea Noy-Barrios
Printed Name

[Signature]
Patricia M. Schmidt Richard, wife

[Signature]
Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:

PARCEL A:

That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

PARCEL B:

That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.



2016 Roll Details — Real Estate Account At 9900 NW US HWY 441

Real Estate Account #05936 001 000

Parcel details

Latest bill

Full bill history

Print this page

2016	2015	2014	2013	...	2002
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PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2016-11-10 \$6,191.61

Receipt #16-0010727

Owner: SCHMIDT, ANN HEIRS
 % PATRICIA RICHARD
 7305 MYSTIC WAY
 PORT ST LUCIE, FL 34986
 Situs: 9900 NW US HWY 441

Account number: 05936 001 000

Alternate Key: 1028436

Millage code: 1700

Millage rate: 24.6764

Assessed value: 260,700

School assessed value: 260,700

Unimproved land value: 21,700



Property Appraiser

Location is not guaranteed to be accurate.

2016 Annual bill

View

Ad valorem: \$6,433.12

Non-ad valorem: \$16.47

Total Discountable: 6449.59

No Discount NAVA: 0.00

Total tax:

Legal description

GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 - LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES - LYING W OF US 441 PER OR 1368/488 LESS OR 1633/2785 LESS 3.48 AC TO JULE LYING IN SE COR G L 8 PER OR 1661/1540 LESS - COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N - 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB PER OR 1890/0091) (LESS THAT PART KNOWN AS PARCEL C AND PART OF PARCEL B - LYING IN 34-8-19 PER OR 2091/0189) (LESS COM NW COR GOV'T LOT 6 S 318.89 Location

Book, page, item: --

Geo number: 34-08-19-05936001000

Range: 19

Township: 08

Section: 34

Neighborhood: 233300.00

Use code: 06100

Total acres: 86.690





Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
- 6. Neighborhood Workshop Materials**
7. Justification Report – REVISED 11/2/2017
8. Map Set
9. Response to DRT Comments
10. Proof of Corporate Ownership (Sunbiz)

Mailed Memorandum

MEMORANDUM

To: Neighbors of the NW 13th Street (US-441), west of NW 43rd Street 17-0218
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, September 12, 2017
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Rezoning on ±7.4 acres (a portion of Alachua County Tax Parcel 05936-001-000) to change the site's zoning from Agriculture (A) to Commercial, Intensive (CI), which is consistent with adjacent parcels along this segment of US-441. The intent of the Rezoning application is to make the zoning designation consistent with the existing Commercial Future Land Use designation.

The site is located on US-441/NW 13th Street, west of NW 43rd Street in the City of Alachua, FL.

Date: Tuesday, September 26, 2017
Time: 6:00 p.m.
Place: City of Alachua Public Library,
14913 NW 140 Street, Alachua, FL 32615.
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

**JOHNSON, C L TRUSTEE
PO BOX 357133
GAINESVILLE FL 32635**

**CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627**

**HURST, J V & MARCIA
4604 NW 93RD AVE
GAINESVILLE FL 32653-7803**

**DM ALACHUA INVESTMENTS LLC
PO BOX 171
SUWANNEE FL 32692**

**ROGALSKI ROY
PO BOX 46
LACROSSE FL 32658-0046**

**TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE FL 32653**

**MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA FL 32615-8041**

**RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE FL 32653**

**SCHMIDT, JULE E TRUSTEE
7305 MYSTIC WAY
PORT ST LUCIE FL 34986**

**TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE FL 32653**

**G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE FL 32653**

**GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE FL 32653**

**YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE FL 32653**

**BROCK J OWEN JR & JANDA
10022 NW 52ND TER
GAINESVILLE FL 32653**

**DM ALACHUA INVESTMENTS LLC
PO BOX 171
SUWANNEE FL 32692**

**CUMBAA DAVID L & VETA CLEMENTS
4916 NW 93RD AVE
GAINESVILLE FL 32653-7806**

**HURST J V & MARCIA
4604 NW 93RD AVE
GAINESVILLE FL 32653-7803**

**HURST & HURST
4604 NW 93RD AVE
GAINESVILLE FL 32653-7803**

**POPE H D & TEIKO
4622 NW 93RD AVE
GAINESVILLE FL 32653-7803**

**ROWE MICHAEL A & CARON P
4502 NW 93RD AVE
GAINESVILLE FL 32653**

**CONNOLLY JAMES B & PAMELA
4412 NW 93RD AVE
GAINESVILLE FL 32653-7801**

**BEARDSLEY R T & GENE
4416 NW 93RD AVE
GAINESVILLE FL 32653-7801**

**TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE FL 32653**

**GRABLE STEPHEN R
4240 NW 17TH TER
GAINESVILLE FL 32605**

**SCHMIDT, ANN HEIRS
7305 MYSTIC WAY
PORT ST LUCIE FL 34986**

**G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE FL 32653**

**BASALYGA & RAGAN W/H
4820 NW 102ND PL
GAINESVILLE FL 32653**

**KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE FL 32653-9716**

**MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS IN 46280-1099**

**SCHMIDT, ANN HEIRS
7305 MYSTIC WAY
PORT ST LUCIE FL 34986**

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE FL 32653

BLAGAY & BRUCE
5219 NW 102ND PL
GAINESVILLE FL 32653

FOX & GRIGGS W/H
10028 NW 52ND TER
GAINESVILLE FL 32653

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE FL 32653-9707

FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE FL 32653

COBURN JIMMY A & GIULIANA G
5211 NW 102ND PL
GAINESVILLE FL 32653-9703

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE FL 32653

BURGER WILLIAM H & CELIA R
10008 NW 50TH TER
GAINESVILLE FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE FL 32653

HOPKINS JOHN S & CAROLYN M
10011 NW 50TH TER
GAINESVILLE FL 32653-9715

LUPI ROCKY
7860 PROCTOR RD
PAINESVILLE OH 44077

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE FL 32653

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE FL 32653-7836

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE FL 32653

FRUGOLI, FRITZ LEE HEIRS
4609 NW 103RD
GAINESVILLE FL 32653

**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**

**Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601**

**President
TCMOA
1000 Turkey Creek
Alachua, FL 32615**

**Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611**

**Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641**

**Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616**

**Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615**

**Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615**

**Tamara Robbins
PO Box 2317
Alachua, FL 32616**

Newspaper Advertisement

IRMA STRIKES



A car is damaged by a palm tree on Monday. (ANDREA CORNEJO/STAFF PHOTOGRAPHER)



Grace Berger, 2, plays in the flooded driveway as her mom Jessica watches near their home in the Northwood Pines neighborhood. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)

After the storm



People walk near a fallen power pole and trees in northwest Gainesville. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)

Hurricane Irma leaves big mess in Alachua County

The Gainesville Sun
Your source... for your community!

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Rezoning application on a 2.4 acre (a portion of Alachua County Tax Parcel 05936-001-000) to rezone the site from Agriculture (A) to Commercial, Intensive (C1). The site's existing Future Land Use is Commercial, and does not require amending. The site is located on US-441/NW 13th Street, west of NW 43rd Street in the City of Alachua, FL.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Tuesday, September 26, 2017
Location: City of Alachua Public Library, 14913 NW 140 Street, Alachua, FL 32315.
Contact: Kylan Thompson, AICD
Phone Number: (352) 331-1976

CHW
Professional Consultants

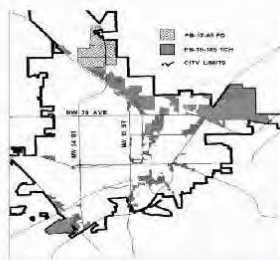


A fallen tree blocks Northwest 39th Avenue in Gainesville. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)

HEARING BEFORE City Plan Board September 28, 2017

The Plan Board of the City of Gainesville, FL will consider the following items at a Public Hearing scheduled on Thursday, September 28, 2017 starting at 6:30 P.M. or as soon thereafter as may be heard, in the City Hall Building, 1st floor City Commission Auditorium, located at 200 E. University Avenue, Gainesville, FL.

FOR INFORMATION CALL, 352-334-5022.



Petition No. PB-16-185 TCH

City Plan Board. Amend the Land Development Code regarding Medical Marijuana Dispensing Facilities by deleting and amending definitions, and by adding Medical Marijuana Dispensing Facilities as a use by right in the Urban 6 (U6) and Urban 7 (U7) transect zoning districts, Automotive-Oriented Business (BA), Tourist-Oriented Business (BT), Business Industrial (BI), Warehousing and Wholesaling (W), and Airport Facility (AF) zoning districts, and as a use allowable by Special Use Permit in the Corporate Park (CP), Limited Industrial (LI-1), and General Industrial (I-2) zoning districts.

Petition No. PB-17-65 PD

eda engineers-surveyors-planners, inc., agent for Weyerhaeuser NR Company. Rezone property from Alachua County Agriculture (A) district to City of Gainesville Planned Development District (PD) to allow for single family residential, multi-family residential, mixed-use development, and conservation management areas. Located east and west of SR 121, north of NW 77th Avenue and south of 122nd Place.

PERSONS NEEDING SPECIAL ACCOMMODATION SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TDD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

A fallen tree blocks a street in a northwest Gainesville neighborhood on Monday. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)



Justin Ficus, right, helps his neighbor Matt Glaser clear a tree that fell from his yard into the road in the Rock Creek neighborhood of Gainesville on Monday. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)



A crew cleans up a fallen tree near floodwaters from Hogtown Creek that cover Northwest 34th Street, on Monday. (BRAD MCCLENNY/STAFF PHOTOGRAPHER)



CROSSWORD

Every day in The Gainesville Sun
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Workshop Presentation



Meeting Purpose



- City of **Alachua** requires **Rezoning applicants** to host a neighborhood meeting.
- The meeting's **purpose is to inform neighbors** of the proposed development's nature **and to get feedback** early in the development process.
- This meeting provides the applicant with an **opportunity to mitigate concerns** prior to the application's submission.

Public Notification



CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | Ocala
6800 Regal Parkway, Suite 2, Jacksonville, Florida 32209
100 West 1st Street, Gainesville, Florida 32607
901 NW 1st Avenue, Suite 1000, Ocala, Florida 34475
www.chw-fl.com

MEMORANDUM

To: Neighbors of the NW 13th Street (US-441), west of NW 43rd Street 17-0218
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, September 12, 2017
File: Neighboring Land Use and Land Use Change

A Neighborhood Workshop will be held to discuss a Rezoning on ±7.4 acres (a portion of Alachua County Tax Parcel 05936-001-000) to change the site's zoning from Agriculture (A) to Commercial, Intensive (CI), which is consistent with adjacent parcels along this segment of US-441. The intent of the Rezoning application is to make the zoning designation consistent with the existing Commercial Future Land Use designation.

The site is located on US-441/NW 13th Street, west of NW 43rd Street in the City of Alachua, FL.

Date: Tuesday, September 26, 2017
Time: 6:00 p.m.
Place: City of Alachua Public Library, 14913 NW 14th Street, Alachua, FL 32615
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.



PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Rezoning application on ±7.4 acres (a portion of Alachua County Tax Parcel 05936-001-000) to rezone the site from Agriculture (A) to Commercial, Intensive (CI). The site's existing Future Land Use is Commercial, and does not require amending. The site is located on US-441/NW 13th Street, west of NW 43rd Street in the City of Alachua, FL.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Tuesday, September 26, 2017

Location: City of Alachua Public Library, 14913 NW 14th Street, Alachua, FL 32615.

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976



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Request & Intent



- Request:
 - To **rezone** a ±9.99-acre portion of Alachua County Tax Parcel 05936-001-000 from Agricultural (A) to Commercial Intensive (CI)
- Intent:
 - To make the zoning classification consistent with the site's existing, underlying Commercial Future Land Use (FLU).
 - To allow highway-oriented commercial uses to develop at an established commercial node, the US-441 and NW 43rd Street intersection.

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Review Process

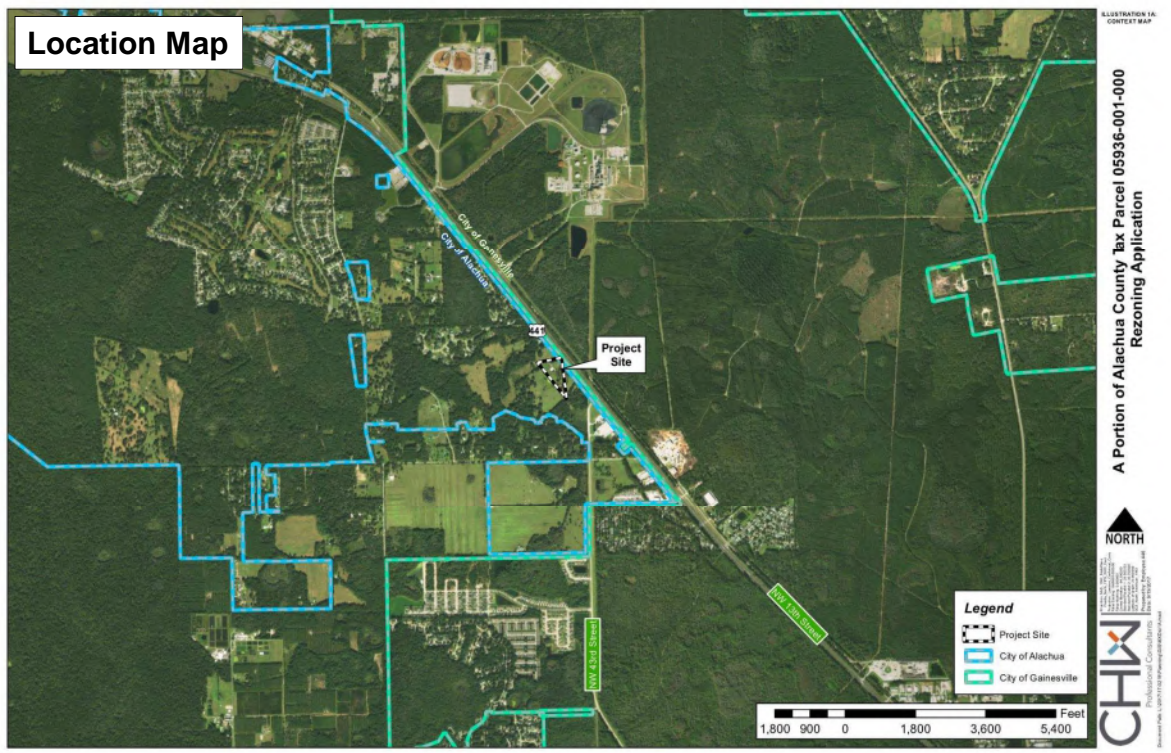


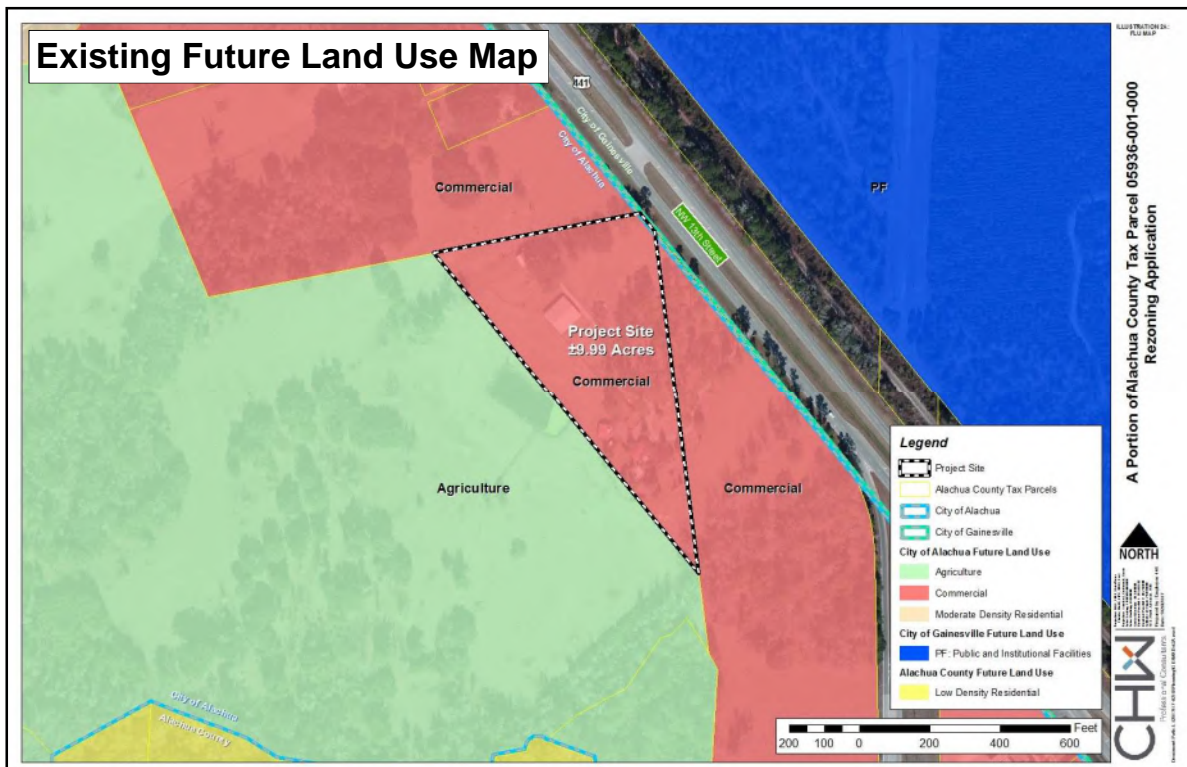
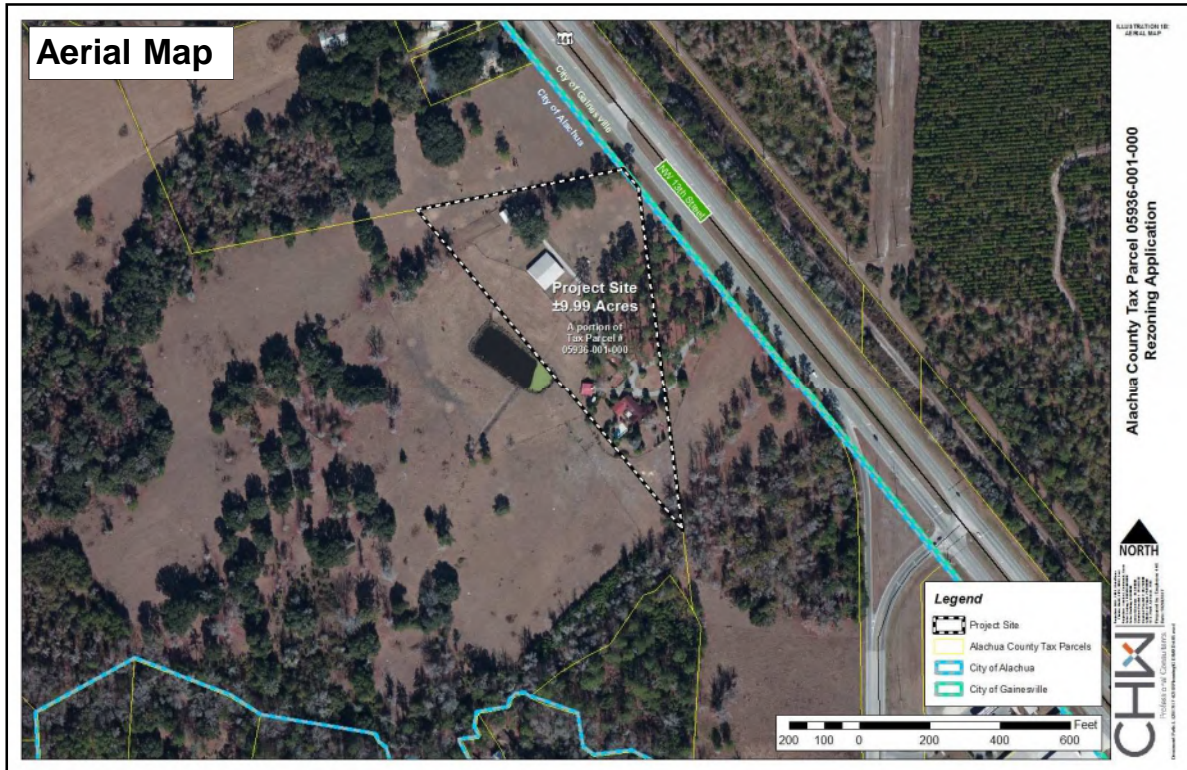
Neighborhood Meeting	September 26 th
Submit Rezoning Application	September 28 th
Staff Review	October/November
City Planning & Zoning Board Public Hearing	December 12 th
City Commission Public Hearing	January 8 th (tentative)

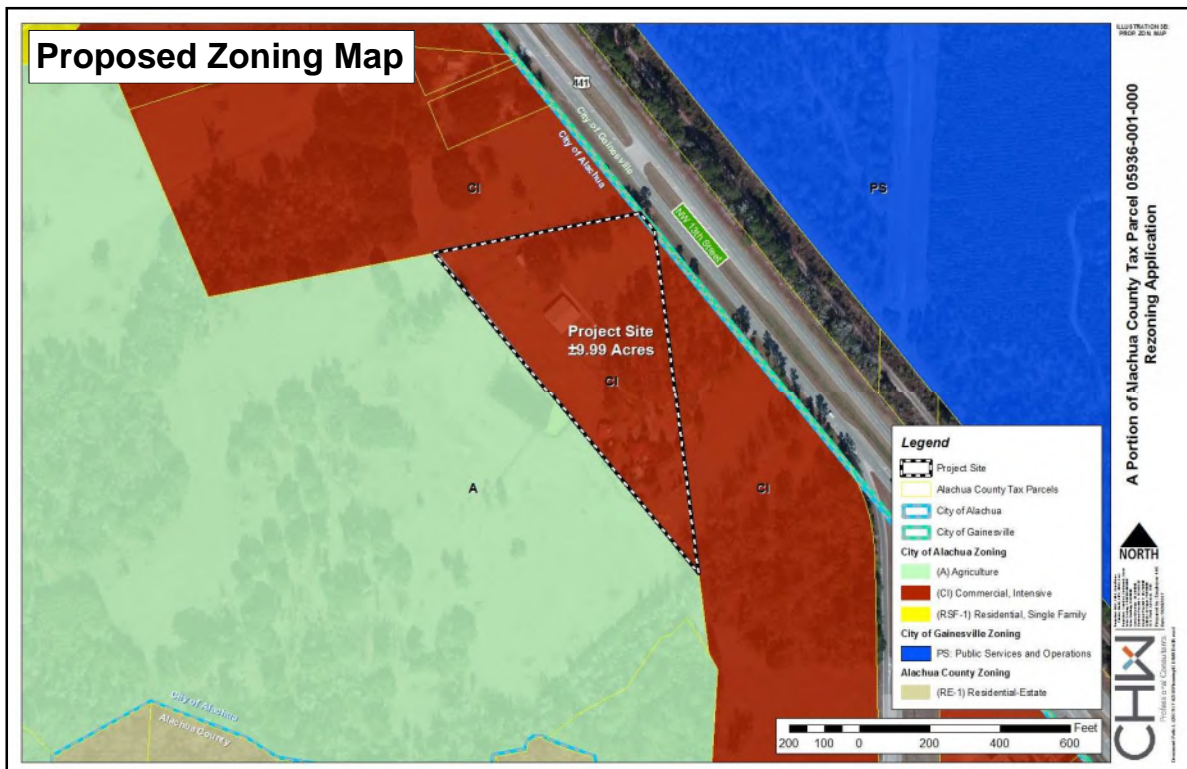
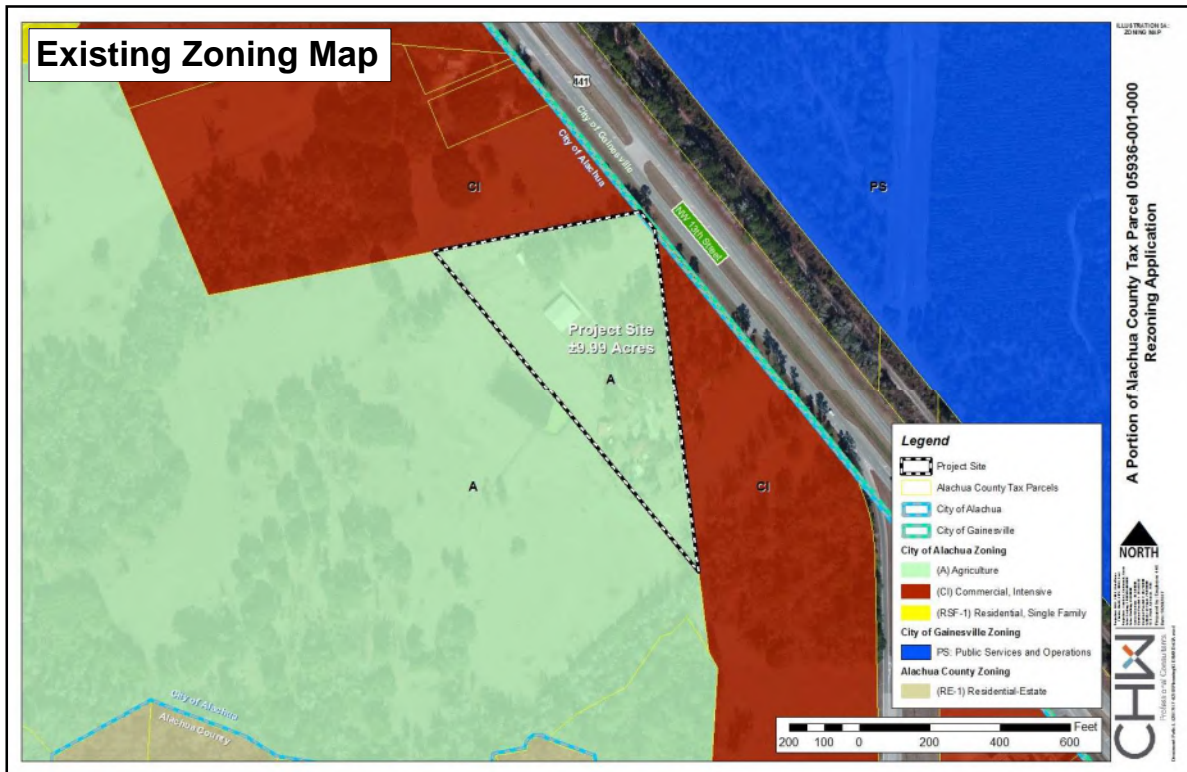
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Location Map







Adjacent Properties



Commercial use,
Immediately *Northwest*



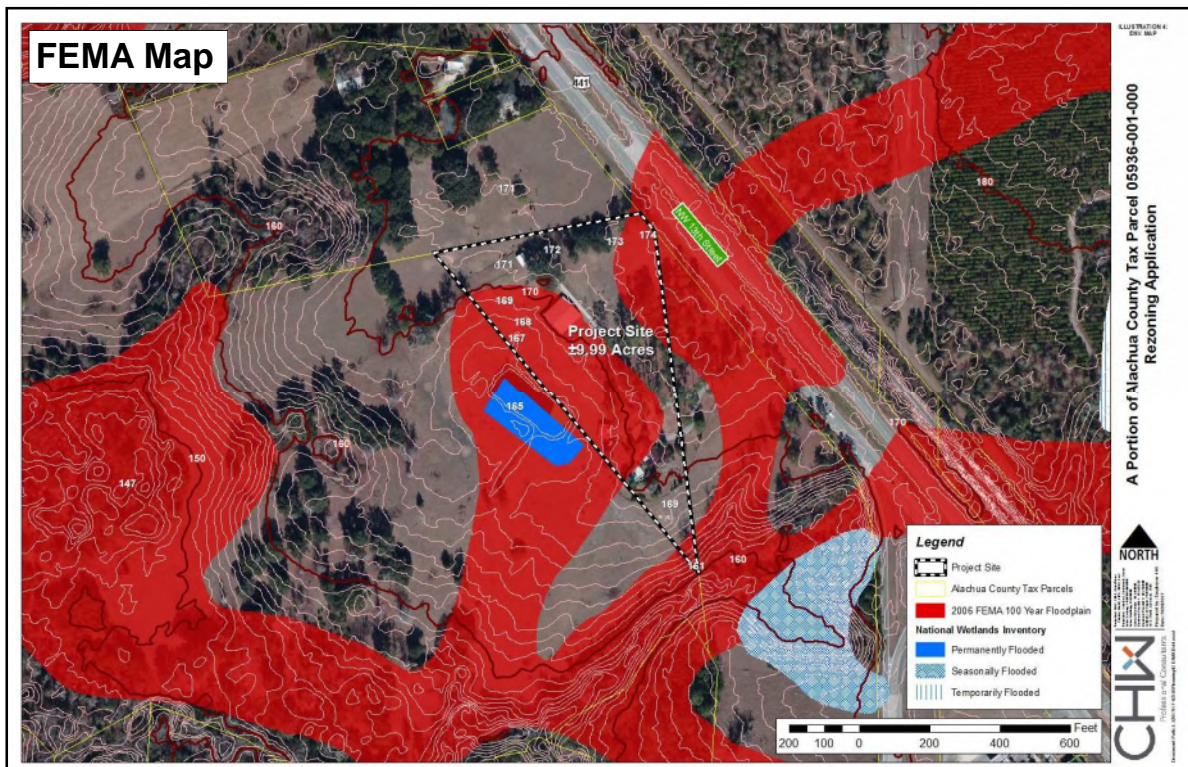
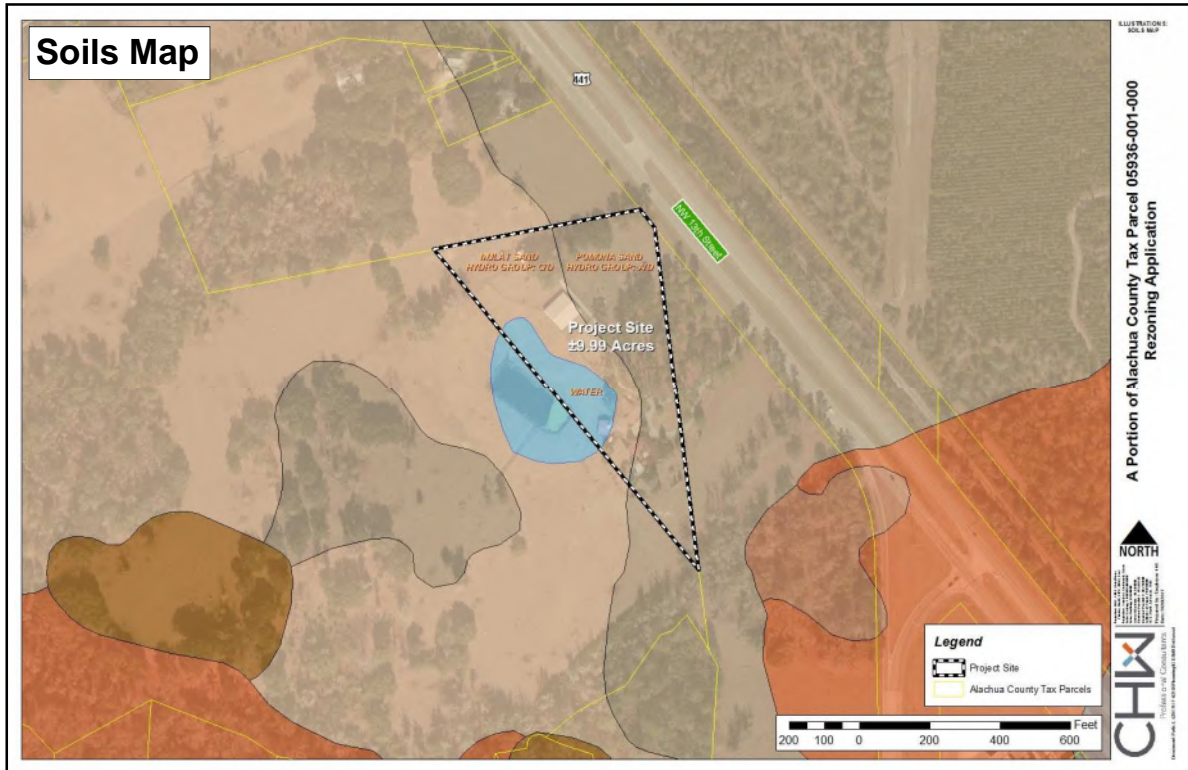
Commercial uses,
Southeast of NW 43rd
Street

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Sign-in Sheet

SIGN-IN SHEET

Event: Neighborhood Meeting
Date/Time: September 26, 2017 at 6:00pm
Place: City of Alachua Library - 14913 NW 140th St, Alachua, FL 32615
Re: Weeks Rezoning Application

No.	Print Name	Street Address	Signature
1	Bill Burger	611161956@gmail.com 10005 NW 50 th Ter	<i>[Signature]</i>
2	PETE MURPHY	4330 NW 93 rd AVE	<i>Pete Murphy</i>
3	JANET YESH	4420 NW 93 AVE	<i>Janet Yesh</i>
4	Richard Beardsley	4416 NW 93 Ave	<i>Richard Beardsley</i>
5	Michael Ragan	4400 NW 102 nd Place	
6	Larry & Veta Cumbaa	4916 NW 93 rd Ave	<i>ly Ah</i>
7	Rita Toro	5208 NW 93rd	<i>R. Toro</i>
8	ARMANDO M. RIVERA	5102 NW 102 PLACE	<i>[Signature]</i>
9	John Battle	5210 NW 93rd Ave	<i>[Signature]</i>
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Meeks Rezoning

September 26, 2017 at 6:00 PM

Alachua Branch Library

Recorded and transcribed by CHW staff.

CHW Attendees – Nickolas Hill, Land Use Planning Intern; Ryan Thompson, AICP, Project Manager

Community Members in Attendance: Nine (9)

CHW Planning Staff hosted the required Neighborhood Meeting at the Alachua Branch Library (14913 NW 140th St, Alachua, FL 32615). The required presentation contained detailed information pertaining to the purpose of the meeting, the application's request and intent, public notification information, the application's estimated schedule and review process, and various maps illustrating the project site's location and characteristics. During the presentation, CHW Staff also reiterated that a development plan is not being submitted concurrent with this Rezoning application.

CHW staff began the presentation promptly at 6:00pm. Questions and comments were raised throughout the presentation from community members regarding onsite development, the application's potential impact on the community, and the area's existing regulatory context. A summary of the evening's discussion has been recreated and reorganized below for improved readability and comprehension. All questions were fielded by Nickolas Hill (NH), Land Use Planning Intern.

SITE-SPECIFIC QUESTIONS AND COMMENTS

Question/Comment: Am I understanding correctly that this proposal is not for the entire parcel?

Response (NH): Correct. This proposal is for a ±9.99-acre portion of Alachua County Tax Parcel 05936-001-000.

Question/Comment: On the [mailout and Gainesville sun] ad it says ±7.40 acres but your showing here that the site is ±9.99 acres. Can you explain that change?

Response (NH): Absolutely. When we originally sent out the ad, we based onsite acreage on our measurements in GIS—a geographically-referenced mapping software. However, after the ad was published, we obtained the City Ordinance that adopted the land use change and associated boundary survey, which was for ±9.99 acres.

Question/Comment: Who is looking to develop on the site? What is the property going to be?

Response (NH): As previously mentioned, there is no development plan for the project site at this time. As a result, we are not sure what commercial entity will develop onsite. This application is solely to make the onsite zoning classification consistent with the site's existing, underlying Commercial Future Land Use (FLU).

Question/Comment: I was under the impression that this site did not have an underlying Commercial FLU.

Response (NH): As mentioned in the mailout and ad in the Gainesville Sun for the neighborhood meeting, the ±9.99-acre portion of the subject parcel already has Commercial FLU—consistent with our proposal. If you would like, you can verify this information with the city by contacting them or you can look at the site on Alachua County Map Genius.

COMMUNITY-FOCUSED QUESTIONS AND COMMENTS

Question/Comment: Who are the owners of the properties above and below the site?

Response (NH): I am unaware of who currently owns land outside of our project site. We are working on behalf of our client, Mr. Meeks to rezone the subject property. Property ownership information can be found on Alachua County Map Genius or through the County Property Appraiser.

Question/Comment: I guess I am concerned with the lighting and noise pollution this site will have on our neighborhoods.

Response (NH): The City of Alachua has site design standards that ensure that all development projects within the City limit their onsite development's impact on adjacent and nearby properties.

Question/Comment: I am also concerned that this node will attract homeless people.

Response (NH): Unfortunately, I can't attest to if onsite development would attract homeless people to this commercial node.

Question/Comment: What about trash that may result from this property? We have beautiful and natural trees, swamps, and lakes that a lot of wildlife depend on. I am afraid that this [commercial node] will ruin their habitat. I mean, what if people throw trash from their car that they get from whatever development ends up occurring here?

Response (NH): Sadly, we can't ensure that people driving along US-441 won't throw trash out of their windows. I will tell you, however, that the City of Alachua Land Development Regulations have development standards that require certain buffers, setbacks, and site design elements that limit the impact that onsite development may have on adjacent and nearby properties—including water runoff, light pollution and noise.

Question/Comment: I know that the area is prone to flooding when it rains, what are you going to do about that?

Response (NH): The City of Alachua requires all commercial developments to manage stormwater runoff onsite.

Question/Comment: What about wetlands?

Response (NH): After examining the site's natural features in GIS by utilizing the Natural Wetland Inventory's reference data, we concluded that no wetlands were found within the project site.

Question/Comment: Isn't this [application] considered sprawl [development]?

Response (NH): No. We are seeking to limit sprawl and leapfrog development patterns by allowing the opportunity for infill commercial development within an established commercial node.

Question/Comment: I would argue that any development outside of the immediate downtown area is sprawl and we don't want that in this community.

Response (NH): While I can understand why you see it that way, in planning, we see sprawl as an unnecessary extension of land development outside of existing residential or nonresidential activity. This application proposes neither. This application seeks to provide for a commercial infill opportunity within an existing commercial node.

Question/Comment: They want to rezone this land so they can just have one big development all along this portion of US-441.

Response (NH): I am not aware of that intent so I couldn't possibly speak to that bit of speculation. However, I am aware that the property owner has tried to sell the site for several years in its current form without any success. While I can't comment on the owner's intent, rezoning this property to CI does increase the land's permitted intensity and allows for large-scale, highway-oriented uses. The sole focus of tonight's meeting is discussing Rezoning the site to make that possible.

REGULATORY-ORIENTED QUESTIONS AND COMMENTS

Question/Comment: Is the development within the City of Alachua or Alachua County?

Response(NH): The project site is within the City of Alachua as shown on slides six (6) through ten (10) of this presentation.

Question/Comment: Is there anything the County can do stop this development? For example, can the County sue the City if the property floods into the County?

Response (NH): I apologize as I can't speak to legal recourse the County could take against the City if this situation occurs. However, the City requires that stormwater be retained onsite via a stormwater management facility—as I discussed earlier.

Question/Comment: As you said earlier, this application has several things going for it: it has the underlying Commercial FLU, it is surrounded by other CI zoned properties, and it is part of an existing commercial [node]—

Response (NH): —Correct. We believe that this application is a logical path forward for the site.

Question/Comment: Well, if your proposal is air-tight, is there any point in us (as community members), raising our opposition against this application?

Response (NH): Absolutely! An important thing to remember is that the City requires all Rezoning applicants to host a neighborhood meeting and submit the minutes—not because it's a formality, but because the City is interested in how you feel about the development. In addition, neighbors are one of our greatest assets. Your history with the greater area can help provide us and the City with local information that we might not be able to get anywhere else. In addition to voicing your opinion tonight, there will be two public hearings where you can voice your concerns to the City Planning and Zoning Board and the City Commission as shown on slide five (5) of this presentation.

Question/Comment: I want it to be known to the City that I [John Battle] oppose this development. I think approval of this application will greatly diminish the quality of our neighborhood and natural environment within the City of Alachua.

Response (NH): I will make sure to include that in the meeting minutes.

Meeting adjourned at approximately 7:25pm.

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Application Package
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1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
6. Neighborhood Workshop Materials
- 7. Justification Report – REVISED 11/2/2017**
8. Map Set
9. Response to DRT Comments
10. Proof of Corporate Ownership (Sunbiz)



MEEKS REZONING

Justification Report

~~September 28, 2017~~

REVISED November 2, 2017

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

DM Alachua Investments, LLC

Prepared by:

CHW

PN# 17-0218

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4. Consistency with City of Gainesville Comprehensive Plan.....	9
5. Consistency with the Land Development Regulations	13

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Ryan Thompson, AICP, Project Manager

Date: ~~September 28, 2017~~ REVISED November 2, 2017

Re: Meeks Property – Rezoning Application

17-0218

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> Rezone a ±9.99-acre portion of 05936-001-000 from A to CI, consistent with the site's Commercial FLU designation.
<u>Description of Location:</u> 9900 NW US-441, Gainesville FL 32653	
<u>Parcel Number:</u> A portion of Alachua County Tax Parcel 05936-001-000	<u>Acres:</u> ±9.99 acres (ac) (Source: CHW Boundary Survey)
<u>Existing Future Land Use (FLU) Classification:</u> <i>Commercial</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.	
<u>Existing Zoning District:</u> <i>A: Agricultural</i> The A district is established and intended to support agriculture and agricultural uses, ensure residential development consistent with the rural and agricultural character, and remain consistent with the City of Alachua Comprehensive Plan.	<u>Proposed Zoning District:</u> <i>CI: Commercial Intensive</i> The CI district is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.
<u>Existing Max. Permitted Density (A):</u> ±9.99 ac x .20 dwelling units per acre (du/ac) = 1 du total	<u>Proposed Max. Permitted Intensity (CI):</u> ±9.99 ac x 0.5 Floor Area Ratio (FAR) = 217,582 ft ² of nonresidential uses
<u>Net Change</u> This Rezoning application will permit an increase of 217,582 ft ² for nonresidential uses and a net reduction of one (1) dwelling unit for the ±9.99-acre site.	

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to rezone a ±9.99-acre portion of Alachua County Tax Parcel 05936-001-000 from Agriculture (A) to Commercial Intensive (CI). The subject parcel is located southwest of NW 13th Street (US-441), west of the NW 43rd Street and southeast of NW 102nd Place. An aerial is provided as Figure 1 that shows the site's location.



Figure 1: Aerial Map

This submittal does not request a change in the project site's existing Future Land Use (FLU) designation. The intent of the Rezoning application is to render onsite zoning consistent with the underlying Commercial FLU designation. Furthermore, the proposed CI Zoning district is consistent with the adjacent parcels located southwest of US-441 as indicated on Table 1 of this report.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	US-441 R.O.W.; Commercial (City of Alachua); PF: Public and Institutional Facilities (City of Gainesville)	US-441 R.O.W.; CI: Commercial Intensive (City of Alachua); PS: Public Services and Operations (City of Gainesville)
East	Commercial (City of Alachua)	CI (City of Alachua)
South	Agricultural (City of Alachua)	Agriculture (A) (City of Alachua)
West	Agricultural (City of Alachua)	A (City of Alachua)

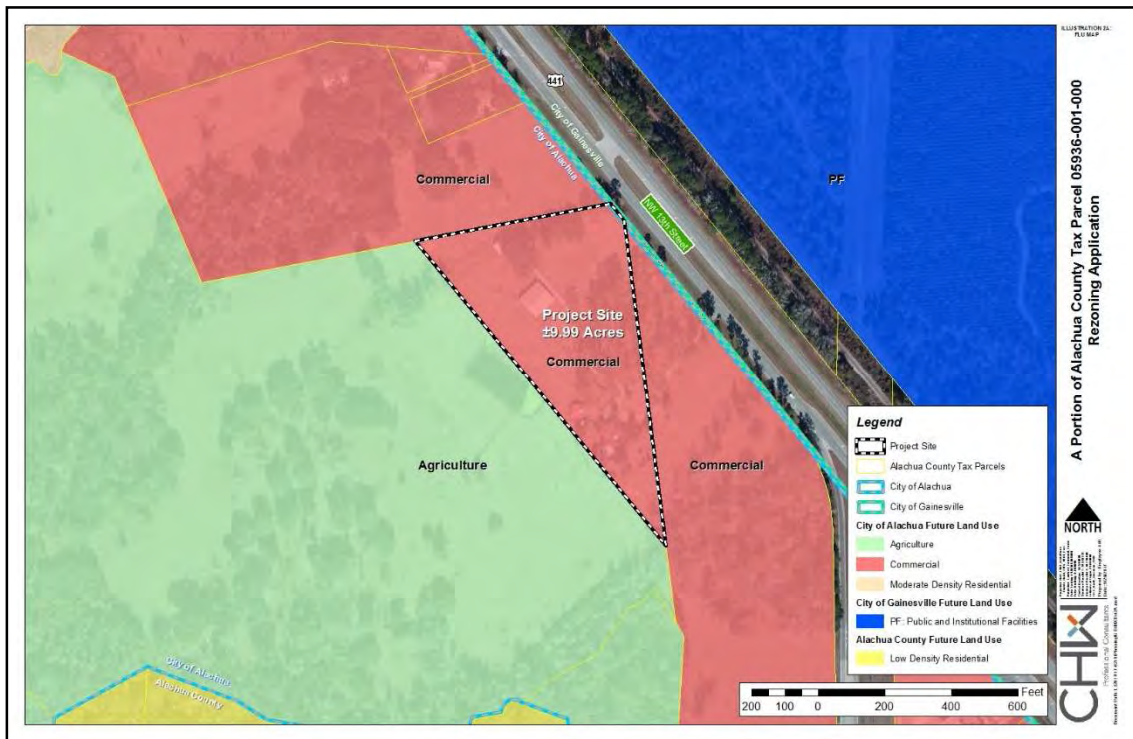


Figure 2: Existing Future Land Use Map

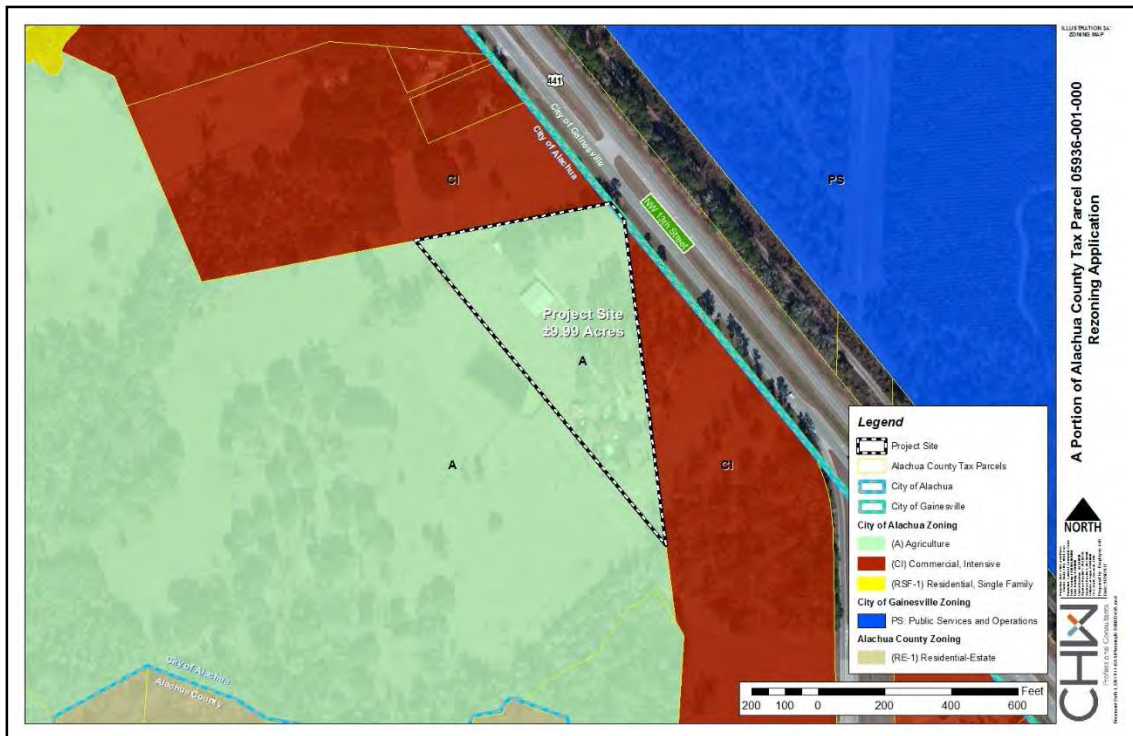


Figure 3: Existing Zoning Map

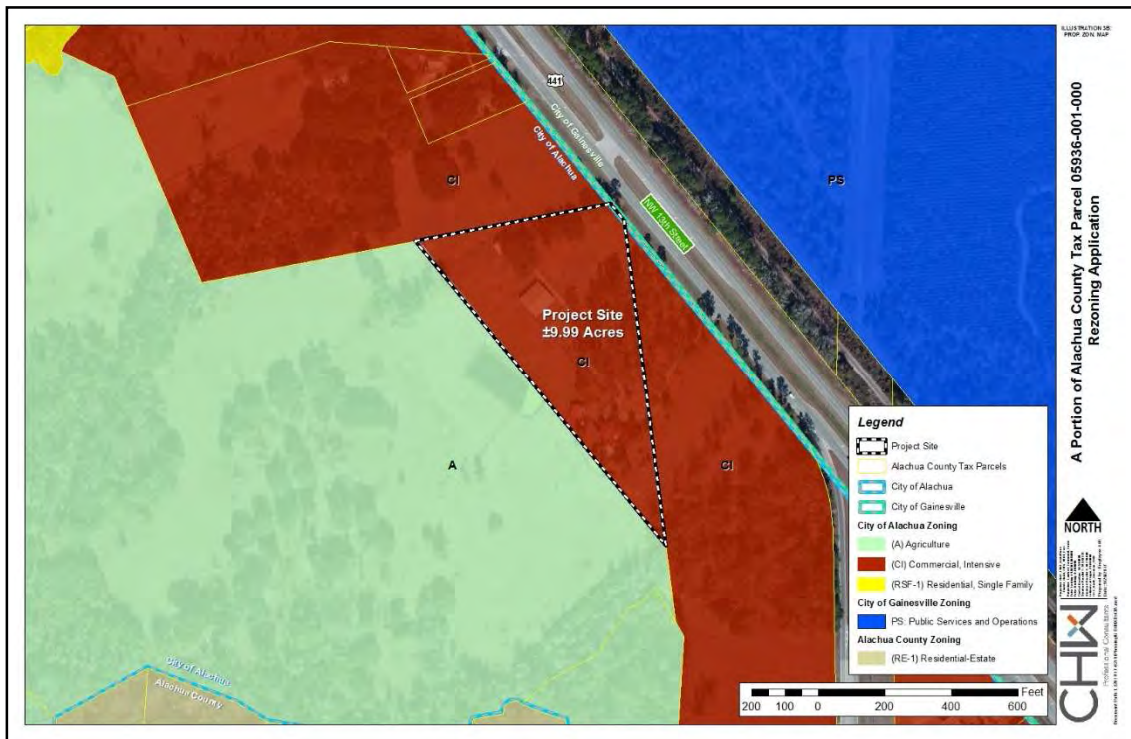


Figure 4: Proposed Zoning Map

The street-level photos shown in Figures 5 & 6 demonstrate the existing commercial development pattern found along this portion of US-441, northwest and southeast of the subject property. Approval of this Rezoning application will allow this ±9.99-acre portion of 05936-001-000 to permit onsite commercial activity consistent with the area's nonresidential character and underlying Commercial FLU.



Figure 5: Existing Commercial Activity Northwest of the Project Site along US-441



Figure 6: Existing Commercial Activity Southeast of the Project Site along US-441

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±9.99-acre site's existing zoning from A to CI—consistent with the subject parcel's underlying Commercial FLU. This impact analysis is based on the net difference between the existing and proposed impacts to transportation and public facility infrastructure. Existing and proposed density/intensity for the project site are as follows:

- Existing: maximum permitted density ('A' Zoning district):
 $\pm 9.99 \text{ acres total} \times .20 \text{ du/ac} = \mathbf{1 \text{ du total}}$
- Proposed: maximum permitted intensity ('CI' Zoning district):
 $\pm 9.99 \text{ acres total} \times .50 \text{ Floor Area Ratio (FAR)} = \mathbf{217,582 \text{ ft}^2 \text{ of nonresidential uses}}$

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Data for subsequent tables are from the City of Alachua August 2017 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC). Due to the nonresidential nature of this application, the project site is not anticipated to have any impact on the local public school and recreation system.

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use ¹	Units	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Shopping Center (ITE 820) ^{2,3}	217	42.70	9,291	3.50	762	4.50	979
Existing							
Single-Family Detached Housing (ITE 210)	1	9.57	10	0.75	1	1.01	1
Total	-	-	9,281	-	761	-	978

1. Source: ITE Trip Generation 9th Edition

2. There are no development plans for the project site being submitted at this time. As a result, ITE category 820 was chosen due to its flexible definition for onsite commercial uses.

3. The ITE manual does not have sufficient data for ITE 820 AM and PM Peak trips. Therefore, a realistic projection based on similar ITE uses with a similar Daily trip count was used for this analysis. The two (2) land uses with Daily trip counts similar ITE 820 are Discount Club (ITE 857) (AADT: 41.8, AM: 3.37, PM: 4.63) and Electronics Store (ITE 863) (AADT: 45.04, AM: 3.46, PM: 4.5). The AM and PM Peak figures used for ITE 820 were calculated by averaging the AM and PM Peak figures for the two-similar land uses and rounding to the nearest one-hundredth decimal point.

Conclusion: Approval of this Rezoning application may permit a facility that is estimated to generate an additional **9,281 net daily vehicle trips** to local roadways.

Table 3a: Potential Impacts on Roadways, Segment 7

	AADT	PM
Traffic System Category	Segment 7: U.S. Hwy 441 (From MPO boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	21,000	1,890
Reserved Trips ¹	5	1
Available Capacity	14,495	1,309
Projected Trip Generation ²	9,281	978
Available Capacity w/ Application approval	5,214	331

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **100%** for Segment 7.

Table 3b: Potential Impacts on Roadways, Segment 6

	AADT	PM
Traffic System Category	Segment 6: U.S. Hwy 441 (From CR 25A to NW 126 th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	17,295	1,643
Reserved Trips ¹	23	2
Available Capacity	18,182	1,555
Projected Trip Generation ²	4,641	489
Available Capacity w/ Application approval	13,541	1,066

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: Projected trip distribution percentage is estimated to be **50%** for Segment 6.

Conclusion: Projected impacts to Segments 6 and 7 may exceed 5% of Maximum Service Volume (MSV), if this site is developed at the proposed zoning district's maximum development potential. However, if developed under this scenario, both FDOT segments will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, neither of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval. No other roadway segments are anticipated to receive greater than 5% MSV.

Potable Water / Sanitary Sewer

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	60,524
Residual Capacity ¹	938,476
Percentage of Permitted Design Capacity Utilized ¹	59.20%
Projected Potable Water Demand from Proposed Project ²	21,483
Residual Capacity after Proposed Project	916,993

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (217,582 ft² x 0.1 gal.) – (1 du x 275 gal. per unit)

Conclusion: The potential development given in this report (based on site's permitted intensity and surrounding uses) would be consistent with the LOS requirements discussed within Comprehensive Plan policy 4.1.c for potable water. The maximum potential development would generate an estimated **21,483 GPD** of potable water demand. As calculated in Table 4, the percentage of the City's potable water system that may be utilized as a result of this application's approval does not exceed 85%. In addition, the example development would not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,964
Residual Capacity ¹	788,036
Percentage of Permitted Design Capacity Utilized ¹	47.46%
Projected Sanitary Sewer Demand from Proposed Project ²	21,508
Residual Capacity after Proposed Project	766,528

1. Source: City of Alachua August 2017 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: $(217,582 \text{ ft}^2 \times 0.1 \text{ gal.}) - (1 \text{ du} \times 250 \text{ gal. per unit})$

Conclusion: The potential development given in this report (based on site's permitted intensity and surrounding uses) would be consistent with the LOS requirements discussed within Comprehensive Plan policy 4.1.c for sanitary sewer. The maximum potential development would generate an estimated **21,508 GPD** of wastewater demand. As calculated in Table 5, the percentage of the City's sanitary sewer system that may be utilized as a result of this application's approval does not exceed 85%. In addition, the example development would not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Table 6: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ¹	5,280.27	963.65
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project²		475

1. Source: City of Alachua May 2017 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 217,582 \text{ ft}^2) \times 365) / 2,000 - (1 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

Conclusion: As shown in Table 5, the New River Solid Waste Facility has a 50-year capacity. The maximum potential development would not negatively impact the City's adopted solid waste LOS as the example development would only generate an estimated **475 tons of solid waste per year**—well below the current capacity.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

This application seeks to rezone the project site from A to CI—consistent with the subject property’s underlying Commercial FLU designation. Although there is no specific end-user at this time, future development plan(s) will include uses consistent with Policy 1.3.b. of the City of Alachua Comprehensive Plan.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

The ±9.99-acre site is located at an existing commercial node¹ with an underlying Commercial FLU designation. The subject property is underutilized and currently resides between two large (±20-acre) parcels that also contain the Commercial FLU and CI Zoning designations. Approval of this Rezoning application will encourage infill, as well as the potential for a large-scale commercial node, which will reduce the demand for nonresidential uses along the entire US-441 corridor.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.

A development plan for the project site is not being proposed at this time. However, as indicated in Section 3 of this report, the maximum potential development that may result of this application's approval would not cause existing, local roads to experience a failing LOS. In addition to complying Policy 1.3.e.1. of the Comprehensive Plan, future onsite development will also meet the Florida Department of Transportation (FDOT) auxiliary lane requirements for commercial developments of this scale.

2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.

At this time, a specific commercial use for the subject property has yet to be determined. When a development plan for the project site is submitted to the City for review, the plan will be consistent with the setback and buffering standards discussed with the Alachua Comprehensive Plan and Land Development Regulations (LDR).

3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

The project site resides along an existing commercial corridor that already possesses a bicycle path along the project site's frontage. This application seeks to permit the opportunity for nonresidential infill within the existing commercial node located at the US-441 and NW 43rd Street intersection. By permitting the potential for commercial infill development, this application will assist the City in promoting alternative modes of transportation between similar uses.

¹ A commercial node is typically the intersection of two major roadways that is characterized by commercial development at each of its corners. The term 'node' applies to the US-441/NW 43rd Street intersection since both are major roadways, "a primary junction," and the primary development is commercial: a fueling station, other automobile-related uses, and self-storage.

Kevin Lynch (1979) speaks extensively on 'nodes' and their role as a key City element in the seminal urban planning text, *The Image of the City*, in which he defines it as "the strategic spots in a city into which an observer can enter ... they may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the nodes may be simply concentrations... a street-corner hangout or an enclosed square." (p. 47). The US-441/NW 43rd Street intersection serves as a 'junction,' while the 'observer,' in this instance, is entering the City of Gainesville via automobile, from US-441 to NW 43rd Street, or into the City of Alachua from the reverse direction.

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

The subject property resides within an area possessing existing commercial developments. These structures can be found immediately adjacent to the project site to the northwest and less than a quarter mile to the southeast. However, the subject development is currently underutilized—possessing passive agriculture and single family uses along a major arterial corridor. Thus, this application seeks to increase onsite development potential by requesting a commercial zoning designation consistent with site’s underlying Commercial FLU designation and the area’s existing nonresidential presence found along this section of US-441.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

This application seeks to remain uniform with Objective 4.1 by rezoning the subject property to CI, which is consistent with the site’s existing Commercial FLU. The request is to permit uses compatible and consistent with existing uses at this commercial node. Approval of this rezoning application will encourage infill commercial development at an existing commercial node, thereby reducing pressure to extend commercial uses along the entire US-441 corridor.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

There are no specific development plans for the site at this time. Future development plans shall meet City of Alachua Comprehensive Plan and LDC standards to the maximum extent practicable. If a standard cannot be met, the developer will meet with City Staff to discuss alternative options for onsite infill development.

CONSERVATION AND OPEN SPACE ELEMENT

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently two types of soils located onsite—Mulat Sand (Hydro Group: C/D) and Pomona Sand (Hydro Group: A/D). According to the NRCS soil database, both Mulat and Pomona Sand have significant limitations for urban development. Therefore, site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

OBJECTIVE 1.10: Wetlands

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

The ±9.99-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. Although, a potential wetland is located within 100 feet of the subject property, on the remaining portion of 05936-001-000.

During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

- (E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:
- (1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:
 - (a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the CI district is compatible with the site's existing Commercial FLU designation.

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

Section 5 of this report illustrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

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

The ±9.99-acre site is located within an existing commercial node positioned at the US-441 and NW 43rd Street intersection. The subject property is underutilized and currently resides between nonresidential uses to the northwest and southeast of the project site. Thus, this application seeks to mitigate the existing leapfrog development pattern found within this commercial node by appropriately rezoning the site for potential commercial infill development.

- (d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for nonresidential infill development within an existing commercial node.

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

This project site possesses an underlying Commercial FLU designation, consistent with adjacent properties located both northwest and southeast to the site. The adjacent parcels also have the CI zoning, which is consistent with this application's request. In addition, the site is located within an existing commercial node, the US-411 and NW 43rd Street intersection.

In addition to being compatible with adjacent properties that share Commercial Intensive Zoning District designations, this Rezoning application is also compatible with Agricultural-zoned, adjacent properties. The portion of tax parcel 05936-001-000 that is not being rezoned will remain in the Agricultural Zoning District. Currently, the site is being used for pasture and possibly timber, which are considered passive agricultural operations, as opposed to active operations that require heavy equipment for planting, fertilizing, irrigating, and harvesting. The remaining portion may continue to be used for pasture/timber land, which will have little or no impact on the subject property, if developed with commercial uses.

There are numerous examples of commercial uses adjacent to agricultural operations along the US-441 corridor and elsewhere within the City of Alachua. The City Comprehensive Plan and Land Development Code, as well as other local, regional (Water Management District) and state review agencies are required to review and approve any applicable permit applications for onsite development. These regulations restrict onsite stormwater runoff, light, noise, etc. associated with development from impacting adjacent properties. Notably, the City does not require perimeter buffers between Commercial and Agricultural uses, per LDR Table 6.2-2, which indicates that there is no perceived issue with these uses being located adjacent to each other.

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

Other properties within this commercial node share the site's existing Commercial FLU designation and the requested CI Zoning. By approving this application, the City will allow the subject property to remain consistent with adjacent and nearby commercial uses—beholden to the same development standards regulating nonresidential activity to the northwest and the southeast.

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

The site is located at an existing commercial node. Approval of this application to change the project site's existing zoning to CI will allow the development of similar uses within this node.

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

This underutilized project site currently resides between two areas zoned for intense, nonresidential development. Approval of this application will assist the City in limiting local sprawl by permitting commercial infill opportunities for the project site at an existing commercial node.

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

The proposed zoning district is consistent with the adjacent CI parcels to the northwest and southeast of project site along US-441. The remaining portion of 05936-001-000 that is not being rezoned will continue to be zoned for agricultural uses—consistent with adjacent properties to the west.

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

The site is located near commercial uses that are currently being serviced by City of Alachua potable water and sanitary sewer systems. Future commercial development locating within the project site will likely connect to the same utility system.

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

According to the most updated National Wetlands Inventory (NWI) data and aerial observations, the ±9.99-acre site does not possess any onsite wetland features. However, the remaining portion of 05936-001-000 possesses multiple wetlands, including one, apparently-manmade feature adjacent to the site's southwest boundary. Onsite development will not impact this water feature, nor will the feature impact onsite development.

The site does contain ±3.85 acres of FEMA floodplains. Thus, future site plans for the subject property will incorporate a stormwater management facility(ies) that compensates for the existing floodplain volume of water, in addition to what is required to retain/detain stormwater resulting from onsite development.

During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Sec. 3.5. – Business Districts

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

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

As demonstrated in the Section 4 of this report, the proposed CI district is consistent with all relevant goals, objectives, and policies discussed within the City of Alachua Comprehensive Plan. The site currently possesses a Commercial FLU designation—consistent with the CI Zoning requested by this application. In addition, the site is located adjacent to commercial uses with identical zoning designations that are currently being serviced by potable water and sanitary sewer systems that will support the project site's future development.

- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities

The subject property is situated within an existing commercial node located at US-441 and NW 43rd Street. Although this node is partially developed, approval of this Rezoning application will further allow the commercial node to strengthen the local economic base by permitting the opportunity for commercial infill development. Future nonresidential uses for the site may provide local employment opportunities, increased choices for goods and services, and attract additional commercial investment at the US-441 and NW 43rd Street intersection.

- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The site is located at an existing commercial node. The site is underutilized and currently resides between nonresidential uses to the northwest and southeast of the development. Thus, this application seeks to allow commercial uses within the subject property—thereby linking the nonresidential uses to the northwest and those found at the US-441 / NW 43rd Street intersection. Application approval will

assist the City in ensuring that this developing commercial node remains a suitable environment for businesses to thrive for years to come.

- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

This project site is not located adjacent to any residential districts. However, the site is currently abutting two CI Zoning districts—consistent with this Rezoning proposal. Clustering nonresidential uses will allow the City to minimize the impact of commercial activities on residential districts by further defining the existing commercial node in relation to nearby residential properties.

Sec. 3.5.2 Business district specific purposes

- (E) *Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The proposed ±9.99-acre project site is centrally located within an existing commercial node at the intersection US-441 (a major U.S highway) and NW 43rd Street (an arterial roadway). This node would greatly benefit from this Rezoning application's approval since the site is the missing link in what would be a larger hub of commercial activity. This application seeks to increase the nodes permitted intensity, diversify local commercial activity, and serve the daily needs of nearby communities.

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- 8. Map Set**
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10. Proof of Corporate Ownership (Sunbiz)



ILLUSTRATION 1B:
AERIAL MAP

A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application

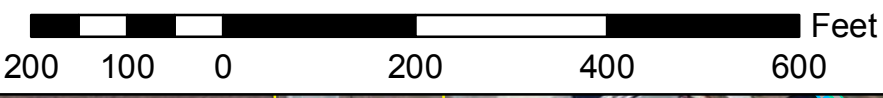


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GCS: North_American_1983
Prepared by: Employee 446
Date: 9/26/2017



Legend

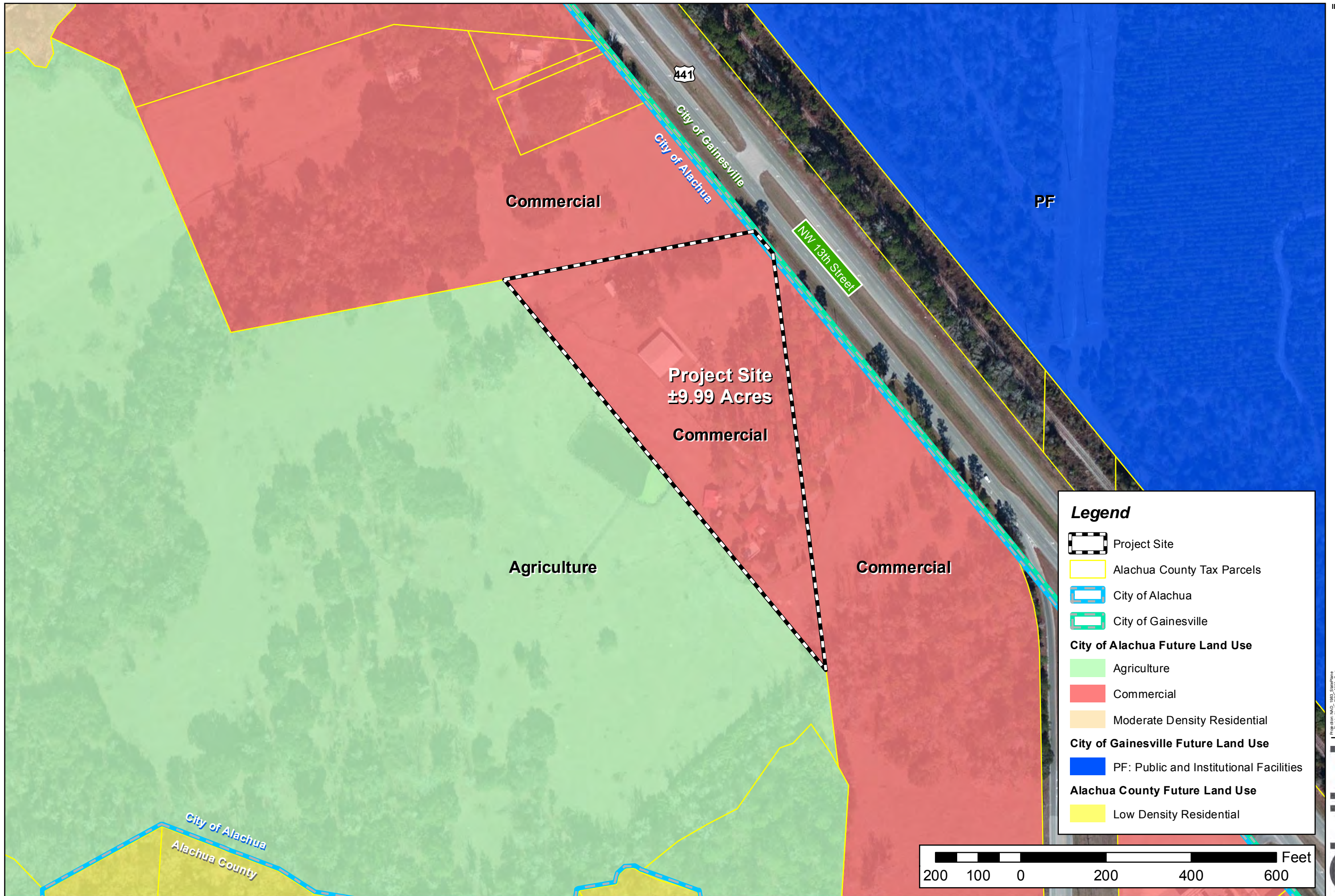
- Project Site
- Alachua County Tax Parcels
- City of Alachua
- City of Gainesville



A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application



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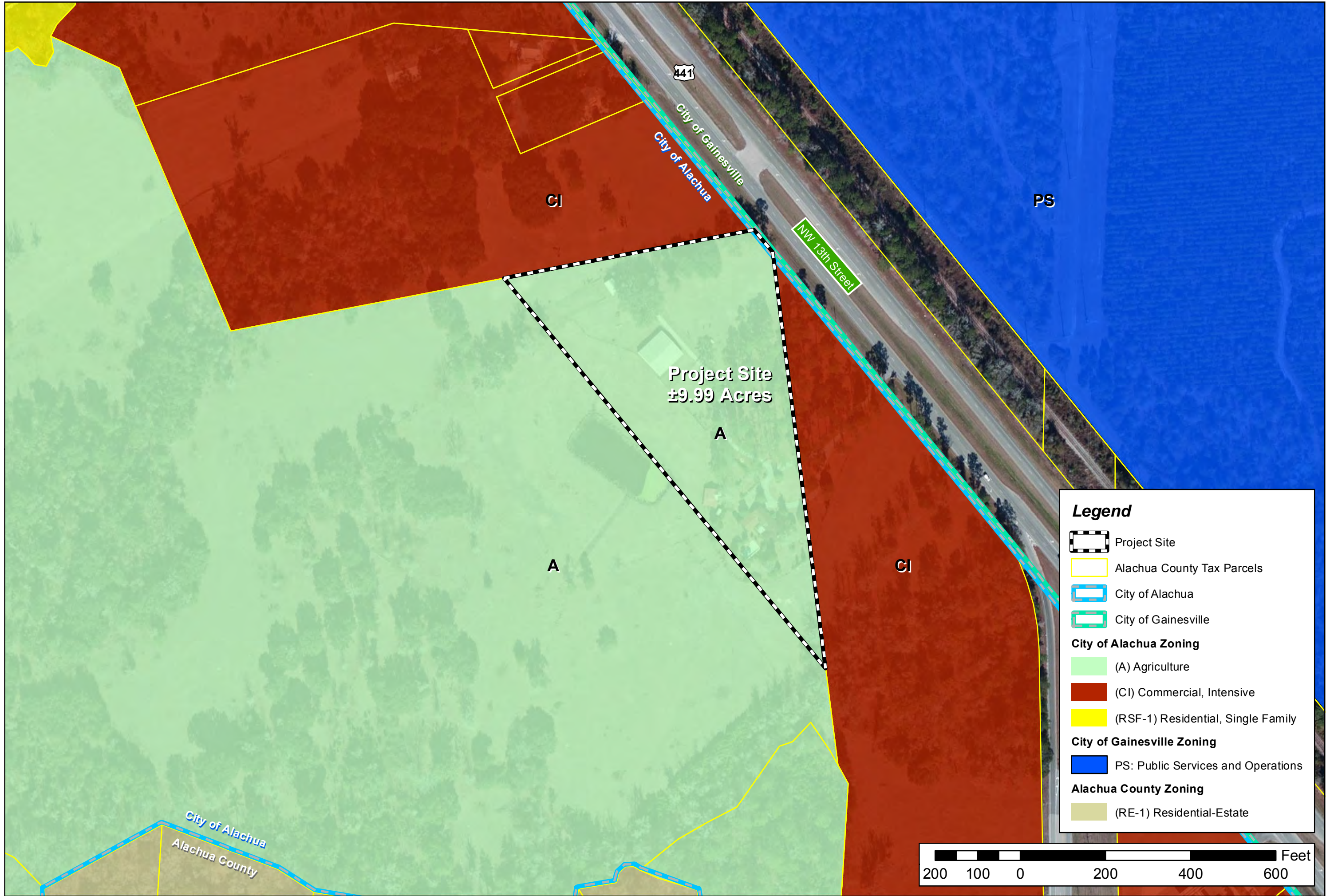
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- Alachua County Tax Parcels
- City of Alachua
- City of Gainesville
- City of Alachua Future Land Use**
 - Agriculture
 - Commercial
 - Moderate Density Residential
- City of Gainesville Future Land Use**
 - PF: Public and Institutional Facilities
- Alachua County Future Land Use**
 - Low Density Residential



A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application



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Date: 9/26/2017



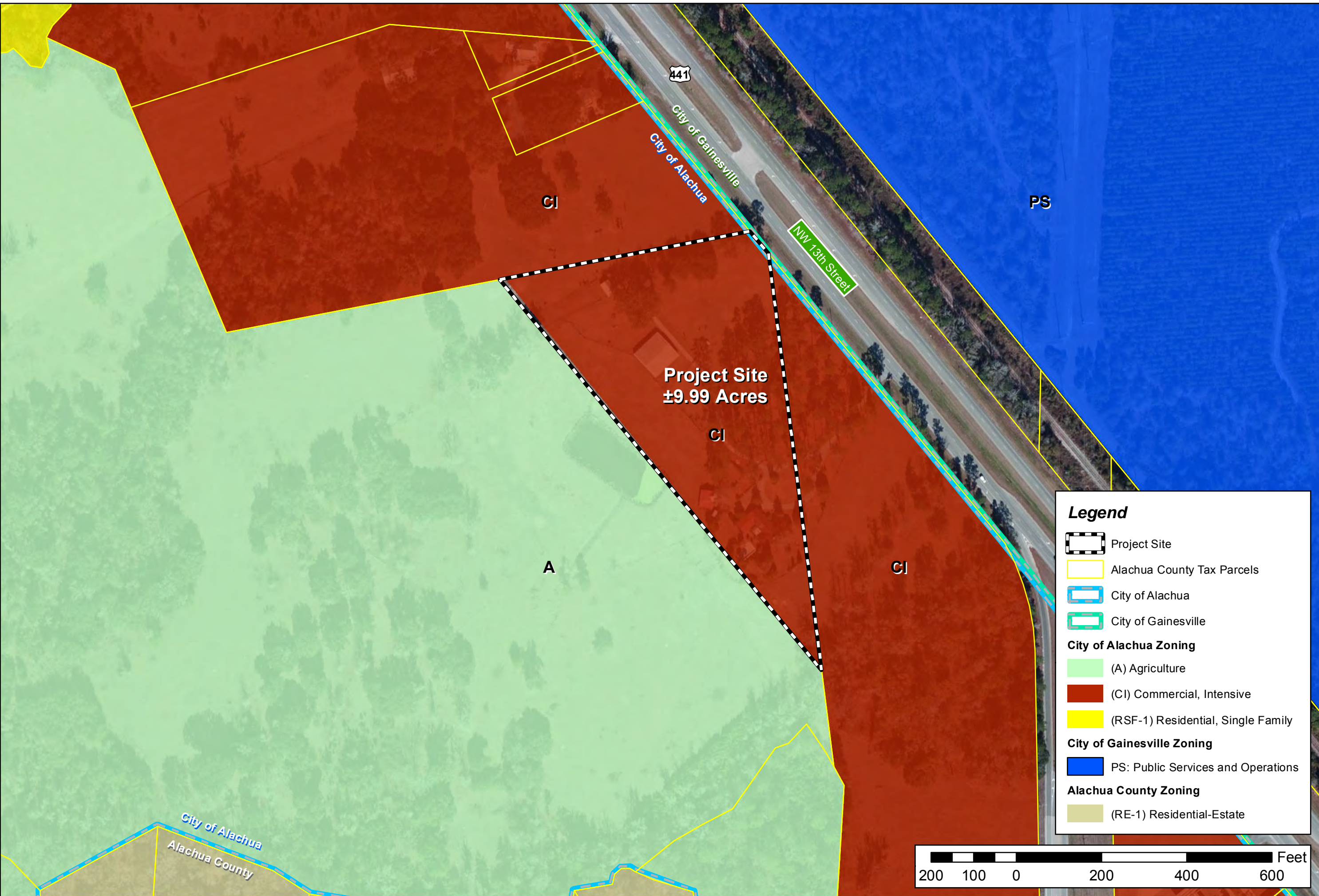
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- Project Site
- Alachua County Tax Parcels
- City of Alachua
- City of Gainesville
- City of Alachua Zoning**
- (A) Agriculture
- (CI) Commercial, Intensive
- (RSF-1) Residential, Single Family
- City of Gainesville Zoning**
- PS: Public Services and Operations
- Alachua County Zoning**
- (RE-1) Residential-Estate

A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application

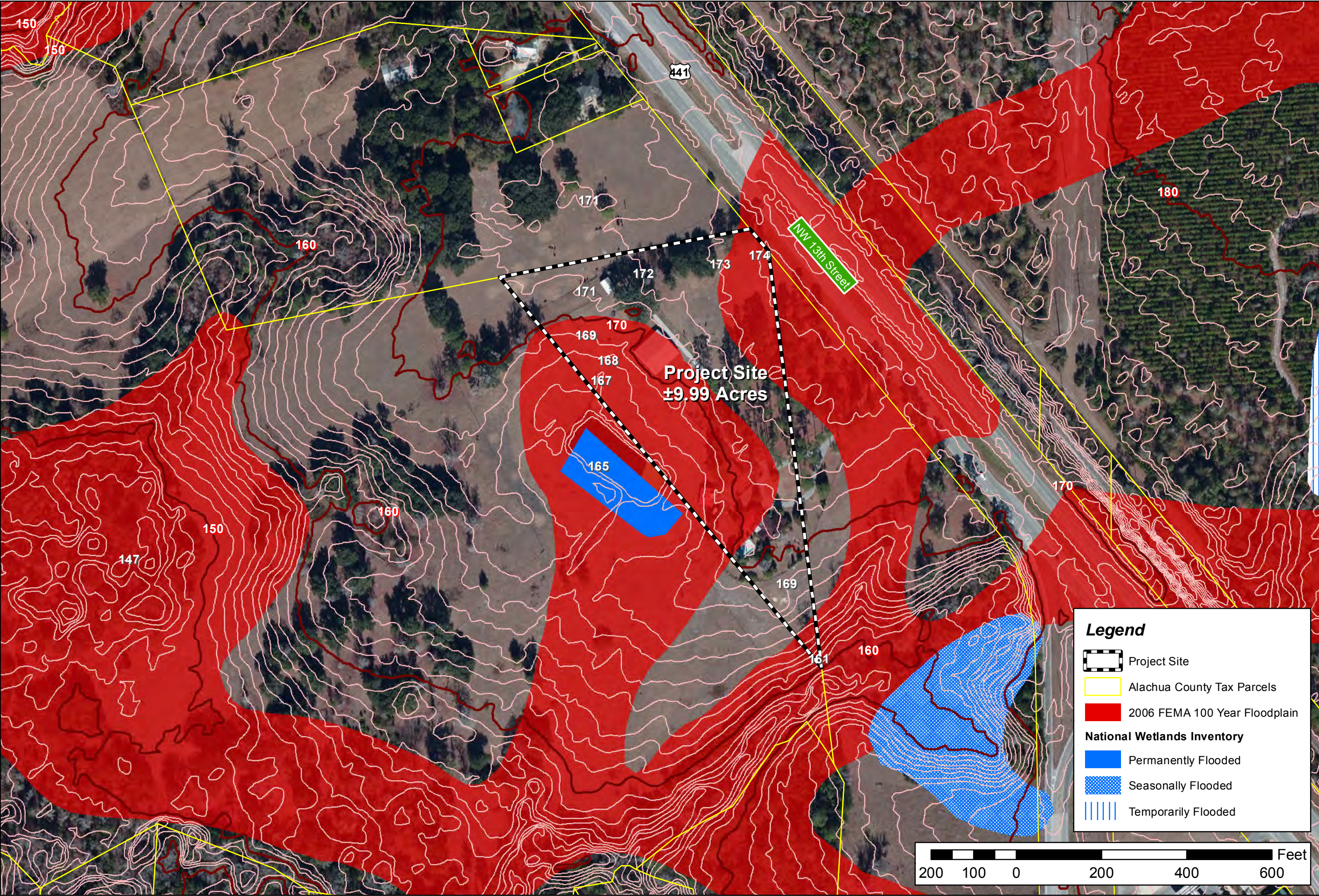


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Date: 9/26/2017



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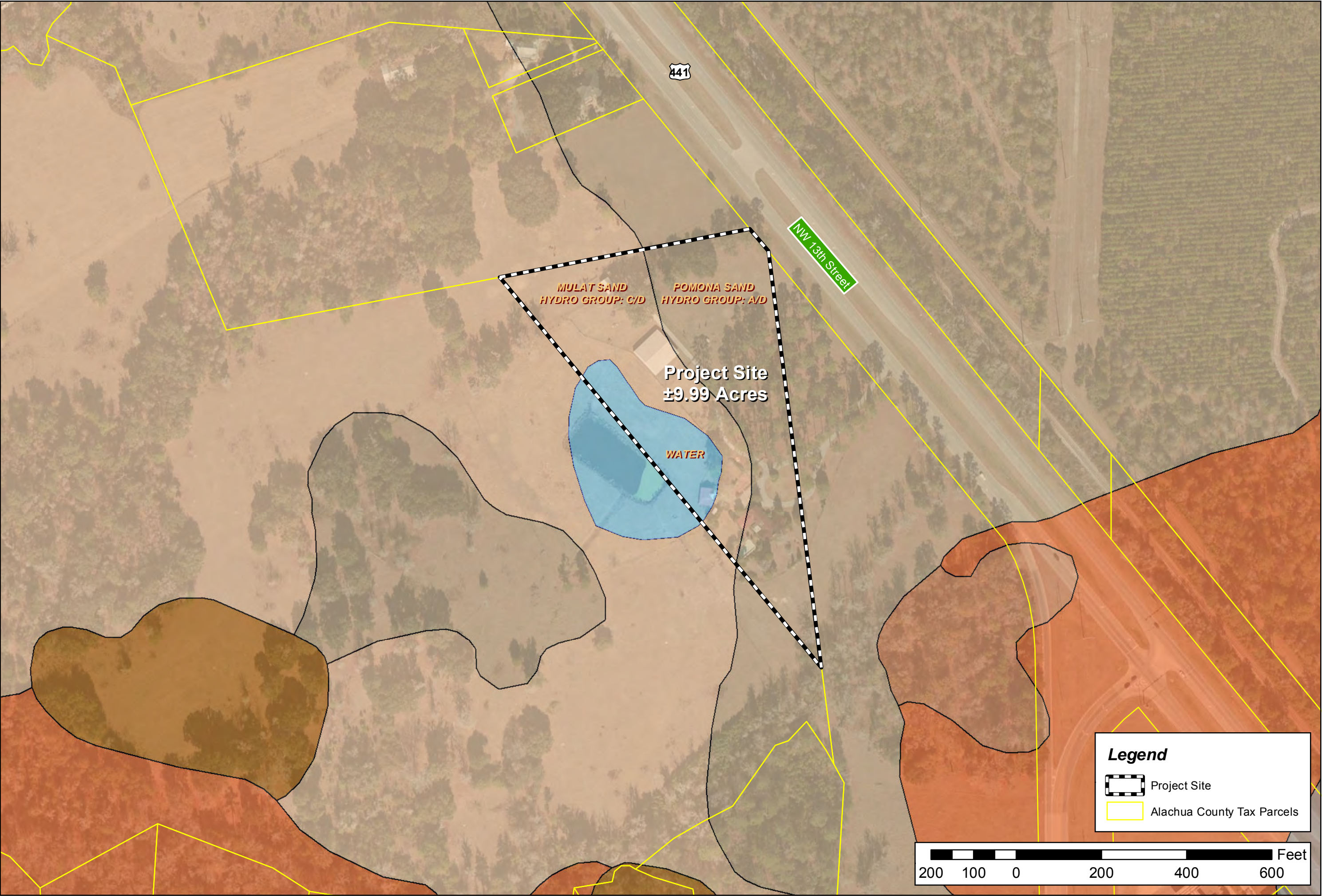
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A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application



Projection: NAD_1983_StatePlane_Florida_North_Foot
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A Portion of Alachua County Tax Parcel 05936-001-000
Rezoning Application



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Date: 9/26/2017

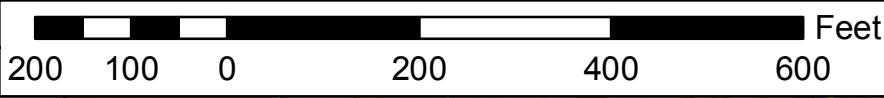
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Project Site



Alachua County Tax Parcels



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MEMORANDUM

To: Adam Hall, AICP, Planning & Community Development, Planner
From: Ryan Thompson, AICP, Project Manager 17-0218
Date: Thursday, November 2, 2017
RE: Meeks Rezoning – Response to DRT Comments

Below are responses to DRT Comments received on October 26th, 2017 for the above-referenced project. In addition, the Justification Report has been revised, where applicable, to incorporate these responses, and can be identified in underline font.

1. Standards for Site Specific Amendments to the Official Zoning Atlas

- a. Please see revised (November 2, 2017) Justification Report, page 13 with the following response:

In addition to being compatible with adjacent properties that share Commercial Intensive Zoning District designations, this Rezoning application is also compatible with Agricultural-zoned, adjacent properties. The portion of tax parcel 05936-001-000 that is not being rezoned will remain in the Agricultural Zoning District. Currently, the site is being used for pasture and possibly timber, which are considered passive agricultural operations, as opposed to active operations that require heavy equipment for planting, fertilizing, irrigating, and harvesting. The remaining portion may continue to be used for pasture/timber land, which will have little or no impact on the subject property, if developed with commercial uses.

There are numerous examples of commercial uses adjacent to agricultural operations along the US-441 corridor and elsewhere within the City of Alachua. The City Comprehensive Plan and Land Development Code, as well as other local, regional (Water Management District) and state review agencies are required to review and approve any applicable permit applications for onsite development. These regulations restrict onsite stormwater runoff, light, noise, etc. associated with development from impacting adjacent properties. Notably, the City does not require perimeter buffers between Commercial and Agricultural uses, per LDR Table 6.2-2, which indicates that there is no perceived issue with these uses being located adjacent to each other.

- b. Please see revised (November 2, 2017) Justification Report, pages 14-15 with the following response:

According to the most updated National Wetlands Inventory (NWI) data and aerial observations, the ±9.99-acre site does not possess any onsite wetland features. However, the remaining portion of 05936-001-000 possesses multiple wetlands, including one, apparently-manmade feature adjacent to the site's southwest boundary. Onsite development will not impact this water feature, nor will the feature impact onsite development.

The site does contain ±3.85 acres of FEMA floodplains. Thus, future site plans for the subject property will incorporate a stormwater management facility(ies) that

compensates for the existing floodplain volume of water, in addition to what is required to retain/detain stormwater resulting from onsite development.

During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

2. Comprehensive Plan Consistency Analysis

- a. Please see revised (November 2, 2017) Justification Report, page 10 with the following response:

A commercial node is typically the intersection of two major roadways that is characterized by commercial development at each of its corners. The term 'node' applies to the US-441/NW 43rd Street intersection since both are major roadways and the primary development is commercial: a fueling station, other automobile-related uses, and self-storage.

Kevin Lynch (1979) speaks extensively on 'nodes' and their role as a key City element in the seminal urban planning text, *The Image of the City*, in which he defines it as "the strategic spots in a city into which an observer can enter ... they may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another. Or the nodes may be simply concentrations... a street-corner hangout or an enclosed square." (p. 47). The US-441/NW 43rd Street intersection serves as a 'junction,' while the 'observer,' in this instance, is entering the City of Gainesville via automobile, from US-441 to NW 43rd Street, or into the City of Alachua from the reverse direction.

- b. Please see revised (November 2, 2017) Justification Report, page 12 with the following response:

As stated within previous sections of this report, the ±9.99-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. Although, a potential wetland is located within 100 feet of the subject property, on the remaining portion of 05936-001-000.

During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

- c. Please see revised (November 2, 2017) Justification Report, page 11 with the following response:

There are currently two types of soils located onsite—Mulat Sand (Hydro Group: C/D) and Pomona Sand (Hydro Group: A/D). According to the NRCS soil database, both Mulat and Pomona Sand have significant limitations for urban development. Therefore, site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

3. Concurrency Impact Analysis

- a. Please see revised (November 2, 2017) Justification Report, page 7 with the following response:

Projected impacts to Segments 6 and 7 may exceed 5% of Maximum Service Volume (MSV), if this site is developed at the proposed zoning district's maximum development potential. However, if developed under this scenario, both FDOT segments will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, neither of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval. No other roadway segments are anticipated to receive greater than 5% MSV.

- b. The revised (November 2, 2017) Justification Report addressed this discrepancy.

4. Public Services/Building Official/Fire Marshall/Outside Review

- a. Public Services has provided utility maps for water, sewer, and electric systems within the project site area. The site may extend City of Alachua water and/or sewer systems currently located along the US-441 corridor to serve onsite development. Further coordination will occur during site plan submittal.

5. Miscellaneous

- a. Please see Section 10 of the Application Package, which includes evidence of the applicant's proof of corporate ownership.
- b. The revised (November 2, 2017) Justification Report addressed this request.

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4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
6. Neighborhood Workshop Materials
7. Justification Report – REVISED 11/2/2017
8. Map Set
9. Response to DRT Comments
- 10. Proof of Corporate Ownership (Sunbiz)**

Detail by Entity Name

Florida Limited Liability Company
DM ALACHUA INVESTMENTS LLC

Filing Information

Document Number L17000009624
FEI/EIN Number NONE
Date Filed 01/12/2017
State FL
Status ACTIVE

Principal Address

4045 NW 43RD ST
STE A
GAINESVILLE, FL 32606 UN

Mailing Address

PO BOX 171
SUWANNEE, FL 32692

Registered Agent Name & Address

MEEKS, DAVID W
4045 NW 43RD ST
STE A
GAINESVILLE, FL 32609

Authorized Person(s) Detail

Name & Address

Title MGR

MEEKS, DAVID W
PO BOX 171
SUWANNEE, FL 32692

Annual Reports

No Annual Reports Filed

Document Images

[01/12/2017 -- Florida Limited Liability](#)

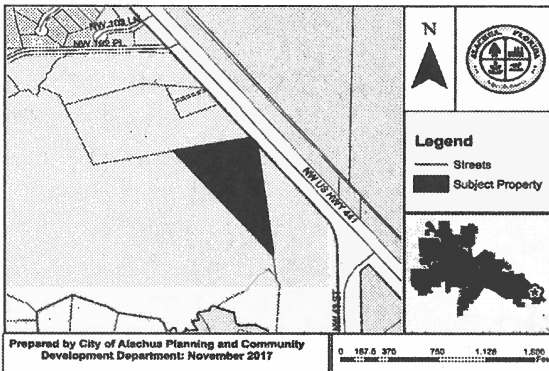
[View image in PDF format](#)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 12, 2017 at 6 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agriculture (A) to Commercial Intensive (CI) on a ± 9.99 acre subject property. The ± 9.99 acre property subject to the proposed amendment is located at 9900 NW US Hwy 441, northwest of the intersection of US Highway 441 and NW 43rd Street, southeast of the Brooke Pointe subdivision, south of the Staghorn subdivision, west of US Highway 441, consisting of a portion of Tax Parcel 05936-001-000; Existing Future Land Use Map (FLUM) Designation: Commercial; Existing Zoning: Agriculture (A.)



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 30, 2017)

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NEWBERRY:
Continued from page A.

2018 Westfe

or group to headline year's Westfest.

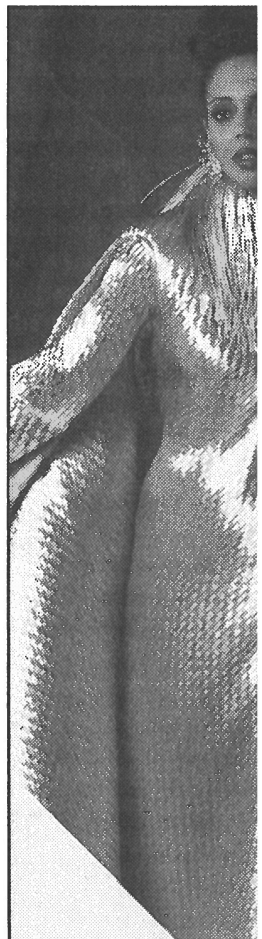
There has been speculation that the of Tyler Hubbard Brian Kelley, known Florida Georgia Line being courted as the 2 headliner, but nothing been finalized. A q check of their performi schedule revealed the duo will be in Flc

Help: Hit And

**Looking for the Driver
of a White Pickup Truck in
a Hit and Run in Tav**

**September 13th, 9:00 AM
County Road 19, Tavares, F.**

A 74-year-old on a 3-wheeled motor was struck from behind by a white truck and has been in critical condition since. The driver who hit him fled without calling 911.





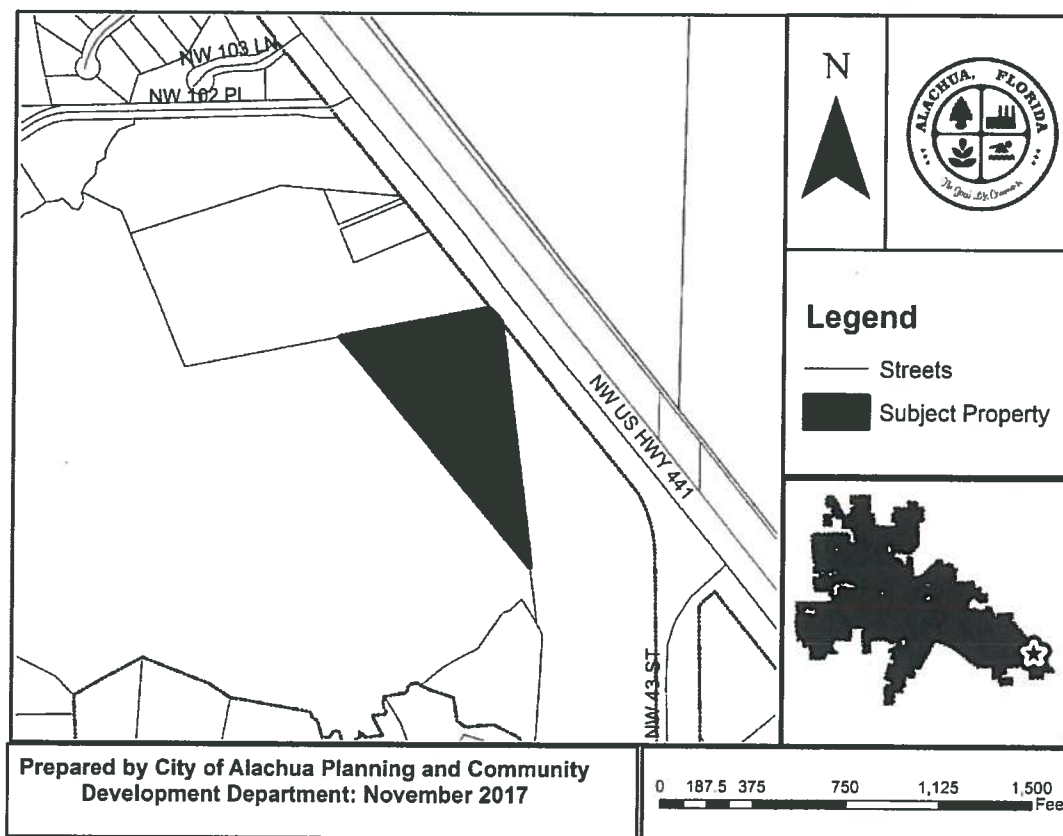
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed
11/22/17 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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CITY OF GAINESVILLE
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GAINESVILLE FL 32627

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MATILSKY HERBERT TRUSTEE
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SCHMIDT, JULE E TRUSTEE
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GAINESVILLE FL 32653

G L D LLC
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GAINESVILLE FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE FL 32653

YESH JANET A LIFE ESTATE
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GAINESVILLE FL 32653

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GAINESVILLE FL 32653

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GAINESVILLE FL 32653-7803

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GAINESVILLE FL 32653-7803

POPE H D & TEIKO
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GAINESVILLE FL 32653-7803

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CONNOLLY JAMES B & PAMELA
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KOCHERT DAVID W & MARGARET J
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288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
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Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

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Interim County Manager
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BLAGAY & BRUCE
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GAINESVILLE FL 32653

FOX & GRIGGS W/H
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GAINESVILLE FL 32653

CURINGTON JAMES E JR & CHERYL W
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GAINESVILLE FL 32653-9707

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GAINESVILLE FL 32653

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GAINESVILLE FL 32653

BURGER BRYCE A & TRACY A
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GAINESVILLE FL 32653

BURGER WILLIAM H & CELIA R
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GAINESVILLE FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE FL 32653

HOPKINS JOHN S & CAROLYN M
10011 NW 50TH TER
GAINESVILLE FL 32653-9715

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GAINESVILLE FL 32653

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1901 NW 67TH PL STE E
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GAINESVILLE FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE FL 32653

FRUGOLI, FRITZ LEE HEIRS
4609 NW 103RD
GAINESVILLE FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I Jackie Curry, POSTED THE LAND USE
(Name)
SIGN ON 11-22-17 FOR THE Rezoning – Meeks Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Jackie Curry
(Signature)

1
(Number of signs)