



Planning and Zoning Board Agenda March 12, 2024

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board At 6:00 PM

Meeting Date: March 12, 2024

Meeting Location: James A. Lewis Commission Chambers

<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

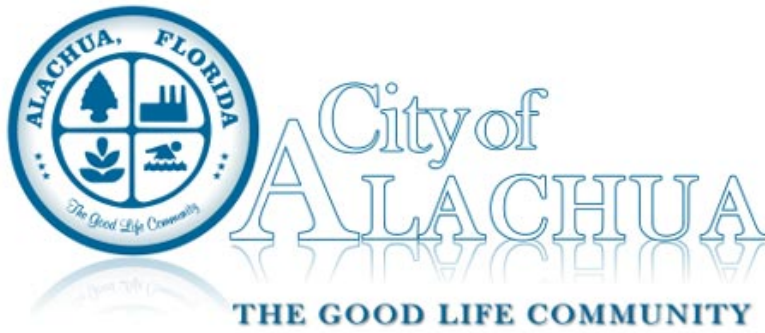
- A. Approval of PZB Meeting Minutes- February 13, 2024
- B. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park

(2024) (PR23-0003): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 3/12/2024

SUBJECT: Approval of PZB Meeting Minutes- February 13, 2024

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:

Approve PZB Meeting Minutes- February 13, 2024

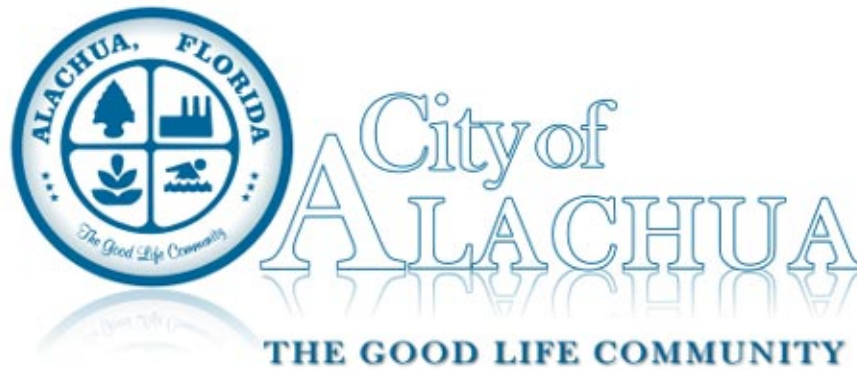
Summary

Approval of PZB Meeting Minutes- February 13, 2024

ATTACHMENTS:

Description

- ▢ February 13, 2024 Meeting Minutes



Planning and Zoning Board Minutes February 13, 2024

Chair Sandy Burgess

City Manager Mike DaRoza

Vice-Chair Joe Hancock

Member Virginia Johns

Member William "Bill" Menadier

Member Keith Vermillion

School Board Member Tina Certain

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

Meeting Date: February 13, 2024

Meeting Location: James A. Lewis Commission Chambers

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<h2>PLANNING AND ZONING BOARD MEETING MINUTES</h2>

CALL TO ORDER

Sandy Burgess – Chair 6:02 p.m.

Absent Joe Hancock, Vice Chair

INVOCATION

Sandy Burgess – Chair

PLEDGE TO THE FLAG

Sandy Burgess – Chair

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Bill Menadier.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- January 09, 2024

Member Johns moved to approve the minutes from the January 09, 2024 meeting; seconded by Member Keith Vermillion.

Motion passed by unanimous consent.

- B. McGinley Industrial Acres Minor Subdivision: A request by Stephanie Sutton on behalf of GC Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a ± 16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

Received and filed.

Member Johns moved that, 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 Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Final Plat for GC Affordable Homes, LLC to the City Commission with a recommendation to approve: seconded by Member Menadier.

Motion passed 4-0 by roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

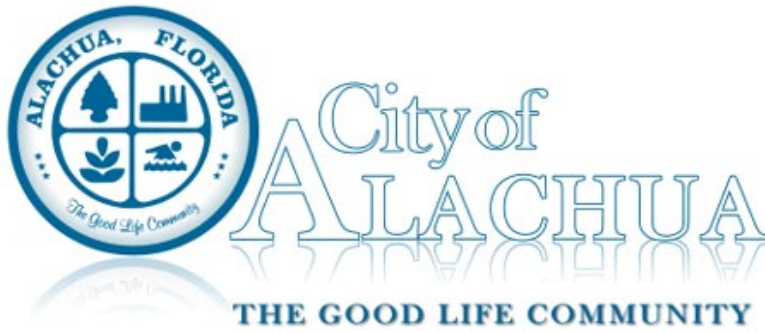
Chair Burgess adjourned the meeting. 6:14 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 3/12/2024

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – McGinley Industrial Park (2024) (PR23-0003): A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG); Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

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 to approve 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 this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Alachua County Planned Unit Development (PUD [County]) to City of Alachua Industrial General (IG).

In 2020 several property owners of parcels within McGinley Industrial Park submitted an application to rezone approximately 34.63 acres of the Park from Alachua County Planned Unit Development (PUD [County]) to the City of Alachua Industrial General

(IG). The four (4) parcels subject to this application were the only parcels that were not included within the previous rezoning. One of these property owners recently inquired about remodeling an existing building, thus necessitating the rezoning of this property. The other three (3) property owners worked with this property owner to prepare a joint rezoning application.

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

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

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Draft Ordinance
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 3/12/24 PZB Meeting



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

March 12, 2024

APPLICATION NUMBER:

PR23-0003

SUBJECT:

A request to amend the Official Zoning Atlas on four (4) parcels totaling ± 4.04 acres subject property from Planned Unit Development (Alachua County) to Industrial General (IG)

APPLICANT/AGENT:

Clay Sweger, AICP, LEED AP, EDA Consultants, Inc.

PROPERTY OWNER:

Allnew Enterprises, LLC; QA Properties, LLC; Quinn Adams #3, LLC; US Spars, Inc.

LOCATION:

McGinley Industrial Park

PARCEL ID NUMBER:

05893-010-002; 05893-010-003; 05893-020-003;
05893-020-004

ACREAGE:

± 4.04 acres

PROJECT PLANNER:

Justin Tabor, 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 to approve.

RECOMMENDED MOTION:

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

SUMMARY

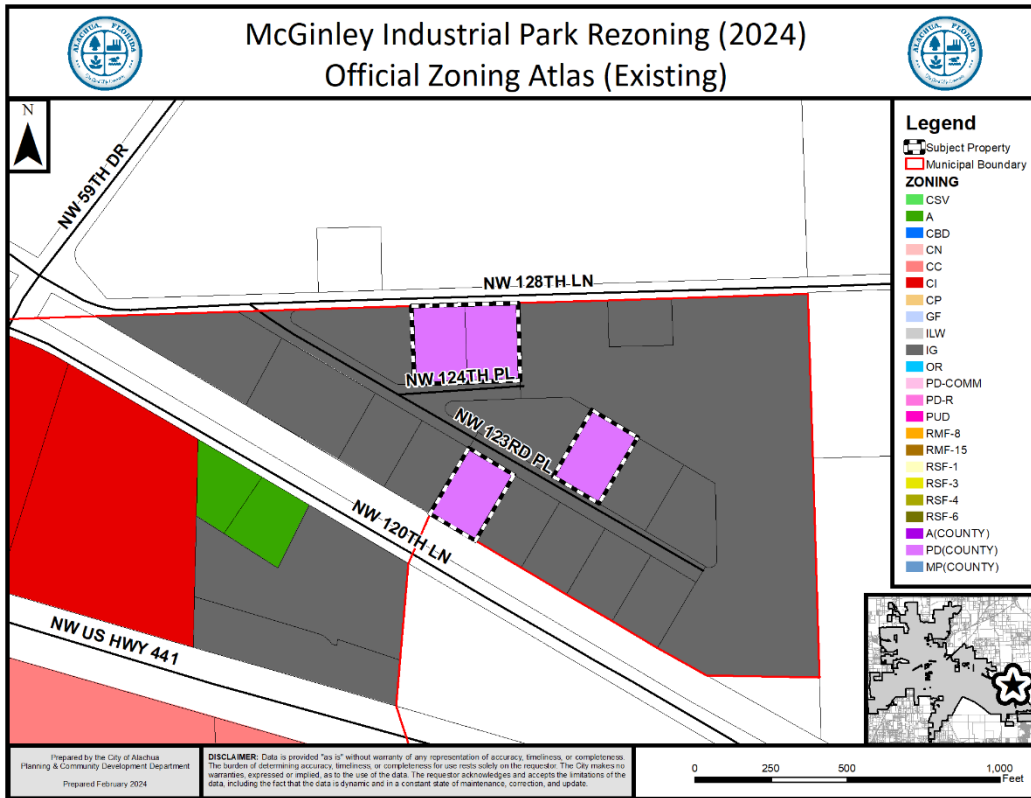
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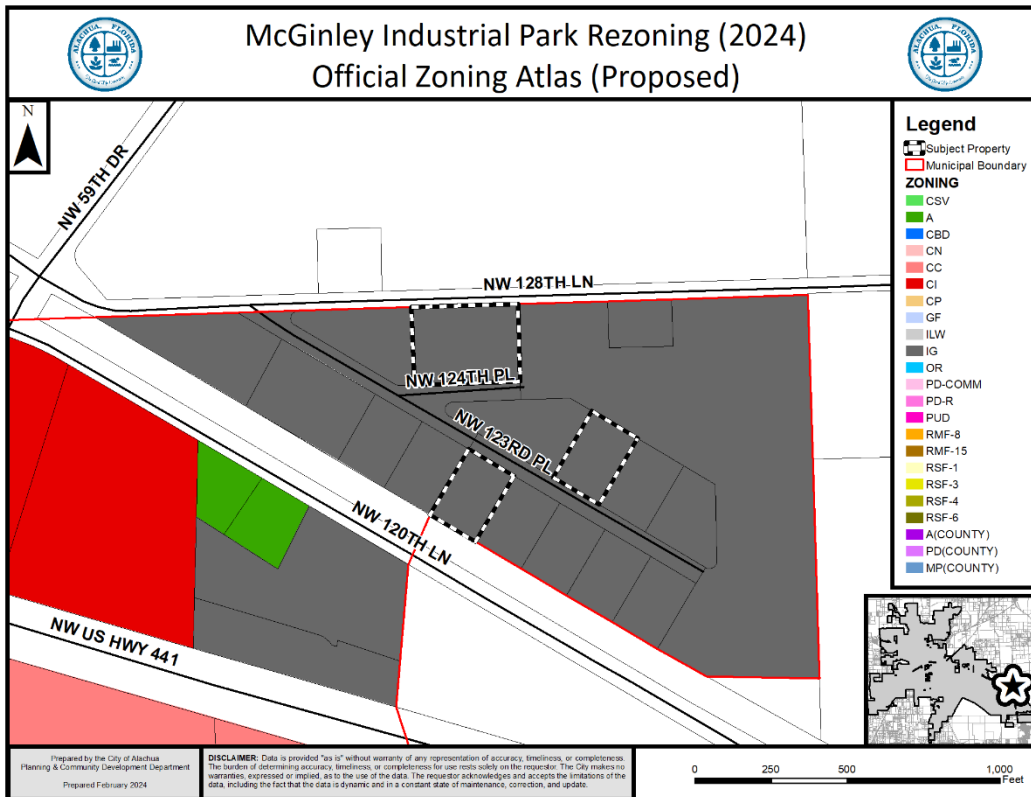
The platted portion of McGinley Industrial Park was annexed into the City in September 2001. The remaining portion of the Park, which is undeveloped, was annexed into the City in January 2008. In 2005, the Future Land Use Map (FLUM) Designation of the platted portion of the Park was amended from Alachua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

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

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



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

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

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

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

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

EXISTING USES

The subject parcels are presently developed with industrial uses.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

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

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

SURROUNDING USES

The subject property is located in an area primarily consisting vacant lands (residential and commercial), and a mixture of industrial, commercial, and residential uses.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Map 3. Vicinity Map

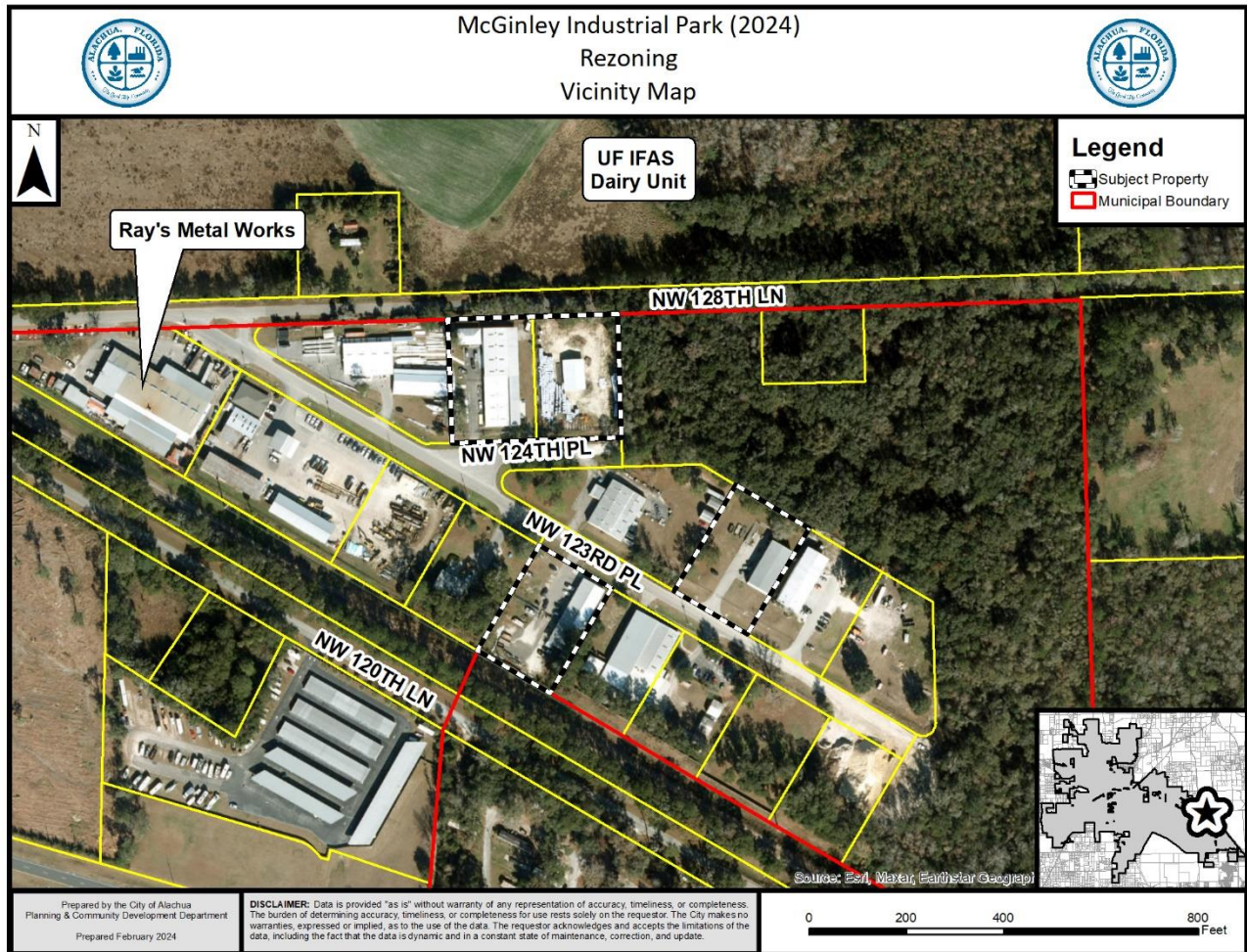


Table 1. Surrounding Land Uses

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

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the

subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

Neighborhood Meetings were held on September 6, 2023, November 28, 2023, January 4, 2024, and February 4, 2024 at the offices of US Spars, located at 6210 NW 124th Place, in McGinley Industrial Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant was present at each meeting and available to answer questions. As evidenced by materials submitted by the applicant, the September 6, 2023, November 28, 2023 and February 4, 2024 meetings were unattended. Two (2) persons attended the January 4, 2024 meeting. A summary of the discussion which occurred each of the Neighborhood Meetings has been provided by the applicant and are included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
05893-010-002	±1.02	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-010-003	±1.02	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-003	±1.01	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>
05893-020-004	±0.99	Industrial	Industrial General (IG)	<input checked="" type="checkbox"/>

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to

provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

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

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

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

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

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

Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum
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Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

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

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

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

substitute for or accompany land development regulations in attaining acceptable site design.

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

Analysis and Findings of Consistency with Objective 1.5 and Policies 1.5.a - 1.5.d: The existing FLUM Designation is Industrial, which is consistent with the proposed Industrial General (IG) zoning.

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat

requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

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

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

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

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis and Findings of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ½ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis and Findings of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis and Findings of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within ½ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis and Findings of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis and Findings of Consistency with Objective 1.3 and Policies 1.3.a - e: An environmental conditions and site suitability analysis has been provided separately in this report. Any redevelopment must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

OBJECTIVE 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human

caused, physical and hydrologic disturbances.

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

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

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

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Wetlands

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

Evaluation:

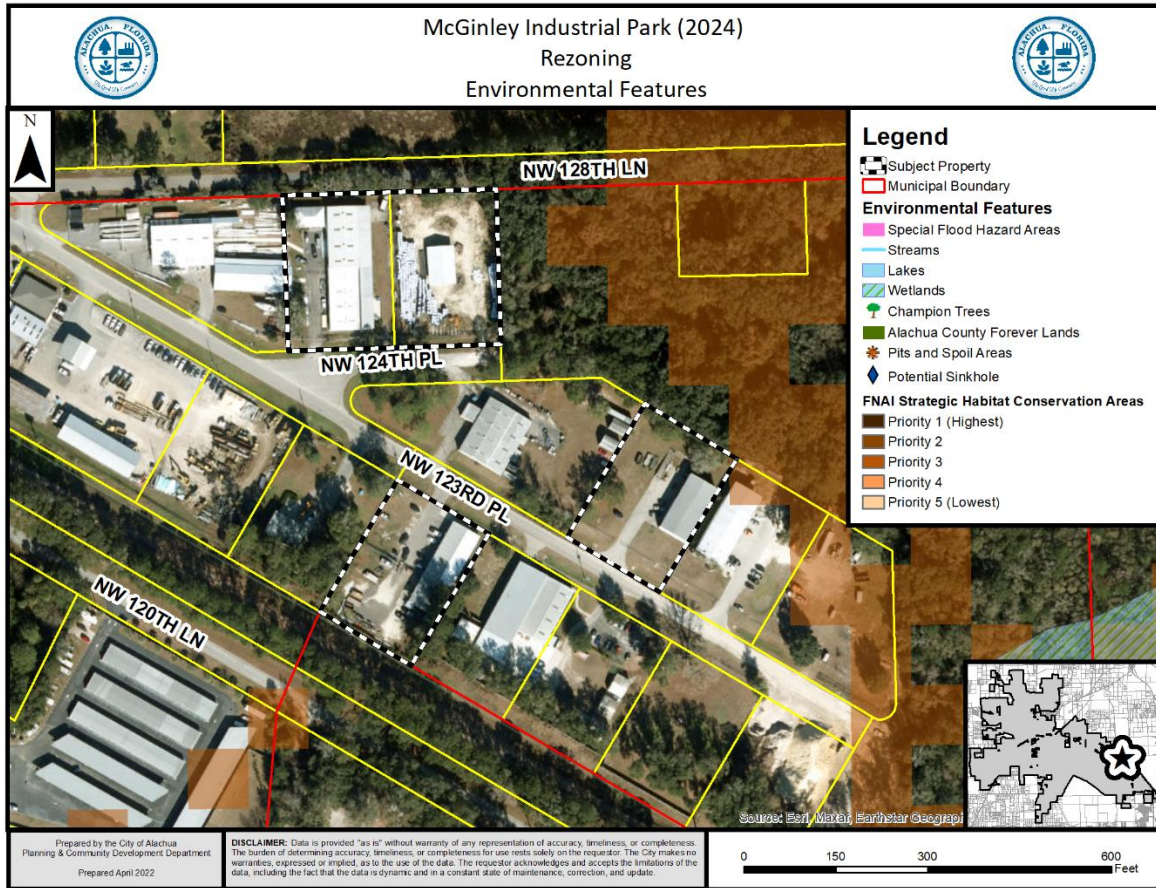
Should any development be proposed proximate to this area, further analysis of wetland boundaries will be required, and the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations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

Creeks and Streams

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

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas

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

Evaluation: Lands near the subject parcels are identified as “Priority 3” in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are 2 soil types found on the subject property:

Fort Meade Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

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

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Evaluation and Findings: The subject parcels are not located within the City of Alachua’s utility service area. At this time, any development or redevelopment would be served by on site potable wells and septic systems. If the City’s utility service area is expanded and includes the subject property at a later time, any development or redevelopment at that time would be required to connect to public water and

wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, or solid waste facilities.

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

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

Section 2.4.14 of the LDRs establishes the City’s concurrency management system. A Certificate of Level of Service Standard is issued concurrent with the issuance of a preliminary development order, including Site-Specific Amendments to the Official Zoning Atlas, unless otherwise exempted. Section 2.4.14(C) establishes the actions or developments exempt from obtaining a Certificate of Level of Service Standard. Development with a de minimis impact on public facility levels are exempt pursuant to Section 2.4.14(C)(3).

A “*de minimis impact*” is defined in Article 10 of the LDRS as “*an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route*”.

The subject parcels are presently developed and no further development or redevelopment is proposed at this time. Therefore, this application is considered to result in a de minimis impact to public facilities and a Certificate of Level of Service Standard is not required to be issued for this application.

EXHIBIT “A”
TO
PR23-003: McGINLEY INDUSTRIAL PARK (2024)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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	CI	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			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									A	4.3.2(B)(1)
Educational facilities																							
College or university							S		P	P	S		P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P				P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																							
Government maintenance, storage, and distribution facility													S	S	P		P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P		P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility															P	P	P	P	A			A	
Birth center											P	S	P	P	P	P			A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	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		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)

300 in sanctuary or main activity area																								
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	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	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	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(l)(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	P	A	A	A	A	4.3.2(l)(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	P	A	A	A	A	4.3.2(l)(1)
Railroad right-of-way	P	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	S	A	A	A	A	4.3.2(l)(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(l)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									

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	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	A	A	A	A	4.3.4(E)(1)	
Parking structure														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																								

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)

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
PR23-003: MCGINLEY INDUSTRIAL PARK (2024)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 14, 2024

Sent by electronic mail to csweger@edaf.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: PR23-0003 - McGinley Industrial Park Rezoning Application (f.k.a. US Spars Rezoning)

Dear Mr. Sweger:

On February 6, 2024, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **March 12, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, February 27, 2024**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Tuesday, February 27, 2024**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, March 11, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate (*by electronic mail*)
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 20, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Summary: US Spars Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On November 30, 2023, the City of Alachua received your application for a Rezoning application on behalf of US Spars, Inc. The application proposes to amend the Official Zoning Atlas from Planned Development (Alachua County) to Industrial General (IG) on a ±1.02 acre subject property comprised of portions of Tax Parcel Number 05893-010-002.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled on request.

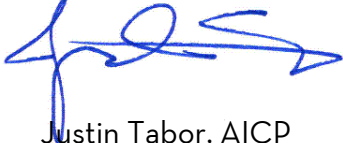
Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, January 10, 2024**. A total of three (3) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. The justification report references the current zoning as "Alachua County PD-COMM" in several locations. The current zoning is "PUD". Revise accordingly.
2. The Comprehensive Plan Consistency Analysis responds to several policies which do not apply to the application. Please review the analysis and update accordingly.
3. In response to compliance with the standards for a rezoning, please clarify the statement in response to Section 2.4.2(E)(1)(h) that the subject property is in an 'urbanized area' of the City.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Michael Wukotich, US Spars, Inc. *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: US Spars Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On November 30, 2023, the City of Alachua received your application for a Rezoning application on behalf of US Spars, Inc. The application proposes to amend the Official Zoning Atlas from Planned Development (Alachua County) to Industrial General (IG) on a ±1.02 acre subject property comprised of portions of Tax Parcel Number 05893-010-002.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Monday, December 11, 2023**.


The comments below are based solely on a preliminary review of your application for **completeness**. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **Rezoning Application Attachment #3, Concurrency Impact Analysis:** Provide a statement of de minimis impacts which considers the exemption as set forth in Section 2.4.14(C)(3) of the LDRs and as the term is defined in Section 10.2 of the LDRs.
2. **Rezoning Application Attachment #6, Mailing Labels:** Mailing labels for persons/organizations on file with the City were not provided. Provide three (3) sets of mailing labels. This list is accessible on the City's web site at: <https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents>

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Michael Wukotich, US Spars, Inc. *(by electronic mail)*
Project File

ORDINANCE 24-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM PLANNED UNIT DEVELOPMENT (PUD) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON A ±4.04 ACRE PROPERTY; LOCATED WITHIN MCGINLEY INDUSTRIAL PARK, SOUTH OF NW 128TH LANE AND NORTH OF COUNTY ROAD 25A (ALSO KNOWN AS NW 120TH LANE) AND THE A.C.L. RAILROAD; CONSISTING OF TAX PARCEL NUMBERS 05893-010-002, 05893-010-003, 05893-020-003, AND 05893-020-004; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on February 29, 2024 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on March 12, 2024 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on March 28, 2024 and on April 11, 2024 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on April 8, 2024 and on April 22, 2024 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Planned Unit Development (PUD) (Alachua County) to Industrial General (IG) on Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the 8th day of April, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of April, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

LEGAL DESCRIPTION:

Alachua County Tax Parcel ID# 05893-010-002

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Alachua County Tax Parcel ID# 05893-010-003

Lot 3, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

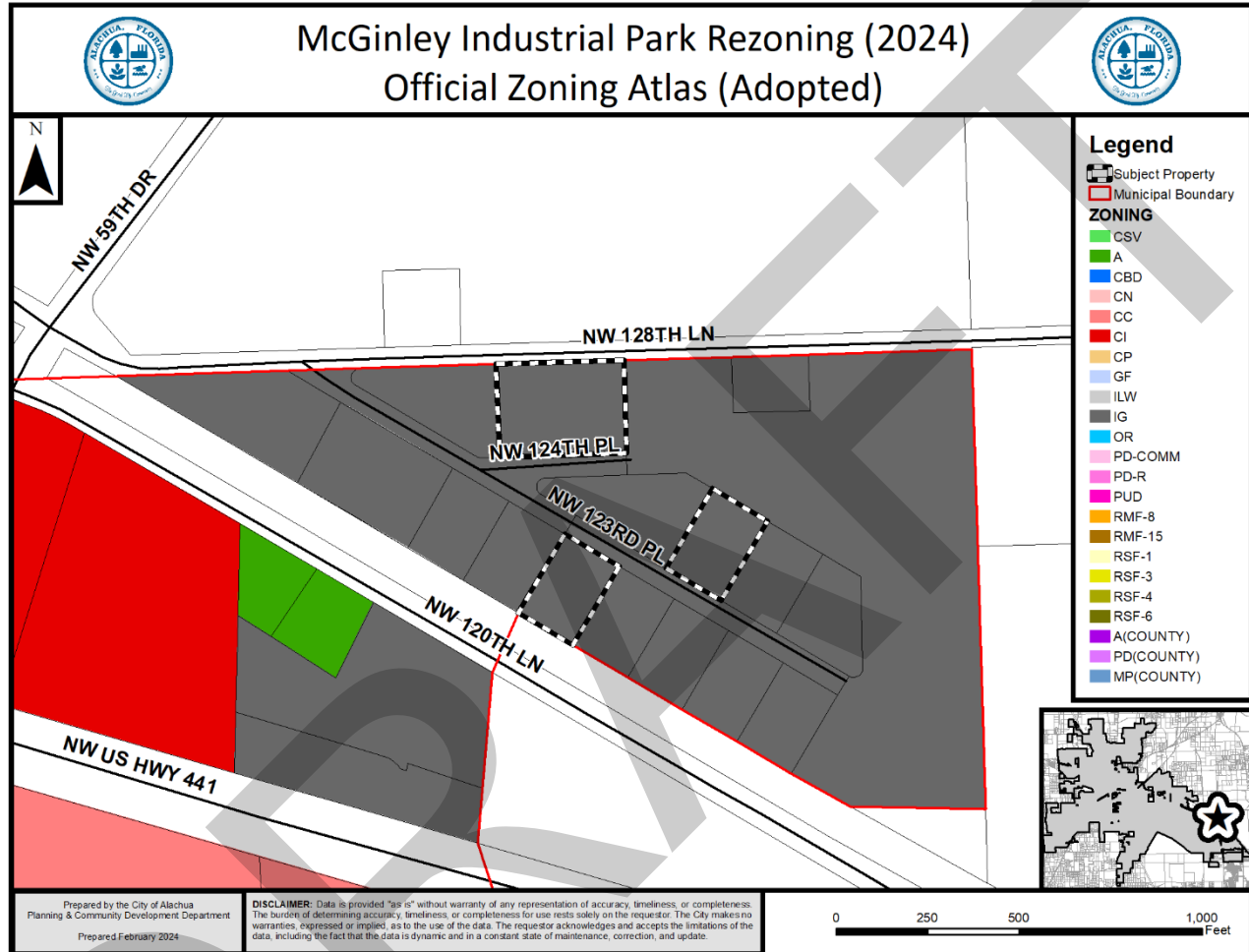
Alachua County Tax Parcel ID# 05893-020-003

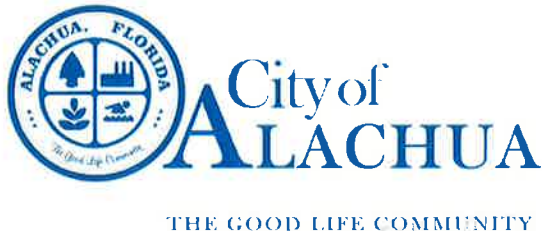
Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book “N”, Page 8, of the Public Records of Alachua County, Florida.

Alachua County Tax Parcel ID# 05893-020-004

Lot 4 of MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book “N”, Page(s) 8, of the Public Records of Alachua County, Florida.

EXHIBIT "B"



**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: McGinley Industrial Park Rezoning (4 Parcels)
2. Address of Subject Property: 6210 NW 124th PL, 6112 NW 123rd PL & 6201 NW 123rd PL
3. Parcel ID Number(s): 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation: Industrial
6. Existing Zoning Designation: PUD (Alachua County)
7. Proposed Zoning Designation: Industrial General (IG)
8. Acreage: 4.04 +/- acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): US Spars, Inc., Allnew Enterprises, LLC, Quinn Adams #3, LLC & QA Properties, LLC
Mailing Address: 6320 NW 123rd Place & 12707 NW 77th Terrace
City: Gainesville/Alachua State: FL ZIP: 32653/32615

* 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: N/A
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

Clay Sweger, Director of Planning
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 15th day of January, 2024, by Clay Sweger

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

NOTARY SEAL



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida


Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6210 NW 124th Place

Parcel ID Number(s): 05893-010-002

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael Wukotich

Title: Manager

Company (if applicable): US Spars Inc

Mailing Address: 6320 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: 386-462-3760

FAX: N/A

e-mail: info@usspars.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edaf1.com

D. REQUESTED ACTION:

Rezoning Application

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.

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

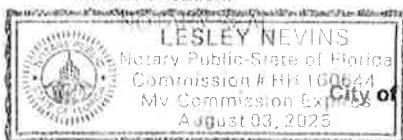
State of Florida

County of _____

Alachua

The foregoing application is acknowledged before me this 7th day of November, 2023 by Michael

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



Signature of Notary Public, State of

Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Us Spars Incorporated

6320 NW 123rd Place

Gainesville, FL 32623

Date: January 19, 2011


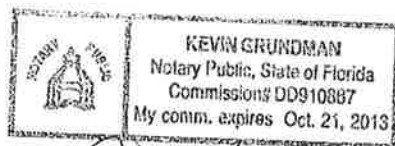
To Whom it may concern:

We the undersigned, hereby authorize Michael Wukotich to act on our behalf in all manners relating to any business relations associated with everyday operations of US Spars Incorporated. Including all auto related title and registration. Any and all acts carried out by Michael Wukotich on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from the President Loic Gilbert.

Sincerely,

Loic Gilbert, president



1/19/11

by National ID card
(France) 040267301009

SPECIFIC POWER OF ATTORNEY

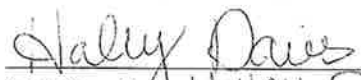
Dated June 22, 2021

To Whom it may concern:

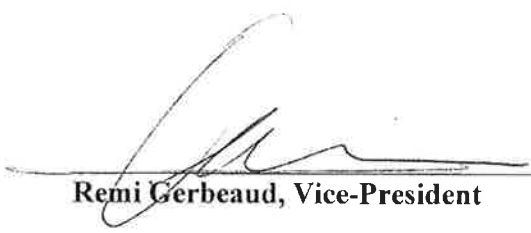
We the undersigned, hereby authorize Michael Wukotich to act on our behalf in all manners relating to any business relations associated with the day to day operations of US Spars Inc. Including but not limited to all auto related title and registrations. Any and all acts carried out by Michael Wukotich on behalf of the corporation shall have the same effects as acts of our own.

This authorization is valid until revoked by either the President or Vice-President, both of whom are directors, of the corporation.

Signed in the presence of
the following witnesses:

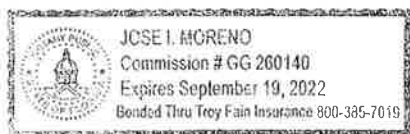

Print Witness Name: Haley Davis



Print Witness Name: Brenda Matthews


Remi Gerbeaud, Vice-President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2021, by Remi Gerbeaud, as vice-president of US Spars Inc., () who is personally known to me or produced Valid French Passport as identification.




Notary Public
My Commission Expires:
(Notary Seal)



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6112 NW 123rd Place, 6201 NW 123rd Place

Parcel ID Number(s): 05893-010-003, 05893-020-003, 05893-020-004

Acreage: 1.02 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kyle Myers & Timothy Myers

Title: Registered Agents

Company (if applicable): ALLNEW Enterprises, LLC, Quinn Adams, #3 LLC & QA Properties LLC

Mailing Address: 12707 NW 77th Terrace

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-462-7745

FAX: N/A

e-mail: flsepticmaster@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

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.

Kyle Myers

Signature of Applicant

Tim Myers

Signature of Co-applicant

Kyle Myers

Typed or printed name and title of applicant

Tim Myers

Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 11 day of January, 2024 by Kyle Meyers

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

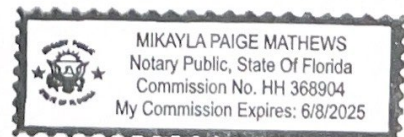
NOTARY SEAL

Mikayla Paige Mathews

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



[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 05893-010-002
Prop ID 28237
Location Address 6210 NW 124TH PL
GAINESVILLE, FL 32653
Neighborhood/Area 233328.60
Subdivision MCGINLEY INDUSTRIAL PARK UNIT 1
Legal Description MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 2 OR
4754/341
(Note: 'The Description above is not to be used on legal documents.)
Property Use Code LIGHT MFG (04100)
Sec/Twp/Rng 28-08-19
Tax Area ALACHUA (1700)
Acres 1
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$367,347	\$370,487	\$374,377	\$234,991	\$235,742
Land Value	\$217,800	\$218,750	\$218,750	\$113,750	\$113,750
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$585,147	\$589,237	\$593,127	\$348,741	\$349,492
Assessed Value	\$585,147	\$589,237	\$593,127	\$334,773	\$305,557
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$585,147	\$589,237	\$593,127	\$334,773	\$305,557
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$13,968	\$43,935

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4100	LIGHT MANUFACTURING	1.00	43560	0	0	PD

Building Information

Type	MFG LIGHT	Heat	NONE
Total Area	7,000	HC&V	NONE
Heated Area	5,662	HVAC	NONE
Exterior Walls	PRE-FINSH METL	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	1-Rooms

Roof Type STEEL FR/TRUSS
 Frame STEEL
 Floor Cover FIN CONCRETE

Stories 1.0
 Actual Year Built 1980
 Effective Year Built 2012

Type MFG LIGHT
 Total Area 7,000
 Heated Area 5,000
 Exterior Walls PRE-FINSH METL
 Interior Walls MINIMUM/MASON
 Roofing MODULAR METAL
 Roof Type STEEL FR/TRUSS
 Frame STEEL
 Floor Cover FIN CONCRETE

Heat NONE
 HC&V NONE
 HVAC NONE
 Bathrooms
 Bedrooms
 Total Rooms 1-Rooms
 Stories 1.0
 Actual Year Built 1984
 Effective Year Built 2012

Type OFFICE LOW RISE
 Total Area 1,380
 Heated Area 1,196
 Exterior Walls HARDIBOARD
 Interior Walls DRYWALL
 Roofing MINIMUM
 Roof Type WOOD TRUSS
 Frame WOOD FRAME
 Floor Cover CARPET

Heat ELECTRIC
 HC&V FORCED AIR
 HVAC CENTRAL
 Bathrooms
 Bedrooms
 Total Rooms 9-Rooms
 Stories 1.0
 Actual Year Built 2004
 Effective Year Built 2016

Type SOH MISC
 Total Area 16,215
 Heated Area
 Exterior Walls
 Interior Walls
 Roofing
 Roof Type
 Frame
 Floor Cover

Heat
 HC&V
 HVAC
 Bathrooms
 Bedrooms
 Total Rooms
 Stories 1.0
 Actual Year Built 0
 Effective Year Built 1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,662	3	8000	MFG LIGHT
BAS	BASE AREA	1,000	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	1,000	3	8000	MFG LIGHT
OHA	1.5 WITH ATTIC	338	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	5,000	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	2,000	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,196	3	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	184	3	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3661	CP 1	840		C2	COMM
3883	FENCE CL	4,752		C1	COMM
4240	GUTTER	400		C1	COMM
4641	PATIO 1	960		C1	COMM
4680	PAVING 1	8,910		C1	COMM
5221	STG 1	200		C2	COMM
5221	STG 1	152		C2	COMM
5400	WELL	1		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/14/2020	\$695,000	WD	4754	341	Qualified (Q)	Improved	SPEAR HAUGE LLC	US SPARS INC
7/15/2013	\$280,000	MS	4212	2195	Qualified (Q)	Improved	* JPSD INC	SPEAR HAUGE LLC

Link to Official
Records



Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/14/2010	\$100	MS	3955	535	Unqualified (U)	Improved	* HEBERT MARC	* JPSD INC	
1/31/2007	\$670,000	MS	3541	109	Unqualified (U)	Improved	* PLD PROPERTIES INC	* HEBERT MARC	Link (Clerk)
10/7/2002	\$238,000	MS	2535	210	Qualified (Q)	Improved	* FIRST NATIONAL BANK OF ALACH	* PLD PROPERTIES INC	Link (Clerk)
10/29/1997	\$230,000	MS	2144	1173	Unqualified (U)	Improved	* VERNON WILLIAM L	* FIRST NATIONAL BANK OF ALACH	Link (Clerk)
5/15/1989	\$100	MS	1736	2669	Unqualified (U)	Improved		* VERNON WILLIAM L	Link (Clerk)
11/1/1981	\$76,100	WD	1381	756	Qualified (Q)	Improved		* UNASSIGNED	Link (Clerk)

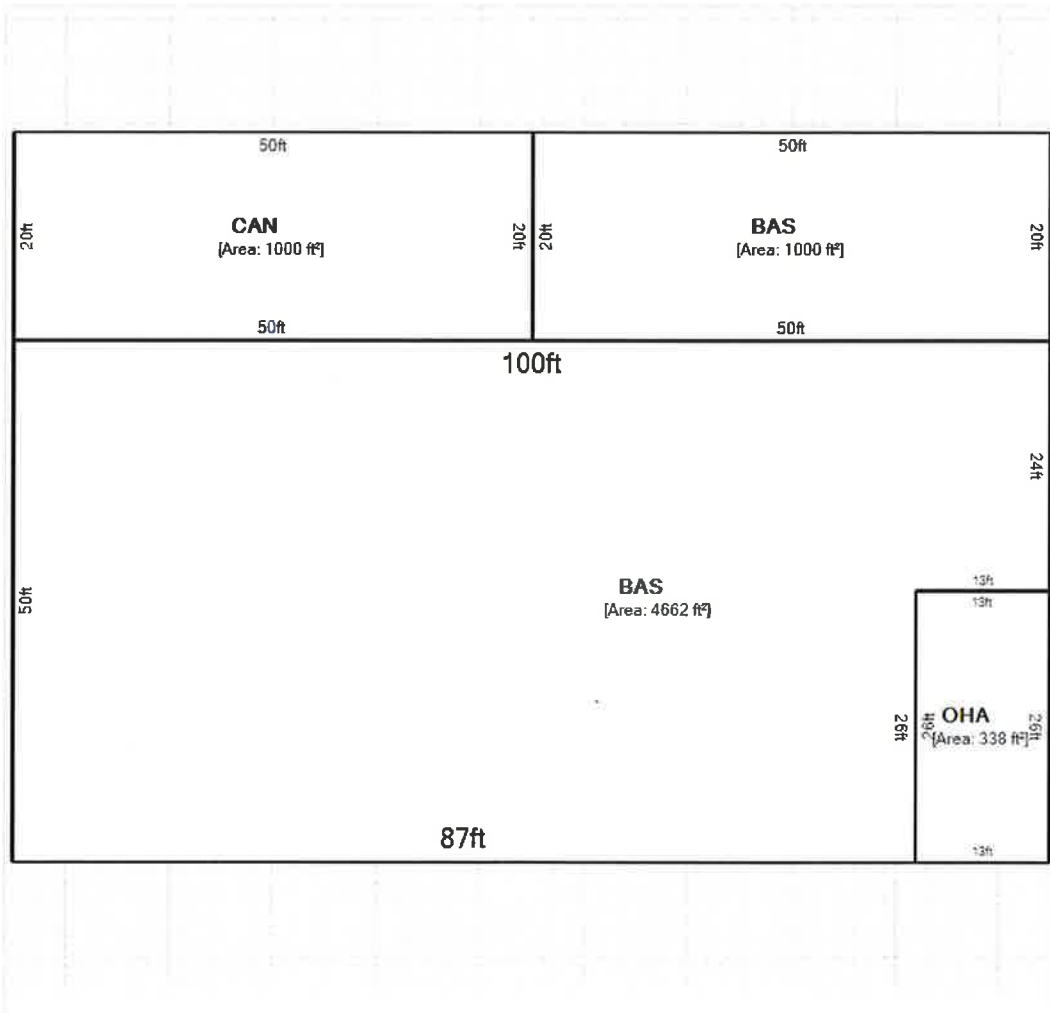
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

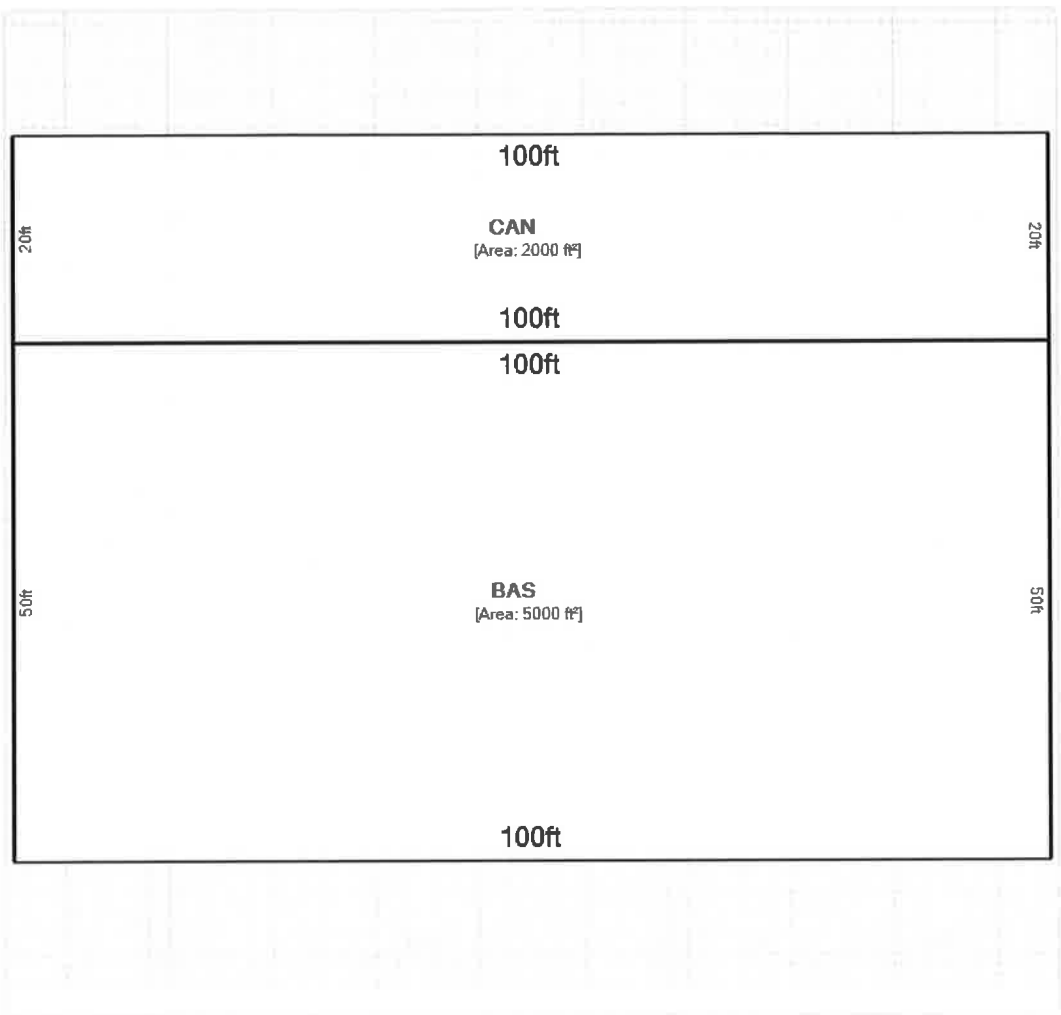
Permits

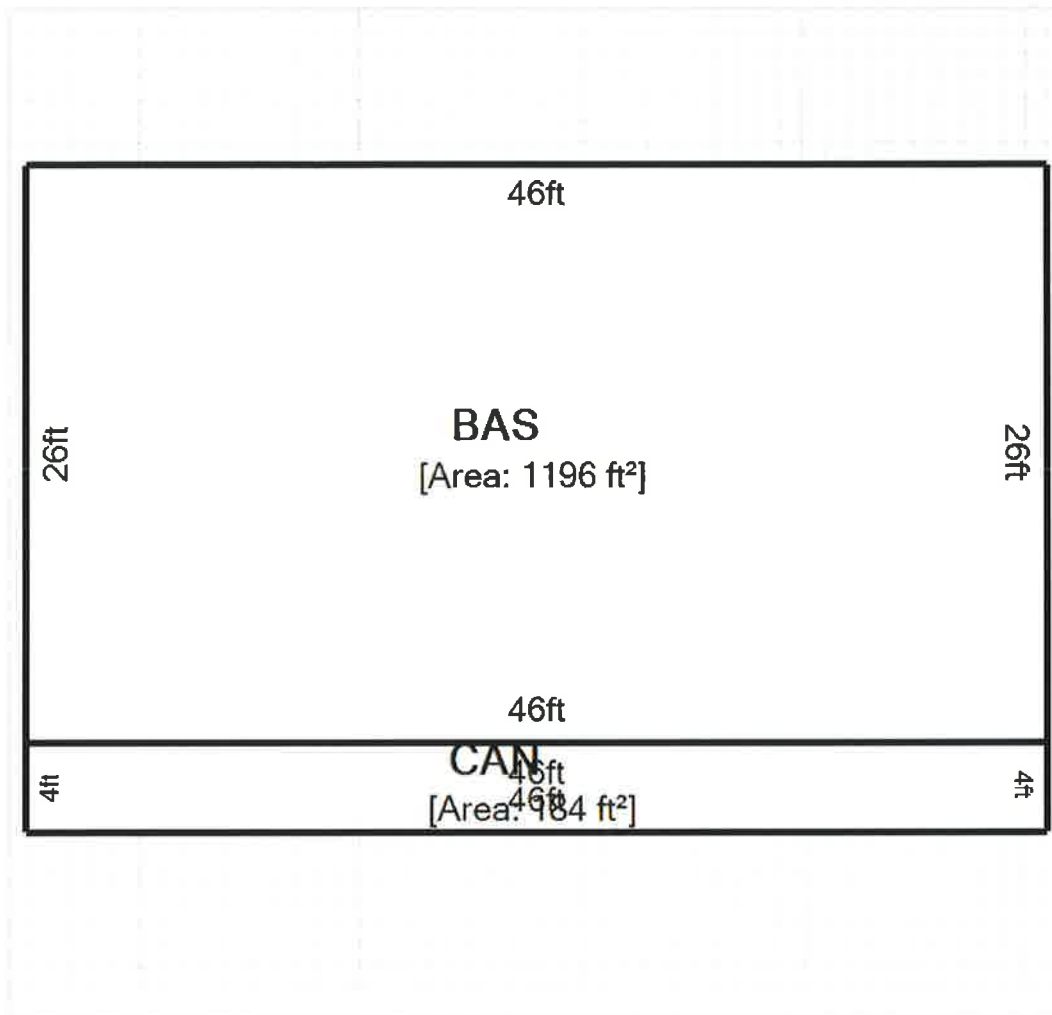
Permit Number	Type	Primary	Active	Issue Date	Value
2003010173	OFFICE/BANK/PROFESSIONAL	Yes	No	2/24/2003	\$65,000
2002120248	NON-RES ADDN/ALT CONVERT	Yes	No	2/3/2003	\$25,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1997	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

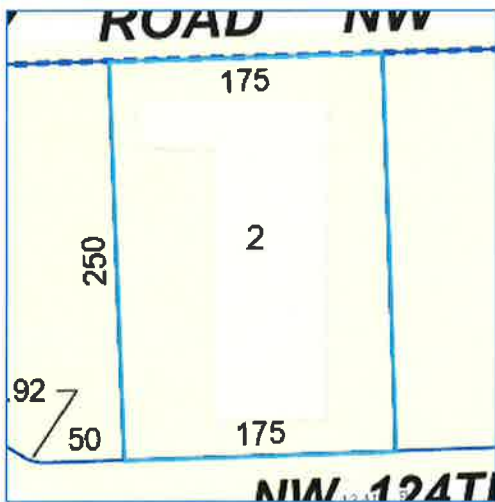
Sketches







Map



Photos



No data available for the following modules: Extra Features.

This web application and the data therein is prepared for the monitoring of real property located within Alachua County and is compiled from recorded deeds, plats, and other public records and data. None of the web application and the data therein is intended to constitute a warranty of any kind, whether expressed or implied, and the user of the web application and the data therein is advised that the information is not intended to be used for any purpose other than the intended use. The user of the web application and the data therein is advised that the information is not intended to be used for any purpose other than the intended use.

[User Privacy Policy](#) [GDPR Privacy Notice](#)

Last Data Upload: 11/17/2023, 7:02:52 AM

Link to Data



[Sign Up for Property Watch](#)

Parcel ID 05893-010-003
Prop ID 28238
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 233328.60
Subdivision MCGINLEY INDUSTRIAL PARK UNIT 1
Legal Description MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 3 OR 4957/2148
(Note: *The Description above is not to be used on legal documents.)
Property Use Code MISC. RESIDENCE (00700)
Sec/Twp/Rng 28-08-19
Tax Area ALACHUA (1700)
Acres 1
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$4,618	\$4,799	\$4,979	\$0	\$0
Land Value	\$108,900	\$109,375	\$109,375	\$71,094	\$71,094
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$113,518	\$114,174	\$114,354	\$71,094	\$71,094
Assessed Value	\$113,518	\$114,174	\$34,128	\$26,499	\$24,090
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$113,518	\$114,174	\$34,128	\$26,499	\$24,090
Maximum Save Our Homes Portability	\$0	\$0	\$80,226	\$44,595	\$47,004

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	1.00	43560	0	0	PD

Building Information

Type	SOH MISC	Heat	
Total Area	2,400	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1
Frame		Actual Year Built	2020
Floor Cover		Effective Year Built	2020

Sub Area

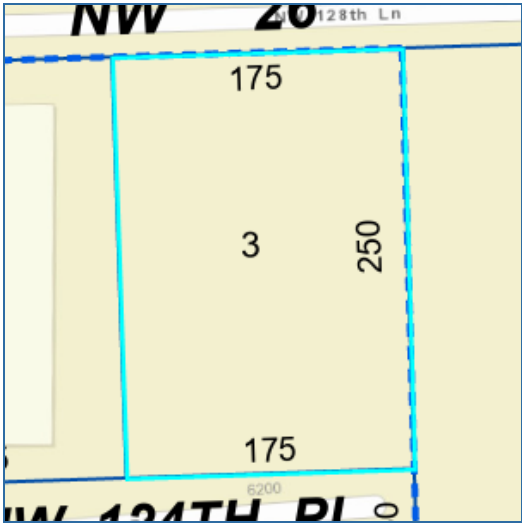
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	2,400		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/2/2021	\$133,000	WD	4957	2148	Qualified (Q)	Improved	SPEAR HAUGE LLC	ALLNEW ENTERPRISES LLC	Link (Clerk)
7/15/2013	\$280,000	MS	4212	2195	Qualified (Q)	Improved	* JPSD INC	SPEAR HAUGE LLC	Link (Clerk)
5/14/2010	\$100	MS	3955	535	Unqualified (U)	Vacant	* HEBERT MARC	* JPSD INC	
1/31/2007	\$670,000	MS	3541	109	Unqualified (U)	Improved	* PLD PROPERTIES INC	* HEBERT MARC	Link (Clerk)
10/7/2002	\$238,000	MS	2535	210	Unqualified (U)	Improved	* FIRST NATIONAL BANK OF ALACH	* PLD PROPERTIES INC	Link (Clerk)
10/29/1997	\$230,000	MS	2144	1173	Unqualified (U)	Vacant	* VERNON WILLIAM	* FIRST NATIONAL BANK OF ALACH	Link (Clerk)
5/15/1989	\$100	MS	1736	2669	Unqualified (U)	Improved		* VERNON WILLIAM	Link (Clerk)
4/1/1985	\$13,000	WD	1590	2620	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos



No data available for the following modules: Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[Last Data Upload: 1/15/2024, 2:09:07 AM](#)

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

Sign Up for Property Watch

Parcel ID 05893-020-003
Prop ID 28247
Location Address 6112 NW 123RD PL
GAINESVILLE, FL 32653
Neighborhood/Area 233328.60
Subdivision MCGINLEY INDUSTRIAL PARK UNIT 2
Legal Description MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 3 OR
3871/0308
(Note: *The Description above is not to be used on legal documents.)
Property Use Code WAREH/DIST TERM (04800)
Sec/Twp/Rng 28-08-19
Tax Area ALACHUA (1700)
Acres 1
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$144,682	\$106,446	\$109,521	\$112,596	\$115,670
Land Value	\$65,340	\$65,625	\$65,625	\$113,750	\$113,750
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$210,022	\$172,071	\$175,146	\$226,346	\$229,420
Assessed Value	\$188,934	\$172,071	\$175,146	\$189,064	\$172,190
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$188,934	\$172,071	\$175,146	\$189,064	\$172,190
Maximum Save Our Homes Portability	\$21,088	\$0	\$0	\$37,282	\$57,230

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4800	WAREHOUSE	1.00	43560	0	0	PD

Building Information

Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	5,600	HC&V	NONE
Heated Area	4,400	HVAC	NONE
Exterior Walls	PRE-FINISH METL	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	0-Rooms
Roof Type	STEEL FR/TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	1998
Floor Cover	FIN CONCRETE	Effective Year Built	1998

Type	SOH MISC	Heat	
Total Area	6,000	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,400	3	8400	WAREHOUSE STORAGE
OHA	1.5 WITH ATTIC	600	3	8400	WAREHOUSE STORAGE
UST	UNFINISHED STORAGE	600	3	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
4680	PAVING 1	6,000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
4/10/2009	\$165,000	SD	3871	308	Unqualified (U)	Improved	* SUNTRUST BANK	QUINN ADAMS #3 LLC	Link (Clerk)
9/3/2008	\$230,400	WD	3828	2574	Qualified (Q)	Improved	* EMCO RAIN GUTTERS INC	* SUNTRUST BANK	Link (Clerk)
11/2/2005	\$180,000	WD	3252	819	Qualified (Q)	Improved	* LYONS KEVIN D	* EMCO RAIN GUTTERS INC	Link (Clerk)
9/22/2004	\$300,000	MS	2998	163	Unqualified (U)	Improved	* MARY MCGINLEY & DICK MCGINLE	* LYONS KEVIN D	Link (Clerk)
11/18/2003	\$537,600	MS	2812	1068	Unqualified (U)	Vacant	* BIG RED WASTE INC	* MARY MCGINLEY & DICK MCGINLE	Link (Clerk)
5/28/1999	\$467,500	MS	2235	828	Unqualified (U)	Vacant	* MCGINLEY & MCGINLEY TRUSTEES	* BIG RED WASTE INC	Link (Clerk)
7/11/1990	\$100	QD	1790	217	Unqualified (U)	Vacant	* DICK MCGINLEY	* MCGINLEY & MCGINLEY TRUSTEES	Link (Clerk)

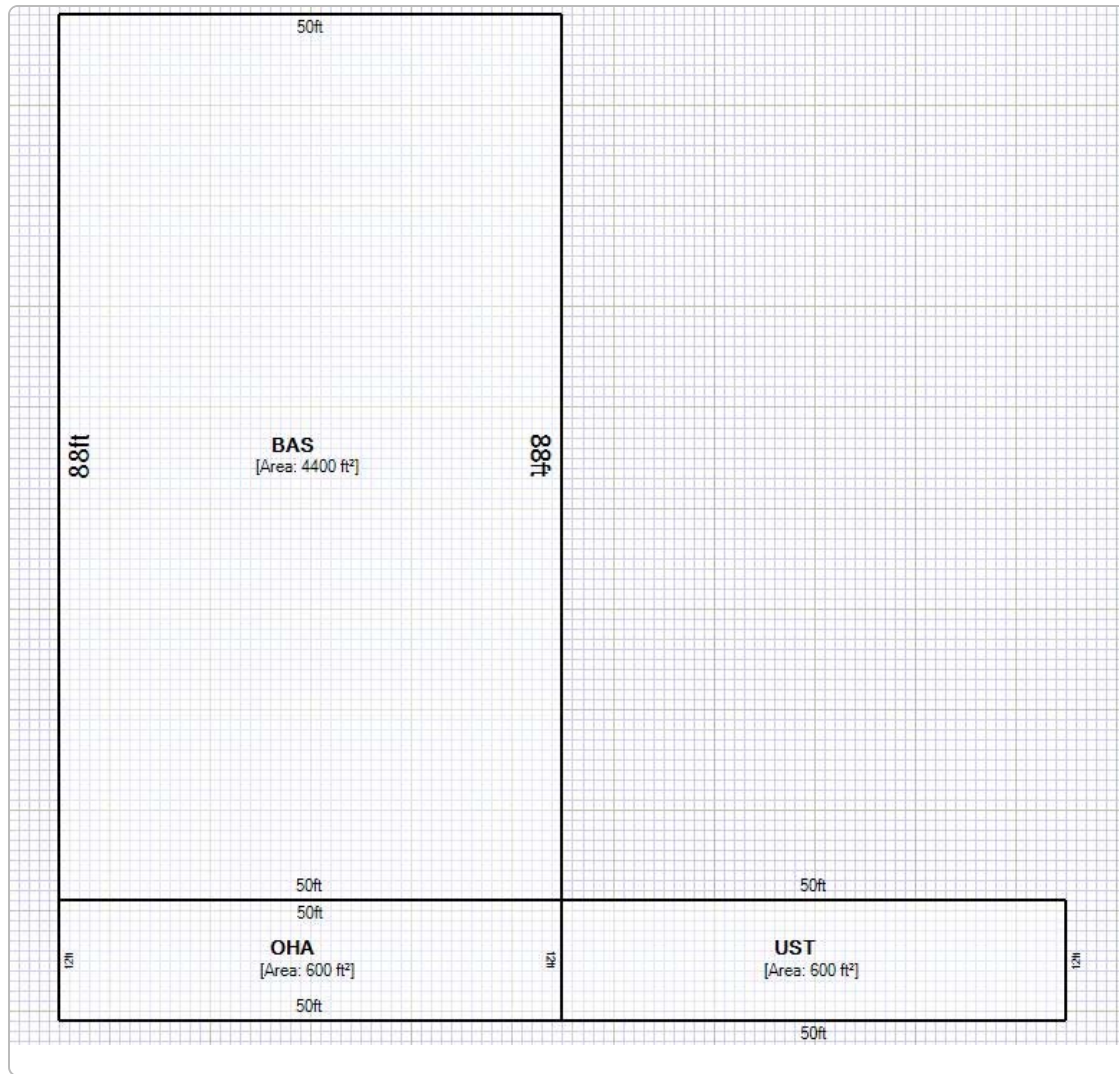
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-0000	OVER THE COUNTER INSPECT	Yes	No	2/16/2006	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

Sign Up for Property Watch

Parcel ID 05893-020-004
Prop ID 28248
Location Address 6201 NW 123RD PL
GAINESVILLE, FL 32653
[See more addresses...](#)
Neighborhood/Area 233328.60
Subdivision MCGINLEY INDUSTRIAL PARK UNIT 2
Legal Description MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 4 OR 4585/0188
(Note: *The Description above is not to be used on legal documents.)
Property Use Code WAREH/DIST TERM (04800)
Sec/Twp/Rng 28-08-19
Tax Area ALACHUA (1700)
Acres 1
Homesteaded False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

[QA PROPERTIES LLC](#)
12707 NW 77TH TER
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$238,525	\$174,270	\$178,299	\$180,314	\$182,328
Land Value	\$65,340	\$65,625	\$65,625	\$113,750	\$113,750
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$303,865	\$239,895	\$243,924	\$294,064	\$296,078
Assessed Value	\$263,379	\$239,895	\$243,924	\$294,064	\$296,078
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$263,379	\$239,895	\$243,924	\$294,064	\$296,078
Maximum Save Our Homes Portability	\$40,486	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
4800	WAREHOUSE	1.00	43560	0	0	PD

Building Information

Type	WAREHOUSE STORAGE	Heat	NONE
Total Area	7,500	HC&V	NONE
Heated Area	6,300	HVAC	NONE
Exterior Walls	PRE-FINSH METL	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	1-Rooms
Roof Type	STEEL FR/TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	1989
Floor Cover	FIN CONCRETE	Effective Year Built	2007

Type	SOH MISC	Heat	
Total Area	9,212	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1989

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
AOF	AVERAGE OFFICE	1,770	3	8400	WAREHOUSE STORAGE
BAS	BASE AREA	4,530	3	8400	WAREHOUSE STORAGE
CAN	CANOPY (NO SIDES)	1,200	3	8400	WAREHOUSE STORAGE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3883	FENCE CL	4,212		C1	COMM
4680	PAVING 1	5,000		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/23/2018	\$364,000	WD	4585	0188	Qualified (Q)	Improved		QA PROPERTIES LLC	Link (Clerk)
12/5/2012	\$100	WD	4160	213	Unqualified (U)	Improved	* LYONS KEVIN D	* KD LYONS-6201 LLC	Link (Clerk)
4/16/2002	\$100	QD	3017	1486	Unqualified (U)	Vacant	* LYONS KEVIN D JANE A	* LYONS KEVIN D	Link (Clerk)
8/14/1997	\$175,000	WD	2433	1559	Qualified (Q)	Improved	* MID-FLA HEATING & AIR INC	* LYONS KEVIN D JANE A	Link (Clerk)
12/2/1988	\$16,000	WD	1719	36	Qualified (Q)	Vacant		* MID-FLA HEATING & AIR INC	Link (Clerk)

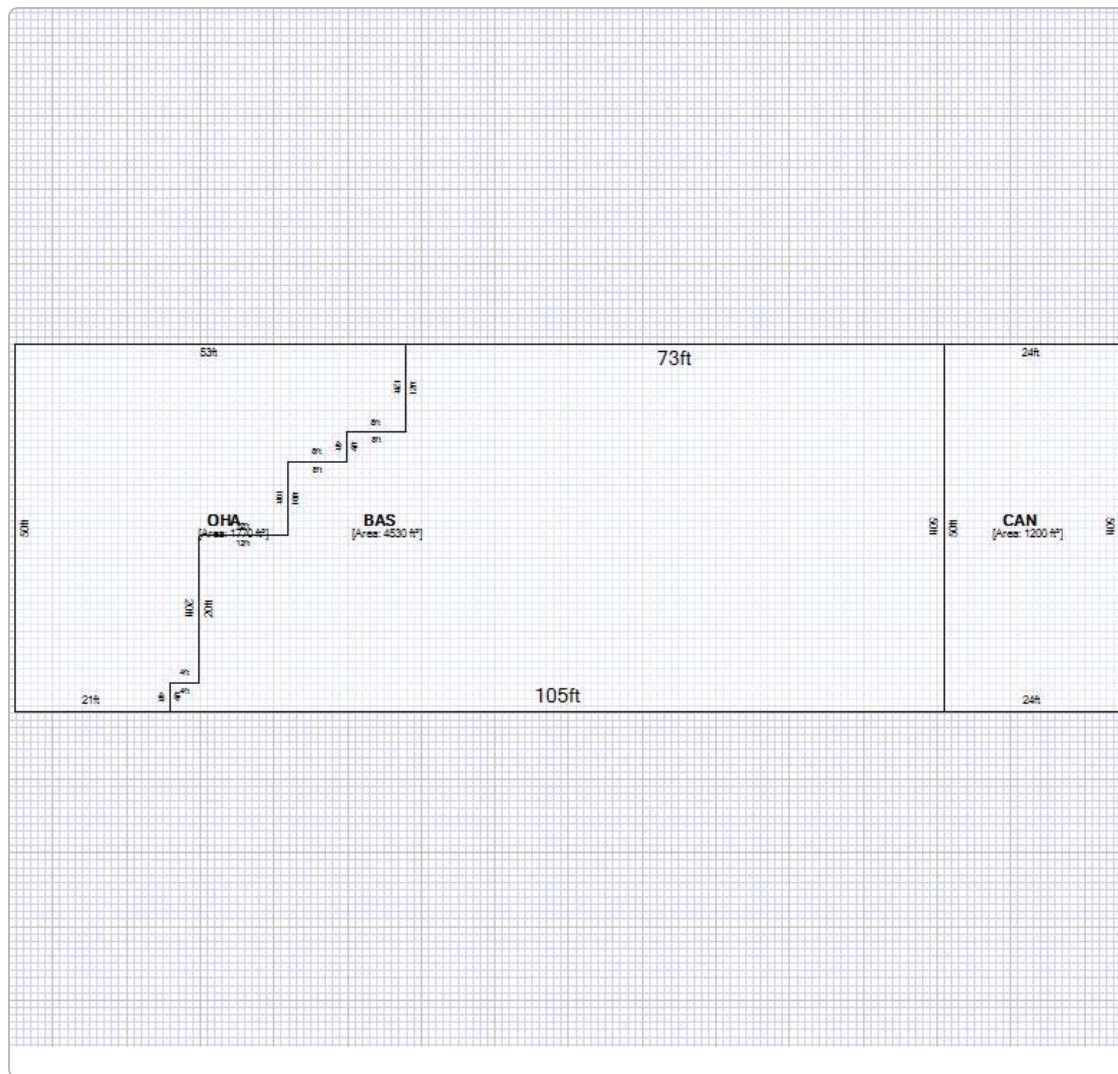
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

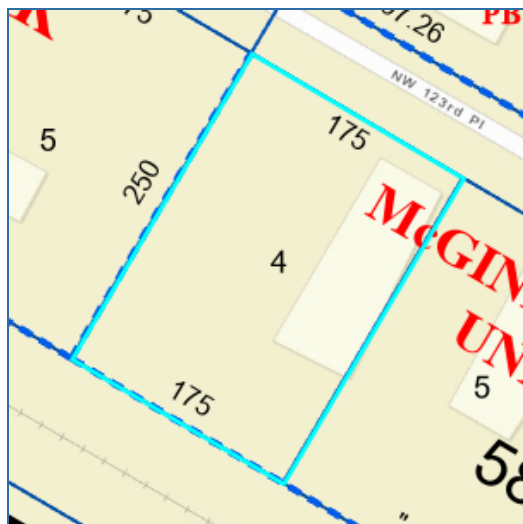
Permit Number	Type	Primary	Active	Issue Date	Value
08-11511	MISCELLANEOUS	Yes	No	6/12/2008	\$0
97-00000	OVER THE COUNTER INSPECT	Yes	No	12/31/1997	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 010 002	6210 NW 124TH PL	1700

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	585,147	0	585,147	4,471.34	
LIBRARY GENERAL	1.0339	585,147	0	585,147	604.98	
SCHOOL CAP PROJECT	1.5000	585,147	0	585,147	877.72	
SCHOOL DISCRNRY & CN	0.7480	585,147	0	585,147	437.69	
SCHOOL GENERAL	3.1840	585,147	0	585,147	1,863.11	
SCHOOL VOTED	1.0000	585,147	0	585,147	585.15	
CHILDREN'S TRUST	0.4612	585,147	0	585,147	269.87	
SUWANNEE RIVER WATER MGT DIST	0.3113	585,147	0	585,147	182.16	
CITY OF ALACHUA	5.9500	585,147	0	585,147	3,481.62	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$12,773.64	

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 2 OR 4754/341	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	550 COUNTY FIRE SERVICES	1.000	Varies	697.32
NON-AD VALOREM ASSESSMENTS				\$697.32

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS

\$13,470.96

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC 2023 PAID REAL ESTATE 28237
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 010 002	6210 NW 124TH PL

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 010 003	UNASSIGNED LOCATION RE	1700

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	113,518	0	113,518	867.44
LIBRARY GENERAL	1.0339	113,518	0	113,518	117.37
SCHOOL CAP PROJECT	1.5000	113,518	0	113,518	170.28
SCHOOL DISCRNRY & CN	0.7480	113,518	0	113,518	84.91
SCHOOL GENERAL	3.1840	113,518	0	113,518	361.44
SCHOOL VOTED	1.0000	113,518	0	113,518	113.52
CHILDREN'S TRUST	0.4612	113,518	0	113,518	52.35
SUWANNEE RIVER WATER MGT DIST	0.3113	113,518	0	113,518	35.34
CITY OF ALACHUA	5.9500	113,518	0	113,518	675.43
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$2,478.08

LEGAL DESCRIPTION
MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 3 OR 4957/2148

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			\$99.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$2,577.08

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

28238

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 010 003	UNASSIGNED LOCATION RE

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 020 003	6112 NW 123RD PL	1700

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	188,934	0	188,934	1,443.72
LIBRARY GENERAL	1.0339	188,934	0	188,934	195.34
SCHOOL CAP PROJECT	1.5000	210,022	0	210,022	315.03
SCHOOL DISCRNRY & CN	0.7480	210,022	0	210,022	157.10
SCHOOL GENERAL	3.1840	210,022	0	210,022	668.71
SCHOOL VOTED	1.0000	210,022	0	210,022	210.02
CHILDREN'S TRUST	0.4612	188,934	0	188,934	87.14
SUWANNEE RIVER WATER MGT DIST	0.3113	188,934	0	188,934	58.82
CITY OF ALACHUA	5.9500	188,934	0	188,934	1,124.16
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$4,260.04

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 3 OR 3871/0308	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
	550 COUNTY FIRE SERVICES	1.000	Varies	323.37
NON-AD VALOREM ASSESSMENTS				\$346.98

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$4,607.02

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC 2023 PAID REAL ESTATE 28247
ALACHUA COUNTY TAX COLLECTOR
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 020 003	6112 NW 123RD PL

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05893 020 004	6201 NW 123RD PL	1700

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	263,379	0	263,379	2,012.58
LIBRARY GENERAL	1.0339	263,379	0	263,379	272.31
SCHOOL CAP PROJECT	1.5000	303,865	0	303,865	455.80
SCHOOL DISCRNRY & CN	0.7480	303,865	0	303,865	227.29
SCHOOL GENERAL	3.1840	303,865	0	303,865	967.51
SCHOOL VOTED	1.0000	303,865	0	303,865	303.87
CHILDREN'S TRUST	0.4612	263,379	0	263,379	121.47
SUWANNEE RIVER WATER MGT DIST	0.3113	263,379	0	263,379	81.99
CITY OF ALACHUA	5.9500	263,379	0	263,379	1,567.11
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$6,009.93

LEGAL DESCRIPTION
MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 4 OR 4585/0188

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
803 BOCC SOLID WASTE MGMT	1.000	@ 144.0500	144.05
550 COUNTY FIRE SERVICES	1.000	Varies	481.26
NON-AD VALOREM ASSESSMENTS			\$625.31

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$6,635.24

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

28248

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05893 020 004	6201 NW 123RD PL

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3243177 3 PG(S)
2/14/2020 12:35 PM
BOOK 4754 PAGE 341
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 936068
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$4,865.00
Intang. Tax: \$0.00

Consideration: \$695,000.00

Prepared by and return to:

James D. Salter, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 20-0030.2 DE

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **February 14, 2020** between **Spear Hauge LLC, a Florida limited liability company f/k/a Spear Copeland, LLC** whose post office address is **2225 NW 66th Court, Gainesville, FL 32653**, grantor, and **U.S. Spars, Inc., a Florida corporation** whose post office address is **6320 N.W. 123rd Place, Gainesville, FL 32653**, 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:

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-010-002

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2019**.

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

Signed, sealed and delivered in our presence:

Witness Name: JAMES D. SALTER

Witness Name: Dorene Erickson

Spear Hauge LLC, a Florida limited liability company

By: Allan Spear III Trust dated July 28, 2009, its Member

By: Allan Spear III
Allan Spear III, as Trustee

By: Vivian Spear
Vivian Spear, as Trustee

By: Vivian Spear Trust dated July 28, 2009, its Member

By: Allan Spear II
Allan Spear II, as Trustee

By: Vivian Spear
Vivian Spear, as Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2020 by Allan Spear, III, and ~~Vivian Spear~~, as Trustees of the Alan Spear III Trust and the Vivian Spear Trust, both dated July 28, 2009, the members of Spear Hauge LLC, a Florida limited liability company, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded thru Budget Notary Services

Notary Public

Printed Name: _____

My Commission Expires: _____

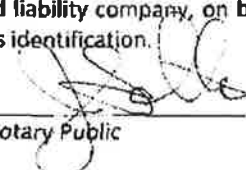
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2020 by Vivian Spear, as Trustee of the Alan Spear III Trust and the Vivian Spear Trust, both dated July 28, 2009, the member of Spear Hauge LLC, a Florida limited liability company, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER
Commission # GG 207760
Expires May 30, 2022
Bonded T.T.: Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Jose I. Moreno
Attorney at Law
Jose I. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 21-498S

Doc Stamp-Deed: \$931.00



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2 day of **December, 2021** between **Spear Hauge, LLC, a Dissolved Florida Limited Liability Company** and this **Deed is being recorded to conclude all company affairs** whose post office address is **2225 NW 66th Court, Gainesville, FL 32653** grantor, and **Allnew Enterprises, LLC, a Florida Limited Liability Company** whose post office address is **12707 NW 77th Terrace, Alachua Florida 32615**, 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:

Lot 3, Unit No. 1 McGinley Industrial Park, according to the Plat thereof, recorded in Plat Book K, Page(s) 48, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-010-003

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, 2021**.

Apr 14, 2009 11:15 AM
BOOK 3871 PAGE 308
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 405037

After recording return to:

Prepared by and Return to:
C. Davis Ely, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Doc Stamp-Deed: \$1,155.00



2496167

3 PGS

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of this 10th day of April, 2009, by and between **SUNTRUST BANK**, a Georgia banking corporation, whose address is 303 Peachtree Street, 9th Floor Plaza, Atlanta, Georgia 30308 (hereinafter referred to as the "Grantor"), and **QUINN ADAMS #3, LLC**, a Florida limited liability company, whose address is 12707 NW 77th Terrace, Alachua, Florida 32615 (hereinafter referred to as the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of that certain tract or parcel of land lying and being in Alachua County, Florida, being more particularly described as follows:

Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book "N", Page 8, of the Public Records of Alachua County, Florida (hereinafter referred to as the "Property").

Property Appraiser's Parcel Identification Number: 05893-020-003.

The Property is conveyed subject to those permitted encumbrances set forth below (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Sale Price: 364,000.00
Recording: 18.50
Doc. Stamp: 1,895.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3113477 2 PG(S)
March 27, 2018 10:28:58 AM
Book 4585 Page 188
J.K. 'JESS' IRBY Clerk of Court
ALACHUA COUNTY, Florida

This instrument prepared by:
MARVIN W. BINGHAM, JR.
Bingham & Mikolaitis, PA
P.O. Box 1930
Alachua, Florida 32616
File #18-062

Doc Stamp-Deed: \$2,548.00



Tax Parcel #05893-020-004

WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 2018, between **KD Lyons - 6201, LLC, a Florida limited liability company**, whose post office address is 6100 NW 123rd Place, Gainesville, FL 32653, Grantor, and **QA Properties LLC, a Florida limited liability company**, whose address is 12707 NW 77th Terrace, Alachua, FL 32615, Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, 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:

Lot 4 of McGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, florida

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 2018 and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said 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 does hereby fully warrant 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, 2017.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KD Lyons - 6201, LLC.

Witness Jane C. Lyons
Print: Jane C. Lyons

By: [Signature]

sole member
Kevin D. Lyons, Sole Member
Grantor

Witness Kristina Senjan
Print: Kristina Senjan

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by **Kevin D. Lyons, Sole Member of KD Lyons - 6210, LLC.**, who is ☐ personally known to me or ☒ who has produced Drivers License as identification.

Notary Public - State of Florida

Sign: Kristina Senjan

My Commission Expires

Print: Kristina Senjan



TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise, subject only to the Permitted Encumbrances and as otherwise provided herein.

Grantee, in consideration of Grantor's conveyance of the Property, and on behalf of itself and its heirs, successors, and assigns (the "releasing parties"), hereby waives, releases, acquits, and forever discharges Grantor, and its respective officers, directors, shareholders, employees, agents, attorneys, representatives, and every other person acting on behalf of Grantor, and its respective successors and assigns, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen, which any of the releasing parties now has or which may arise in the future on account of or in any way related or pertaining to any past, present, or future physical characteristic or condition of the Property, or the improvements, including without limitation, any hazardous materials in, at, under or related to the Property or any violation or potential violation of any environmental requirement applicable thereto, any claim for or right to indemnification, contribution or other compensation from Seller based on or arising under the Comprehensive Environmental Response, Compensation and Liability Act, as amended ("CERCLA"), 42 U.S.C. §9601, et seq., or the Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et seq., or any similar or other applicable law now or hereafter in effect.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dianna Rittenberry
Name: Dianna Rittenberry
Marie Canine
Name: MARIE Canine

GRANTOR:

SUNTRUST BANK, a Georgia banking
corporation

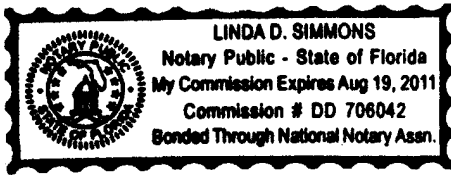
By: [Signature]
Name: B. J. Hansen
Title: VP

Address: 303 Peachtree St., 9th Floor Plaza
Atlanta, Georgia 30308

[BANK SEAL]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8 day of April, 2009, by Brad Thompson, the Vice President of SunTrust Bank, a Georgia banking corporation, on behalf of the corporation, which person is (check one) ☒ personally known to me, or ☐ has produced a valid driver's license as identification.



Linda D. Simmons
Notary Public, State of FLORIDA
Name: Linda D. Simmons


My Commission Expires _____
My Commission Number is: _____

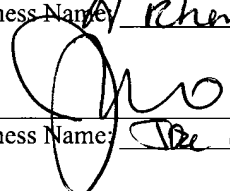
INSTRUMENT # 2496167 3 PGS

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


Signed, sealed and delivered in our presence:

Spear Hauge, LLC
a Dissolved Florida Limited Liability Company
By Allan Spear III Trust its manager


Witness Name Rhonda Griffiths


Witness Name Jose I. Moreno

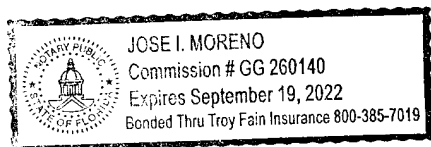

Allan Spear, III, MGRM

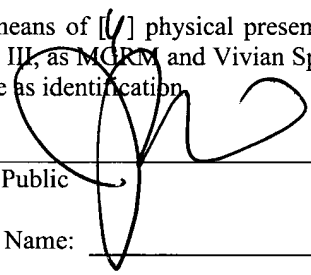
x 
Vivian Spear, MGR

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of December, 2021 by Allan Spear, III, as MGRM and Vivian Spear, MGR, who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Notary Public 

Printed Name: _____

My Commission
Expires: _____



LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-002

Lot 2, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Bood K, Page 48, Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-010-003

Lot 3, Unit No. 1 McGinley Industrial Park, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-003

Lot 3, McGinley Industrial Park Unit No. 2, according to the plat thereof, as recorded in Plat Book "N", Page 8, of the Public Records of Alachua County, Florida.

LEGAL DESCRIPTION

Alachua County Tax Parcel ID# 05893-020-004

Lot 4 of MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book "N", Page(s) 8, of the Public Records of Alachua County, Florida.

NEIGHBORHOOD WORKSHOP NOTICE

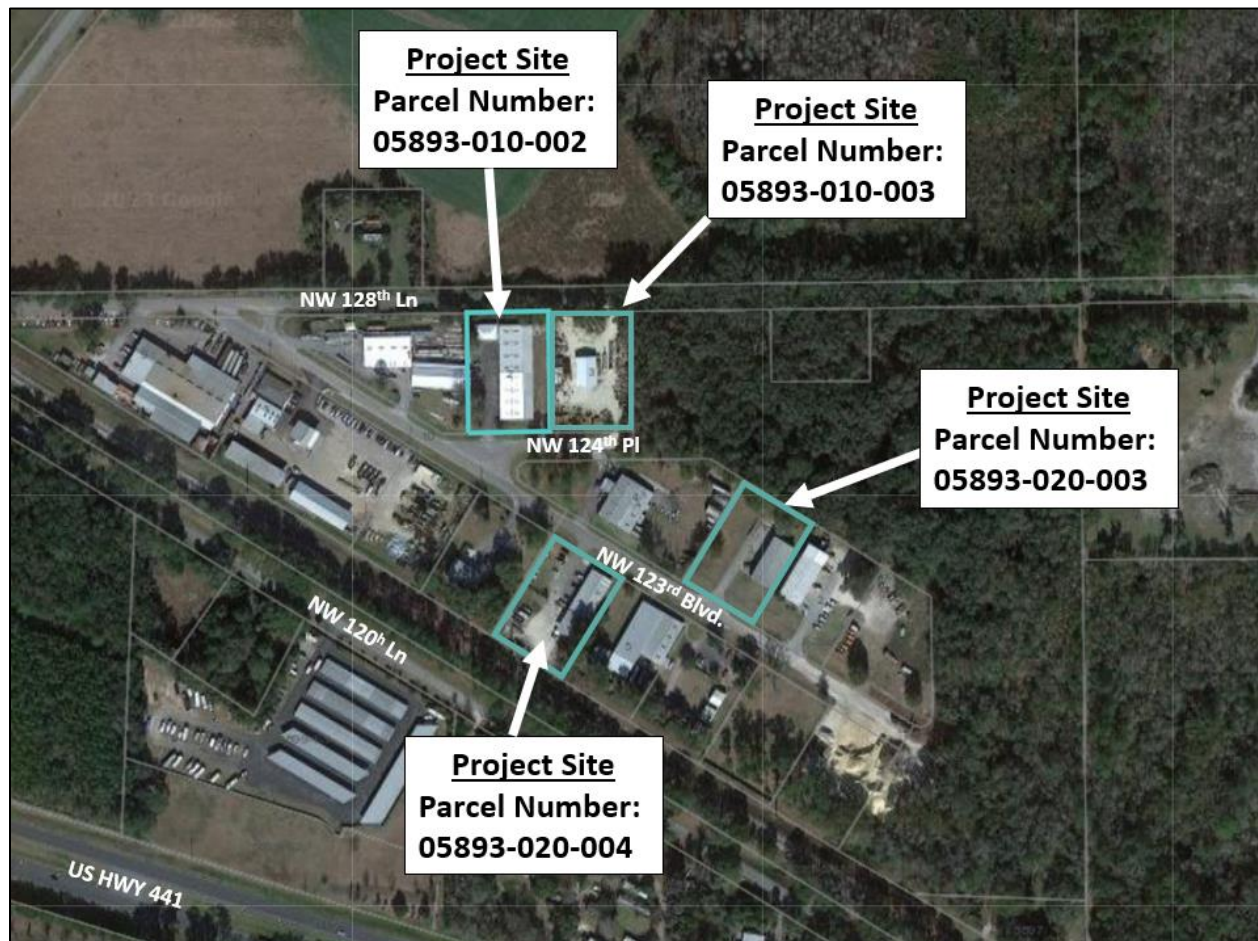
Date: Monday, February 5, 2024

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from PUD to IG, General Industrial District on tax parcel number 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004 in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



05896-000-000
HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

05893-020-002
KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05899-000-000
PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05893-000-000
GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

05893-010-010
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA IIF EDUC - U OF FL
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

Date & Time: February 5, 2024, 5:00 PM

Location: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

NAME	ADDRESS	PHONE	EMAIL
------	---------	-------	-------

No attendees



Neighborhood Meeting Minutes

Project: McGinley Industrial Park Rezoning

Meeting Date & Time: February 5, 2024 at 5:00 p.m.

Community Participants: None

Project Representatives: Clay Sweger, eda

Meeting Minutes: No community participants

NEIGHBORHOOD WORKSHOP NOTICE

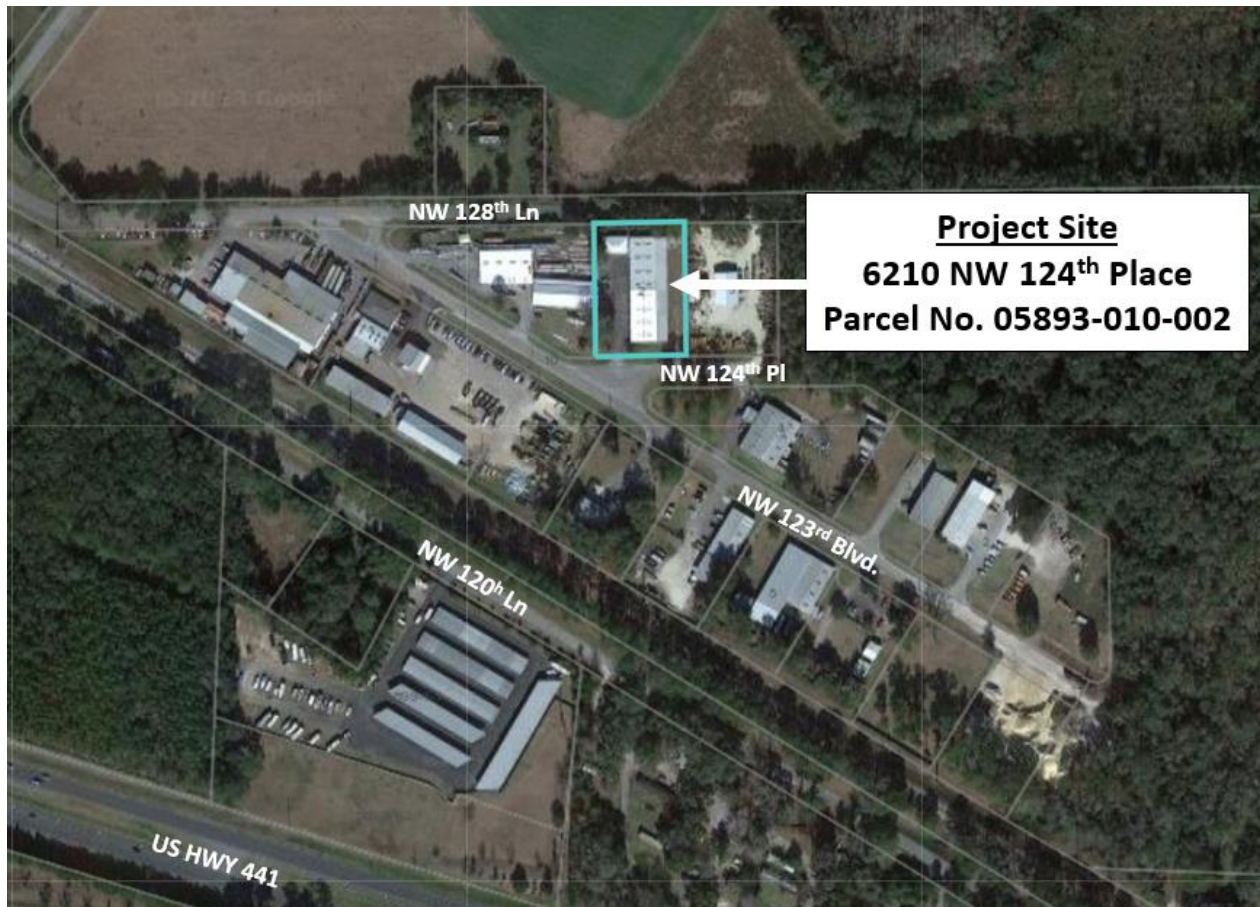
Date: Thursday, January 4, 2024

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?

Email your events to: editor@alachuatoday.com

Include basic details such as who, what, where and when.

Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department.
Contact: ads@alachuatoday.com

■ Present - Dec. 14-16: Light up Christmas Contest in Newberry

– Prepare to be amazed by the creativity and festive spirit of Newberry in the Light Up Christmas Contest. Take a stroll through the neighborhoods and witness the dazzling displays of lights and decorations adorning homes and yards. Cast your vote for the most breathtaking and captivating displays to support the talented participants. For the first time citizens and visitors can go online to see where the participating homes are located and to vote on their choice. Go to ChristmasCapitalofAlachuaCounty.com, scroll down the page to the Light Up Christmas page and join in the fun!

■ Dec. 14, 15, 16: Toy Trains & Santa Claus - The High Springs Railroad Club brings you real operating toy trains with a special visit from Santa Claus! The location is Saint Bartholomew’s Episcopal Church (next to City Hall) at 18615 N.W. 238th Street, High Springs, on Dec. 14 from 5 – 8 p.m.; Dec. 15 from 5 – 8 p.m. and Dec. 16 from 11 a.m. – 4 p.m. Free admission! The High Springs Railroad

Club is making history cool again!

■ Dec. 16: Christmas on the Square – This Newberry event begins at 6 p.m. at 1739 S.W. 248th Drive, Newberry. This is a family fun event full of Christmas music, Santa Claus, bounce houses, Christmas crafts, food, beverages, a photo booth and hot chocolate. Come and enjoy the Christmas spirit with family and friends.

■ Dec. 16-17, 23: Christmas in High Springs Light Display – This is a free event by Friends of High Springs at the High Springs Civic Center, 19107 N.W. 240th Street, High Springs, for a visit with the Grinch at Whoville. There will be loads of lights and other winter wonderland characters. Christmas music and more will be available. A professional

photographer will be on hand to capture the Oos and Ahs of the children experiencing this event. Event times are 6 – 9 p.m. nightly. For questions call 352-262-5068 or email rrbob40@gmail.com.

■ Dec. 16: Downtown High Springs Artwalk - Come browse offerings from local artists and makers, as well as specials from downtown businesses. All artists and makers are welcome to apply for a space at Downtown High Springs Artwalk at downtownhighsprings@gmail.com and submit a few images of your work and confirm the dates you would like to attend. The artwalk takes place from 12 – 5 p.m.

■ Dec. 16: Newberry Gingerbread Contest – Sponsored by the Newberry Main Street Organization. This event will take place

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments. The meeting will be held at 5:00 pm on Thursday, January 4, 2024 at US Spars, Inc. (the subject property) located at 6210 NW 124th Place, Gainesville, FL 32653.



Contact: eda@edaconsultants.com
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - December 14, 2023)

at 3 p.m. at 25440 W. Newberry Road (Municipal Building). Come and craft a whimsical and enchanting Gingerbread House. Visitors will experience sugary fun, friendly competition and spreading the joy of the season.

■ Dec. 16: Newberry Christmas Parade – The parade begins at 5:30 p.m. in downtown Newberry. Be captivated by the sights and sounds of Newberry’s spectacular Christmas parade. Marvel at the beautifully adorned floats, vibrant marching bands and cheerful participants spreading holiday cheer. The parade will wind its way through the streets of Newberry.

■ Dec. 21: Game Night at Good News Arts – This is a community event that is free and open to the public and all ages are welcome to join in. Bring your own favorite games or play provided. All game types and players welcome. This event will take place at Good News Arts Gallery located at 18555 High Springs Main Street. The fun begins at 6 p.m.

■ Fridays: High Springs

CORRECTION

In the Nov. 30 issue of *Alachua County Today*, the article “Champions Park management in question” the quote “[Champions Park] was second, behind the Gator games to put ‘heads in the beds’ in hotels in Alachua County” was attributed to Newberry’s Director of Parks, Recreation and Facilities Travis Parker. That quote should have been attributed to Newberry Mayor Jordan Marlowe.

Alachua County Communications Director Mark Sexton states to *Alachua County Today* that to his knowledge there is no data to support the assertion that Champions Park is second only to the University of Florida football games in providing heads in beds in Alachua County.

The statement that monthly payments are made to the City by RADDSports of \$25,000 should have read “annually.”
Alachua County Today regrets the errors.

Farmers Market from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

Newberry Farmers Market, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com.

BK Cedars Kettle Corn Popped On-Site For Sale
www.BKCedars.com • 386-462-2060 • 352-474-1885

Open Saturdays and Sundays
10a.m. to 5p.m.
Nov. 25 to Dec. 23

Potted native Red Cedars & Arizona Cypress:
7 to 30 gallon; 4'-8' - \$30 to \$85
Cash or Check only
Free Sugar Cane and Pecans with Purchase

Your Potted Christmas Tree Helps Combat Global Warming - CO2 Sequestration and Giving Off More O2

20926 NW 75 Street (1.5 miles off Hwy 235 between Alachua and LaCrosse)

Obituary

Mitchel Peterson Fearing

Alachua County lost a dedicated doctor on December 4, 2023. Mitchel Peterson Fearing was born November 1, 1954 in Chattanooga, TN, to Dexter Fearing, Jr. and Edna Jarman Fearing.

Florida became Mitch’s home when he moved to Winter Haven as a boy. He was a proud graduate

of the University of South Florida and the University of Miami Medical School. It was at UM where Mitch met and married his beloved wife, Pat. After completing his residency in Internal Medicine at Jackson Memorial Hospital in Miami, he returned home to Winter Haven to practice medicine and start his family, later moving to Gainesville.

He is survived by Pat, his children, Annmarie and Mitchell Fearing, and his sister, Hunter Gandy. He is predeceased by his sister, Jarman Lowder, and brother, Dexter Fearing III.

Mitch greeted every



FEARING

day with a smile and cared deeply for his family, friends, patients, and staff. He will be

remembered for his kindness, dedication, and perseverance—nothing could stop him from coming into

his practice every day, even after his accident. A reception in honor of Mitch’s life will be held at Swick House, Alachua, on Dec. 29 from 3–5 p.m. If desired, donations may be made to NPR or the Humane Society.

Obituaries: Obituaries may be edited by *Alachua County Today* for style, space, and policy.

LAW, P.A. Boukari

www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

- Real Estate Transactions
- Real Estate Litigation
- Landlord - Tenant
- Unlawful Detainers
- Land Use
- Public Employee Defense

FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)

14804 Main Street
Alachua, Florida

The Heartland Places of Worship

Alachua Church of Christ

14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355



Forest Grove Baptist Church

Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church

17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.

www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church

13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church

Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: “Fresh Start”

05893-010-010
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4422

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA IIF EDUC - U OF FL
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: Rezoning

Meeting Date & Time: January 4, 2024 at 5:00 p.m.

Community Participants: 2 participants in total (Mr. Tim & Kyle Myers)

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Mr. Sweger outlined the proposed rezoning request for the US Spars property. Mr. Tim & Kyle Myers own property in the immediate area and did not object to the requested rezoning. They did ask why the request was bring made and Mr. Sweger indicated that the property still has a county zoning designation and because it is in the City of Alachua, a city zoning designation is necessary to seek any building / development permits with the City.

Upon learning this information, they asked if the applicant would allow them to include their 3 parcels in the rezoning application. The applicant agreed to include their parcels and as such, will revise the application accordingly and schedule an additional neighborhood meeting.

NEIGHBORHOOD WORKSHOP NOTICE

Date: Tuesday, November 28, 2023

Time: 5:00 PM

Place: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from Planned Development (PD) to IG, General Industrial District, located at 6210 NW 124th Place, on tax parcel number 05893-010-002, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: Proposed Rezoning - Second Neighborhood Meeting

Meeting Date & Time: November 28, 2023 at 5:00 PM

Location: US Spars Inc.
6210 NW 124th Place
Gainesville, FL 32653

Community Participants: No public attendees

Project Representatives: Clay Sweger, eda

No members of the public attended and therefore, there are no meeting minutes.



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Michael Wukotich
6320 NW 123rd Place
Gainesville FL 32653

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

08/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/29/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$78.72

Order No: 9208058

of Copies:

Customer No: 1056751

-1

PO #: LSAR0018728

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

Neighborhood Meeting Notification

A Neighborhood meeting will be held to discuss a proposed rezoning plan located on City of Alachua Tax Parcel No. 05893-010-002. This parcel is located in McGinley Industrial Park. The McGinley Industrial Park was annexed into the City of Alachua in 2001. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the rezoning application and to seek community feedback.

The neighborhood meeting will be held on Wednesday, September 6, 2023, 6:00-7:00pm. It will be held at US Spars Inc located at 6210 NW 124th Pl, Gainesville, FL 32653. You may also submit your comments electronically to Michael Wukotich at (352) 406-6579 or info@usspars.com

August 29 2023 LSAR0018728

US Spars Inc.

6320 NW 123rd Place

Gainesville, Florida 32653

Tel: 386 462-3760

Fax: 386 462-3448

Neighborhood Meeting Notification Letter

August 18, 2023

RE: Proposes to rezone property at 6210 NW 124th Place.

Dear Neighbor,

US Spars Inc would like to share information about our proposal for rezoning property at 6210 NW 124th Place prior to presenting our application to the City of Alachua.

Neighborhood Meeting Details

Wednesday, September 6, 2023, 6:00-7:00 PM

US Spars Inc

6210 NW 124th Place

Gainesville, FL 32653

We look forward to seeing you all there and providing you with any information or questions you may have.

Sincerely,



Michael Wukotich

US Spars Inc

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4422

05893-010-010
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-010-001
U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

05893-010-007
ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

05893-000-000
UNIVERSITY OF FLORIDA
FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

05893-010-005
B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

05866-000-000
HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

05863-000-000
% DEP-3900 COMMONWEALTH BLVD
STATE OF FLA HIF EDUC - U OF FL
THTF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

Neighborhood Meeting Minutes

Project: Proposed Rezoning

Meeting Date & Time: September 6, 2023 at 6:00 p.m.

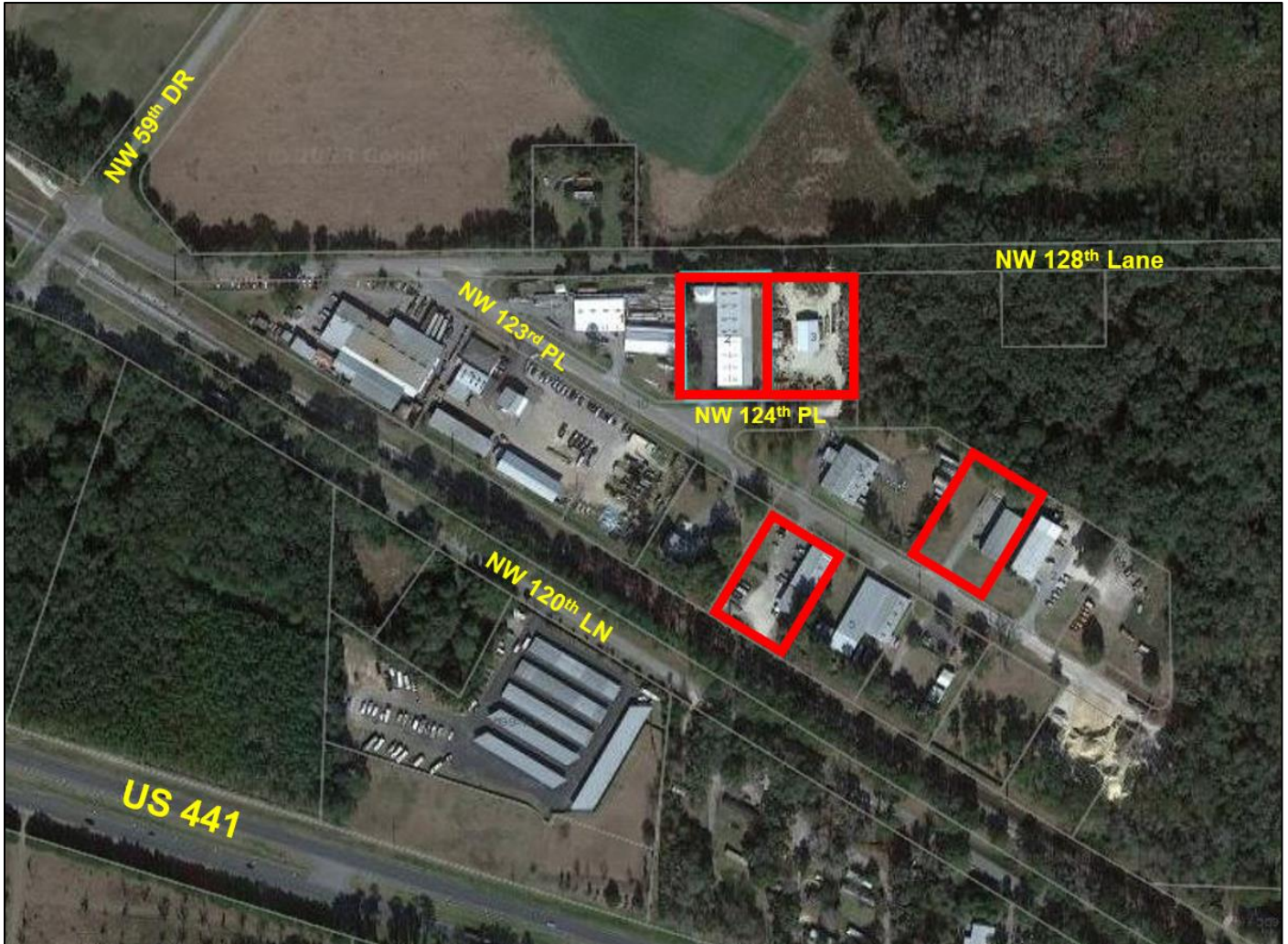
Community Participants: No public attendees

Project Representative: Michael Wukotich

Meeting Minutes:

No members of the public attended and therefore, there are no meeting minutes.

Rezoning Justification Report



Project Request: Rezoning application from County PUD to City of Alachua IG (General Industrial)

Location: 6210 NW 124th PL

Parcel Numbers: 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004

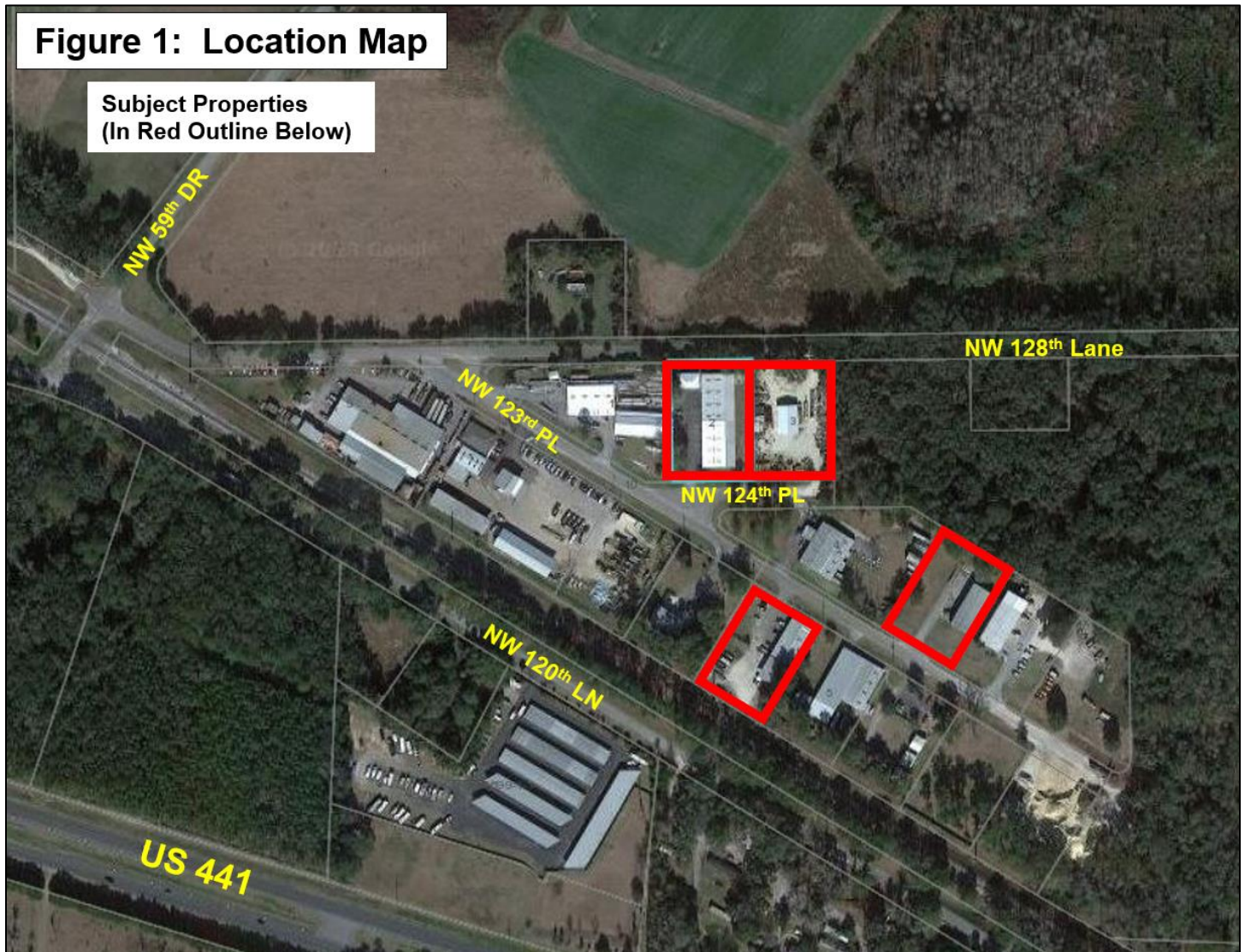
Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Agents for: US Spars, Inc.

Date: January 6, 2024

Background

The subject properties include 4 tax parcels located within the McGinley Industrial Park (see Figure 1 below). The tax parcel numbers are 05893-010-002, 05893-010-003, 05893-020-003 & 05893-020-004.



The parcels are located within Section 28, Township 8, Range 19. The parcels were annexed into the City of Alachua in 2001. It is part of the platted portion of the McGinley Industrial Park that was annexed September 6, 2001 by Ordinance 0-01-41.

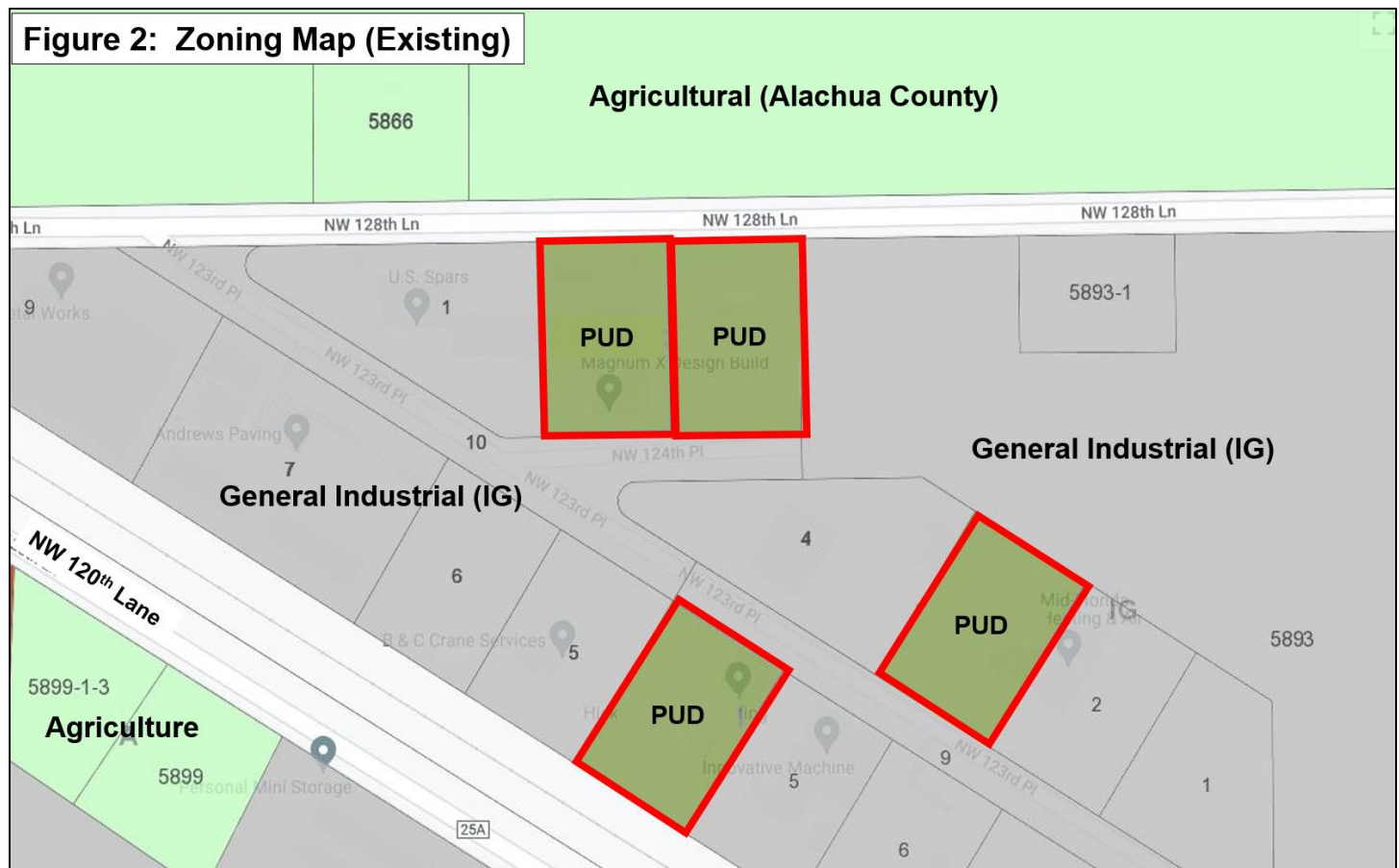
At the time of annexation, the property had an Alachua County future land use designation of Rural Employment Center, and the zoning was Alachua County PUD. The PUD was originally approved by Alachua County in 1977 and expired. It was granted a one-year extension on June 12, 1979. There were no additional extensions, thus, this is an expired PUD.

Subsequent to annexation, the future land use designation on the subject property was changed to City of Alachua Industrial on April 11, 2005 by Ordinance 05-06. The current zoning on the parcels remains Alachua County PUD, which is inconsistent with the City of Alachua's underlying Industrial land use designation. And, since the PUD is expired and invalid within the City of Alachua, no new projects or development (including building permits) can occur on the property until an appropriate City of Alachua zoning district is placed on the property.

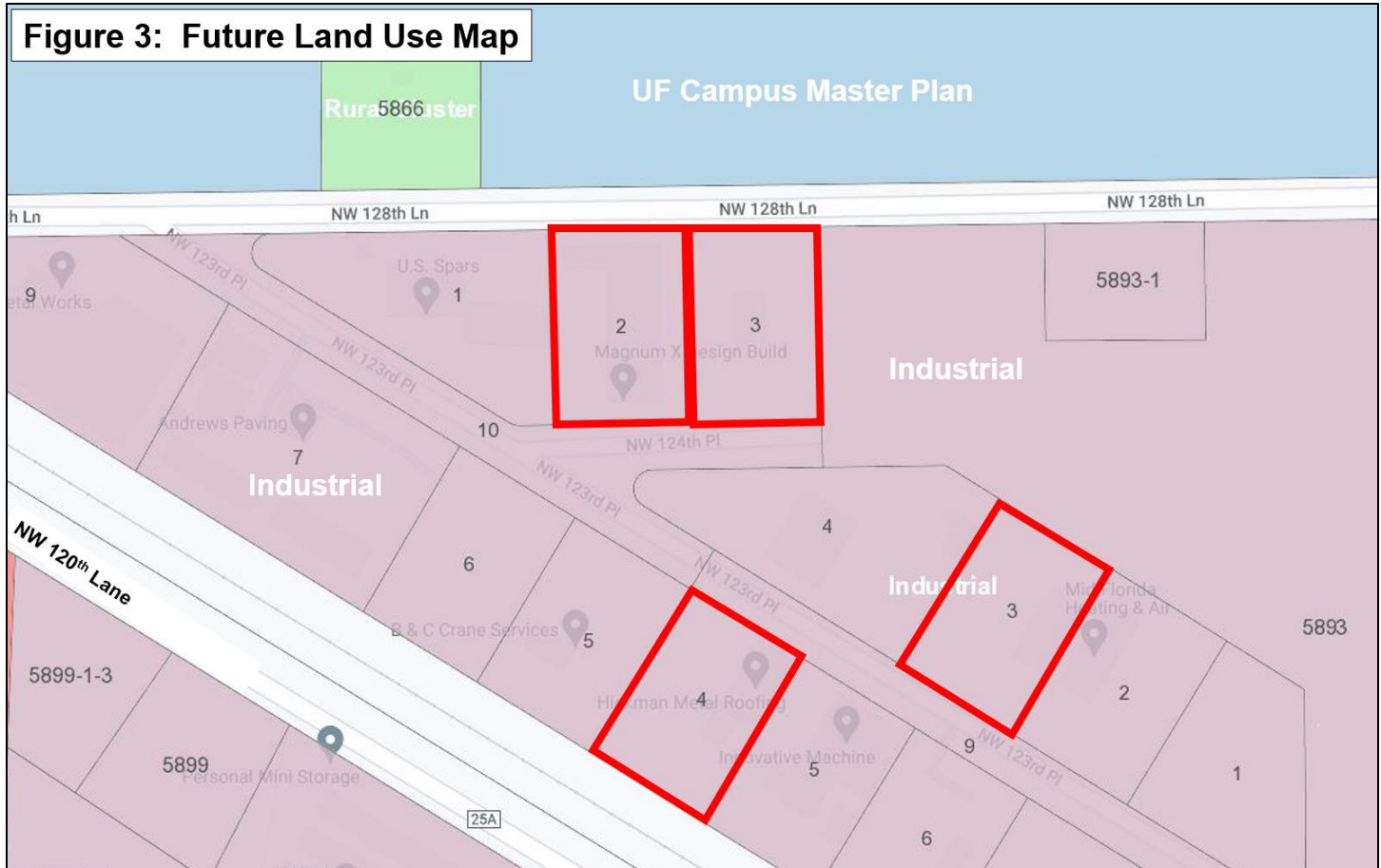
Statement of Proposed Change

The property owner requests to amend the Official Zoning Atlas from Alachua County PUD to City of Alachua IG (General Industrial) on four parcels within the McGinley Industrial Park. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning district on the parcels that is consistent with the underlying future land use designation of Industrial.

Currently, the subject properties are developed industrial park lots. The property owners are applying for the rezoning to a City of Alachua zoning district to allow for issuance of building permits by the City in the future, when necessary. At this time, there is no other proposed development on the parcels.

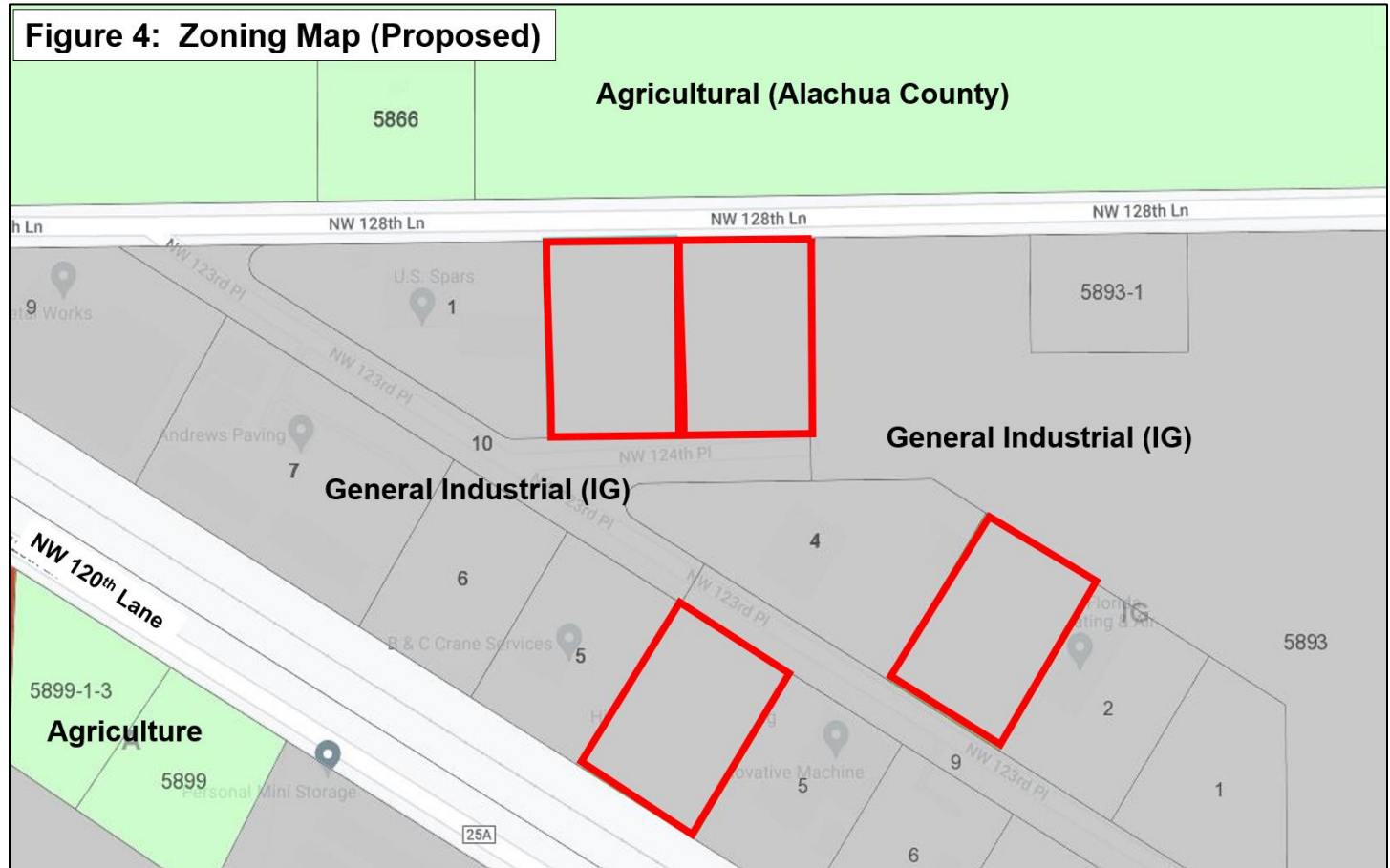


The Future Land Use map is illustrated below in Figure 3:



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

Figure 4 below illustrates the proposed IG zoning district on the subject parcels. It is logical to change these parcels to the IG zoning district given the existing industrial uses on it and the fact that they already have a City of Alachua Industrial future land use category designation. This is consistent with the City’s Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.5.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Regulations will ensure adequate buffering and design between any adjacent residential uses and the proposed uses on the properties.



As described above, the proposed General Industrial (IG) zoning district is appropriate for these parcels based on the types of surrounding uses in the McGinley Industrial Park, general compatibility with surrounding land use categories.

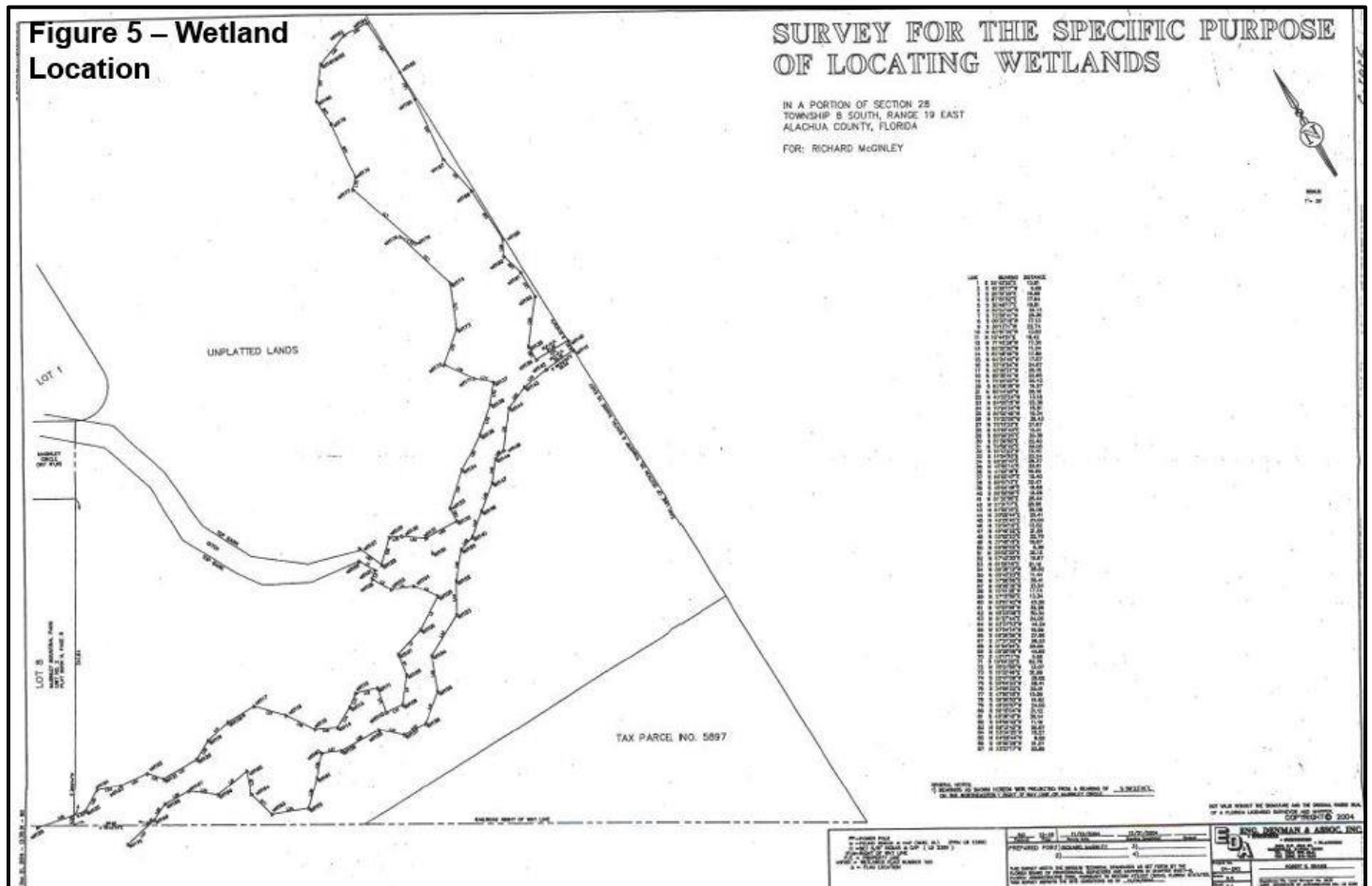
Environmental Analysis

The subject properties are developed parcels located within the McGinley Industrial Park. Existing industrial uses in the industrial park were constructed and have been at the site since the 1980s and 1990s. There are no lakes, springs, karst sensitive areas, or 100-year floodplains at the site. According to a report prepared by Pete Wallace of Ecosystem Research Corporation (ERC) in 2004 for the McGinley Industrial Park, no significant habitat was identified on site.

Wetlands:

There are no wetlands on the subject properties. Based on a delineation by Pete Wallace of ERC, a portion of Parcel 05893-000-000, which is east of the subject properties, contains wetlands (see Figure 5). According to the ERC Report, a creek runs through the wetland area. "This creek, likely a branch of Turkey Creek, is deeply-incised and flows to the south, under US 441 and ultimately to Pinkoson Springs. The wetland has been

significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary.”



Wellfield Protection Zone:

The subject parcels are not located in a wellfield protection zone.

Strategic Ecosystem:

The subject properties are not located within the Strategic Ecosystem as illustrated on Figure 6 below. There is a portion of Parcel 05893-000-000, that is located east of the subject properties, that is shown as being within the Alachua County Strategic Ecosystem (see Figure 6). This delineation was made prior to any of the parcels in the McGinley Industrial Park being annexed into the City of Alachua. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems.

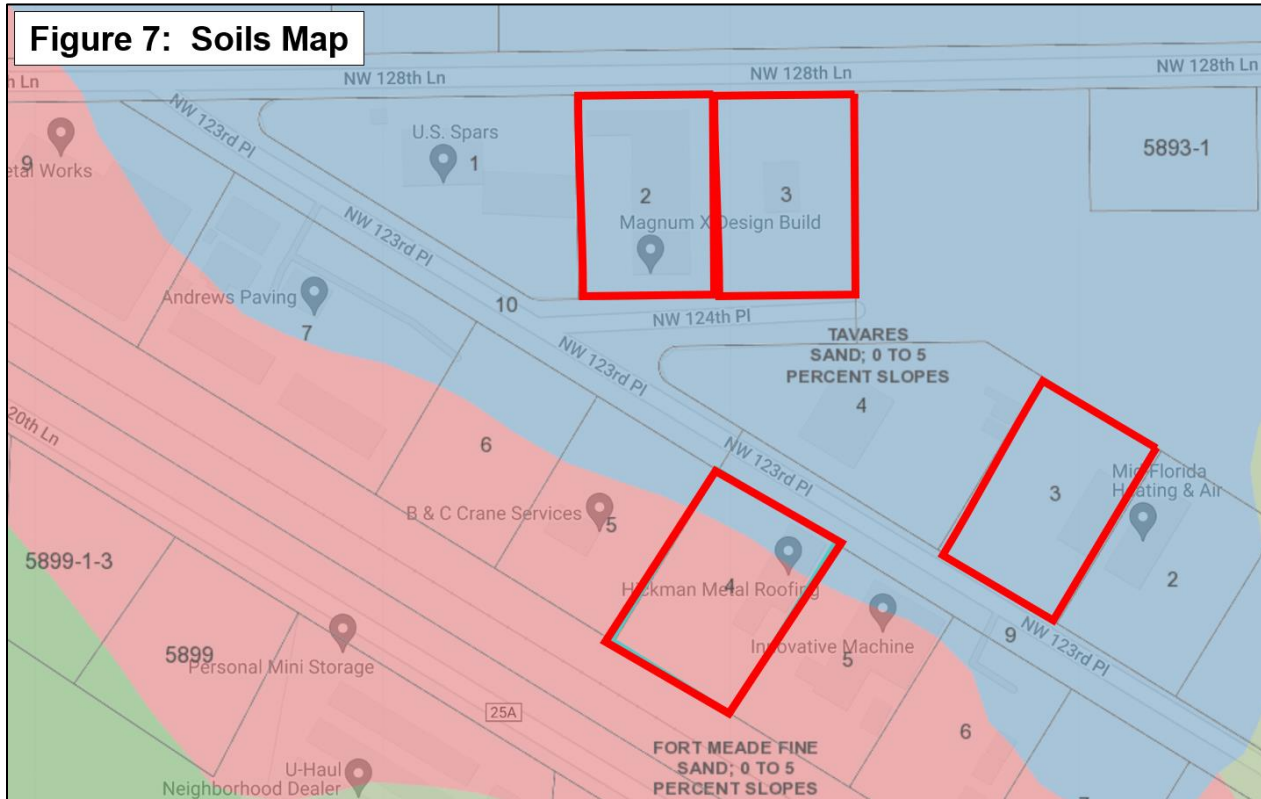
Figure 6: Strategic Ecosystem



Soils:

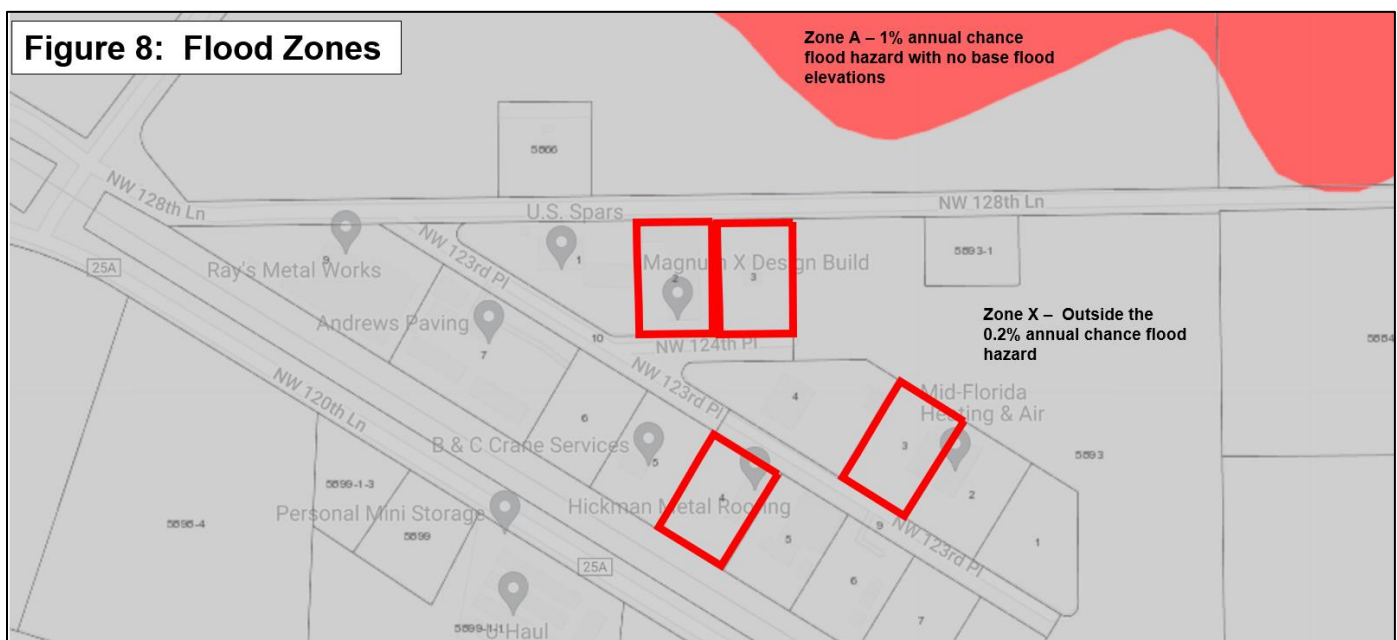
As indicated below in Figure 7, soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes and Tavares Sand; 0 to 5 percent slopes. According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is "a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields." Tavares sand, 0 to 5 percent slopes is a "nearly level to gently sloping, moderately well drained soil....This soil has slight limitations for dwellings without basements, small commercial buildings, and local road and streets."

Therefore, the soils on the subject property do not pose any limitations for the existing development on the property or any future development that might occur.



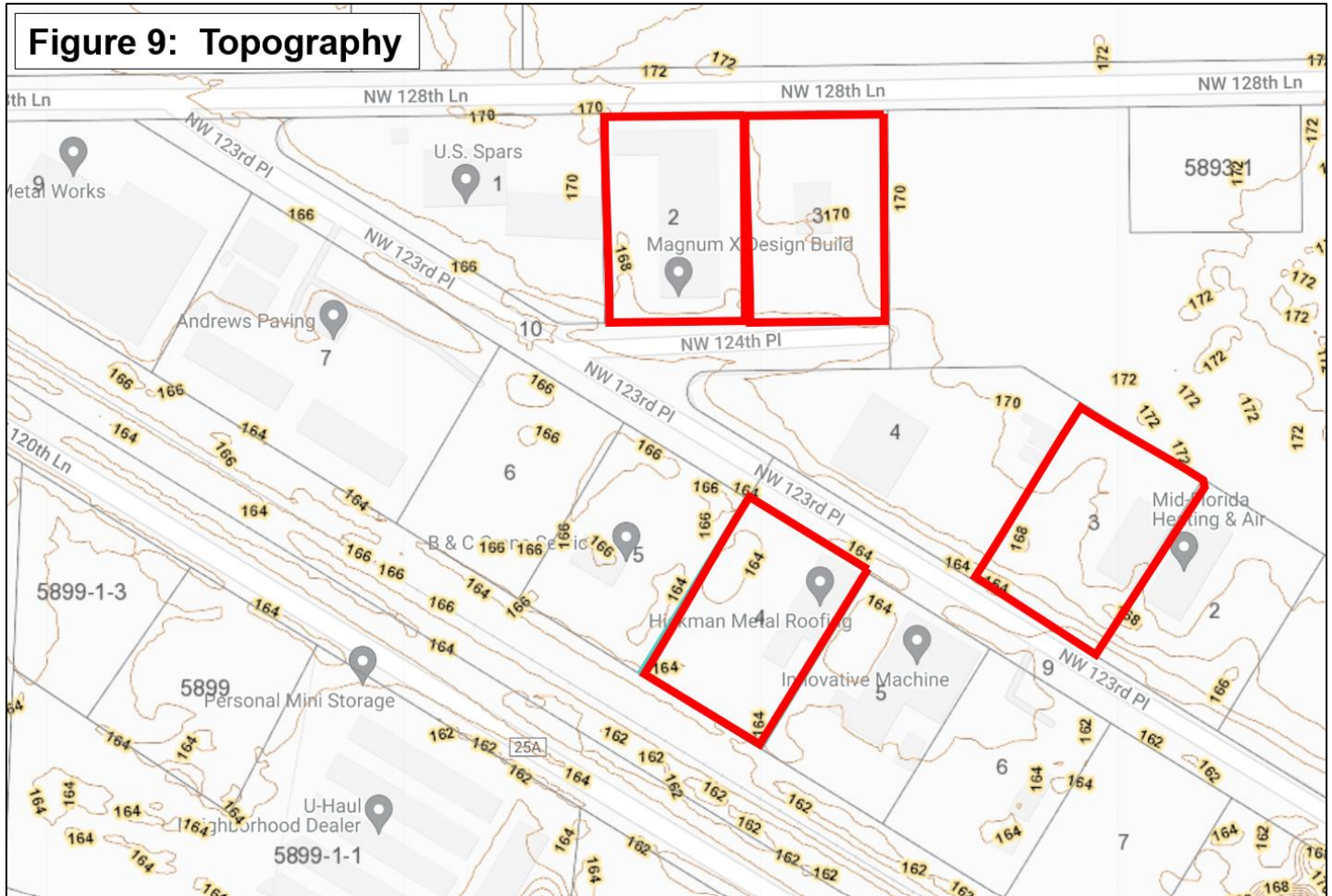
100-Year Flood Zone / Flood Potential:

The subject parcels are not located within the FEMA 100-year flood zone, as indicated in Figure 8 below. Therefore, no issues related to flood potential are associated with this property.



Topography:

Figure 9 below illustrates the topography on the subject parcels. The site elevation is generally flat with a high point of 170 feet and a low point of 164 feet.



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the underlying Industrial future land use category. The proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities Element, Conservation & Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

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

Goal 1: Future Land Use Map: The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Consistency: The intent of this application is to bring the subject parcels in the McGinley Industrial Park area into City of Alachua zoning consistency with the existing mapped Industrial future land use category.

Objective 1.5 Industrial: The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: As described in the Objective listed above, the proposed IG zoning district is consistent with the existing Industrial land use category. The City of Alachua provides a set of allowable uses in the IG zoning district that are compatible with the use on the subject properties (light industrial). Because the current Alachua County PUD zoning remains on these parcels, no new development or redevelopment can occur until City of Alachua zoning is placed on the properties.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Consistency: The uses on the subject parcels proposed for the IG zoning district is a light industrial use as described in the Policy above. Consistent with this Policy, the subject properties are located close to an active rail line and have close vehicular access to US 441 from existing streets. Performance standards in Policy 1.5.d for industrial uses will ensure that, if there is new development or redevelopment, it will be compatible with surrounding uses. However, at this time, there is no proposal for a change in the use of the properties or any new development on this site.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The use on the subject properties proposed for the IG zoning district is consistent with the uses allowed in the IG zoning district and the Industrial future land use category.

Policy 1.5.d The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

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

Consistency: The subject properties are already developed and has been for many years. Vehicular access to the site already exists. Any future development or redevelopment on the subject properties within the proposed Industrial General zoning district will comply with these design standards that help ensure that quality designed development will occur.

Goal 4: Infill and Redevelopment Standards: The City shall encourage new development and redevelopment to occur within developed areas of the City, 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.

Objective 4.1 Infill development: 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.

Consistency: The subject properties are already developed and surrounded by existing development in an older industrial park (dating back to the 1980s). There are no current plans for any new development on these sites, but any redevelopment of the parcels as permitted in the proposed zoning would be consistent with support for infill and redevelopment in the City of Alachua.

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

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

Consistency: The subject properties are already developed and has been for decades. Any new development on the sites (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves parcels with an Industrial land use category, there will be no impacts to Public Schools facilities. As described in the ‘Public Facilities Analysis’ portion of this report, adequate facilities (capacity) is currently available, however, there is no potable water or wastewater service available to serve the sites. Any redevelopment of the sites would need to factor these existing conditions.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City’s potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.*

Policy 9.1: *Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City of Alachua Comprehensive Plan, shall connect to the City’s potable water and wastewater system.*

Consistency: The parcels that are proposed for rezoning are already developed and has been for decades. The parcels are not being served by public potable water and wastewater facilities. There are no current plans for redevelopment of the sites. Any new development or redevelopment at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

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.*

Consistency: The subject properties are located in the McGinley Industrial Park, which has been partially developed for many years. The subject properties are currently developed, and there are no plans for new development or redevelopment of the site. This parcels have access from private streets within the industrial park. The industrial park has an existing connection to a local street that connects to other public streets.

Objective 1.1: Level of Service *The City shall establish and maintain a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: The proposed zoning change is to bring existing, developed Industrial PUD-zoned parcels into consistency with industrial zoning (proposed IG zoning district) in the City of Alachua (that has an existing Industrial future land use category). There is no anticipated change in the projected trip generation as a result of this rezoning. Any expansion or redevelopment of the developed parcels would require a concurrency analysis at the development plan application stage.

Capital Improvements Element:

Objective 1.2: Public Facilities Monitoring and Level of Service Standards The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards..

Consistency: The subject properties are already developed and there are no proposals for expansion of development on the sites associated with the rezoning. Any expansion or redevelopment of the parcels would require an analysis for availability of public facilities consistent with adopted LOS standards.

The existing use on the properties are connected to electric, but not potable water or wastewater services. The site are currently served by septic tanks and private wells for the existing developed sites and will remain in use.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change may result in changes in overall impacts on public facilities if the rezoning changes the allowable uses or density/intensity for the property. For this rezoning proposal, changes in impacts on public facilities are not anticipated because:

1. The rezoning is from an Alachua County Industrial PUD zoning district to a City of Alachua Industrial zoning district (proposed for IG). The rezoning does not significantly change the allowable uses or intensity at the site; the rezoning merely brings the site into consistency with the existing City of Alachua Industrial future land use category.
2. The subject parcels are part of an existing, developed industrial park that was constructed in the 1980s and 1990s. The parcels are already developed and in industrial use. Therefore, no public facility impacts are anticipated related to the rezoning of the properties.

As a result, there is no need to analyze public facility impacts because the sites are currently developed and there is no proposal for new development or redevelopment of the sites.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site-Specific Amendments to the Official Zoning Atlas

(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.*

Consistency: This rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed IG zoning is the appropriate implementing district for the City of Alachua Industrial land use category.

(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.*

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Code of Ordinances.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the parcels are rezoned to Industrial General, any future development or redevelopment on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development on the subject parcels shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

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

Consistency: The rezoning request will create a logical development pattern that is consistent with the City of Alachua Future Land Use designation of Industrial. Many of the surrounding properties recently have been rezoned to IG for consistency with the Industrial land use category (see Ordinance 20-04). The proposed IG zoning is for parcels in an existing industrial park where many of the parcels have the IG zoning district designation.

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

Consistency: This rezoning request will not result in a premature development pattern. The parcels are already developed, and it is in the McGinley Industrial Park, which was developed in the 1980s and 1990s.

(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.*

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Many of the surrounding properties recently were changed to IG zoning by Ordinance 20-04. The subject parcels are in an existing industrial park that has abutting roads on two sides.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses illustrates the existing uses for the surrounding properties:

The existing uses of the adjacent properties are as follows:

North: NW 128th Lane / Vacant land

East: Industrial use

West: Industrial Use

South: CSX Railway

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

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject parcels are existing light industrial uses and have been developed with industrial uses since the 1980s. The properties are located in the McGinley Industrial Park and are surrounded by industrial uses. The proposed IG zoning is compatible with the existing development in the area.

(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.

Consistency: The proposed rezoning is consistent with the surrounding pattern of development in the existing industrial park. The parcels were zoned Alachua County PUD in 1977. Many surrounding parcels in the McGinley Industrial Park recently were rezoned to IG by Ordinance 20-04). The pattern in the area is industrial and Alachua County agricultural to the north.

(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.

Consistency: This rezoning should be considered infill (not sprawl) due to its location within and existing developed industrial park that has been in place for decades.

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

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The subject parcels have been developed since the 1980s. Therefore, there are no adverse impacts on natural resources or ecosystems.

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

Consistency: The subject property is currently served by existing electric utilities and has access to existing public streets (US 441) from the internal private street system in the industrial park. Potable water and wastewater service are not currently available to serve these parcels and are not proposed by the City at this time.

3. *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.*

Consistency: The subject properties do not contain agricultural or silviculture areas and thus preserves those areas and activities.

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

Consistency: The proposed rezoning does not create new land uses on the subject parcels. These parcels are an existing industrial park that requires rezoning to City of Alachua IG from Alachua County PUD because it was annexed without being rezoned at the time of annexation. The parcels will continue to provide industrial-zoned land in a strategic location that will serve the needs of the local community and that is consistent with its Industrial future land use designation.

(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).*

Consistency: The abutting parcels within the McGinley Industrial Park have the same IG zoning designation as is being proposed for the subject property. Most of the surrounding properties in the McGinley Industrial Park have the IG zoning designation (see recent Ordinance 20-04). It should also be noted that the existing zoning on the site is Alachua County PUD, which is incompatible with the City of Alachua Industrial future land use category. This proposed rezoning is necessary to create a compatible zoning district for the properties that are consistent with the City of Alachua Industrial future land use designation.

(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.

Consistency: This is an existing developed site and has been since the 1980s. The sites are served by electric, but are not currently served by potable water or wastewater services. The sites are connected to existing public roads by an existing internal, private road system. Any future redevelopment of the parcels will not create a negative impact on public facilities if potable water and/or wastewater become available.

(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.

Consistency: The subject properties are developed sites and have been since the 1980s and as indicated in the Environmental Analysis section of this report (see above), there are no existing regulated natural resources. Therefore, there are no adverse effects on the environment due to the proposed rezoning.

Three polling locations

only one candidate drew an opponent.

Brown is unopposed and will automatically be returned to Seat 4 to serve another three-year term. Blalock will face off against challenger Eric L. Ford for Seat 5.

The election will be held Tuesday, April 9, 2024, to fill Seat 5 on for a three-year term ending in April 2027. Seat 4 will not appear on the ballot as Brown was the only qualifier for Seat 4.

The polls will be open from 7 a.m. until 7 p.m. on Tuesday, April 9, 2024 at the Legacy Park Multipurpose Center, the Cleather Hathcock, Sr. Community Center and the Clubhouse at Turkey Creek.

Candidate documents are available for review in the Deputy City Clerk's office at Alachua City Hall.

#

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alachuatoday.com

Boukari LAW, P.A.
www.boukarilaw.com

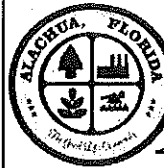
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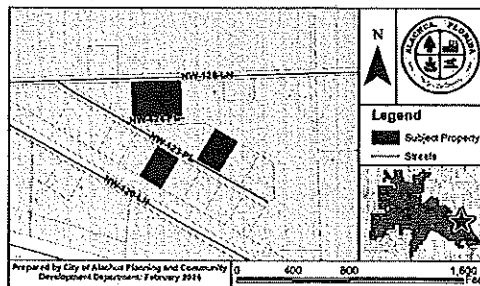
14804 Main Street
Alachua, Florida



City of
ALACHUA

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

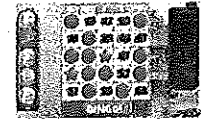
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of BDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ±4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 29, 2024)

Burial Insurance as



BINGO

Beginning on March 2nd
Doors open at 6:00

No one unc
Great Prizes \$\$\$
Good times v

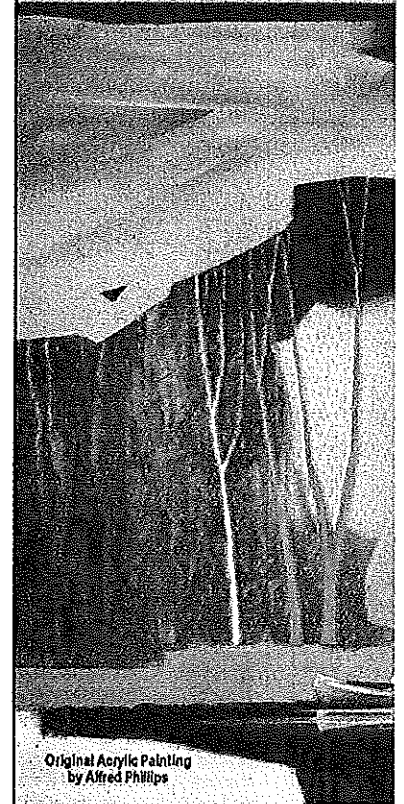
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OPEN TO THE PUBLIC -

17155 NW Hwy 4

Phone #: (386) 45-

Humbly and Simply Bringin

March 2-3, 2024
Saturday & Sunday
10:00am - 5:00pm



Original Acrylic Painting
by Alfred Phillips

Thank you to



AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(name)
SIGN ON 2/26/2024 FOR THE PR23-0003: McGinley Rezoning (2024)
(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.

Melissa Watson
(signature)

4 (four)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

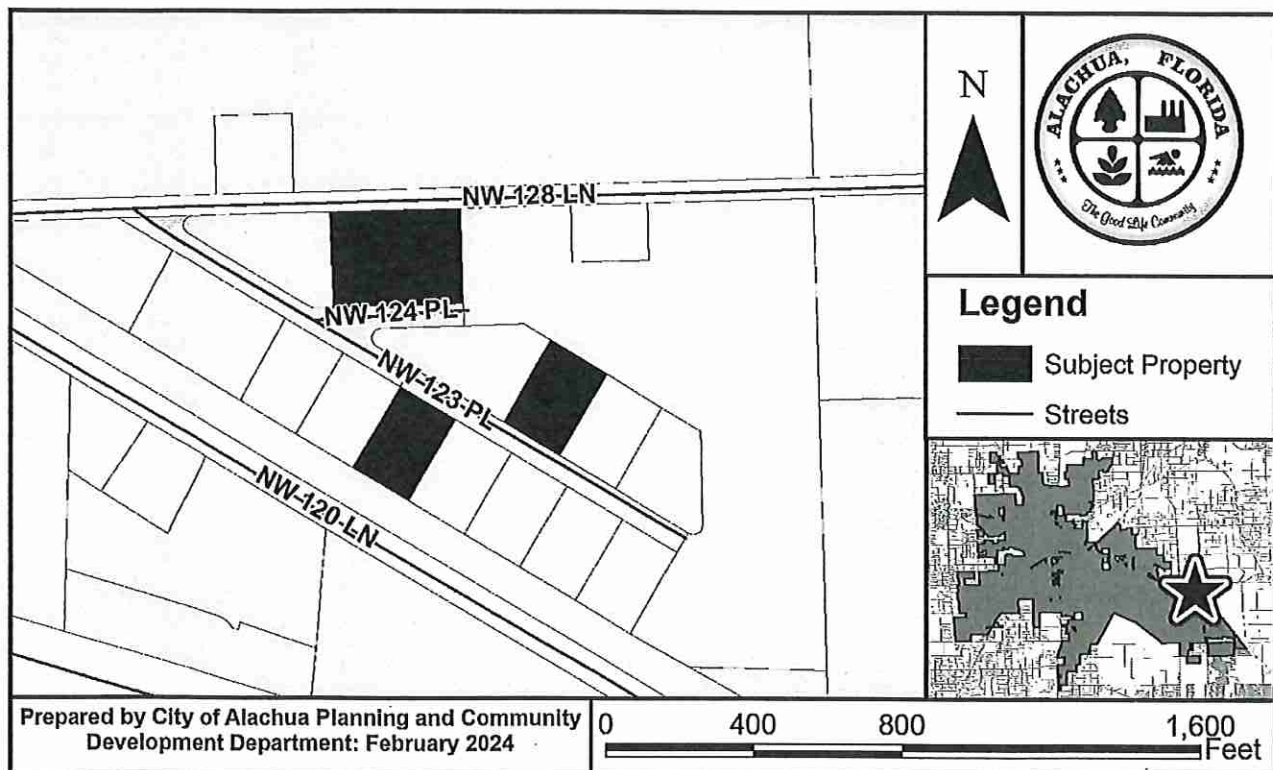


McGinley Industrial Park (2024) Rezoning



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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 12, 2024 at 6:00 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 Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Allnew Enterprises, LLC, QA Properties, LLC, Quinn Adams #3, LLC, and US Spars, Inc., property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on four (4) parcels totaling ± 4.04 acres from Planned Unit Development (Alachua County) to Industrial General (IG), located within McGinley Industrial Park and generally located north of County Road 25A (NW 120th Lane) and the CSX railroad right of way and south of NW 128th Lane; Tax Parcel Numbers 05893-010-002, 05893-010-003, 05893-020-003, and 05893-020-004. FLUM: Industrial; Existing Zoning: Planned Unit Development (Alachua County).



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 1501 at least 48 hours prior to the public hearing.

PERSONAL MINI STORAGE GNV 120 LLC
6327 EDGEWATER DR
ORLANDO, FL 32810

UNIVERSITY OF FLORIDA FOUNDATION
INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

HOPKINS & MAGURA
12051 NW US HWY 441 LOT 56
GAINESVILLE, FL 32653

ALLNEW ENTERPRISES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

PERSONAL MINI STORAGE GNV 120 LLC
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ORLANDO, FL 32810

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KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

US SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653

KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

GC AFFORDABLE HOMES LLC
7 HILLWOOD RD
MOBILE, AL 36608

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U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

STATE OF FLA IIF EDUC - U OF FL
% DEP-3900 COMMONWEALTH BLVD
TIITF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

MAILED

FEB 20 2024

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

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5562 NW 93rd Avenue
Gainesville, FL 32653

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PO Box 115050
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Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

MAILED *ok*

FEB 20 2024