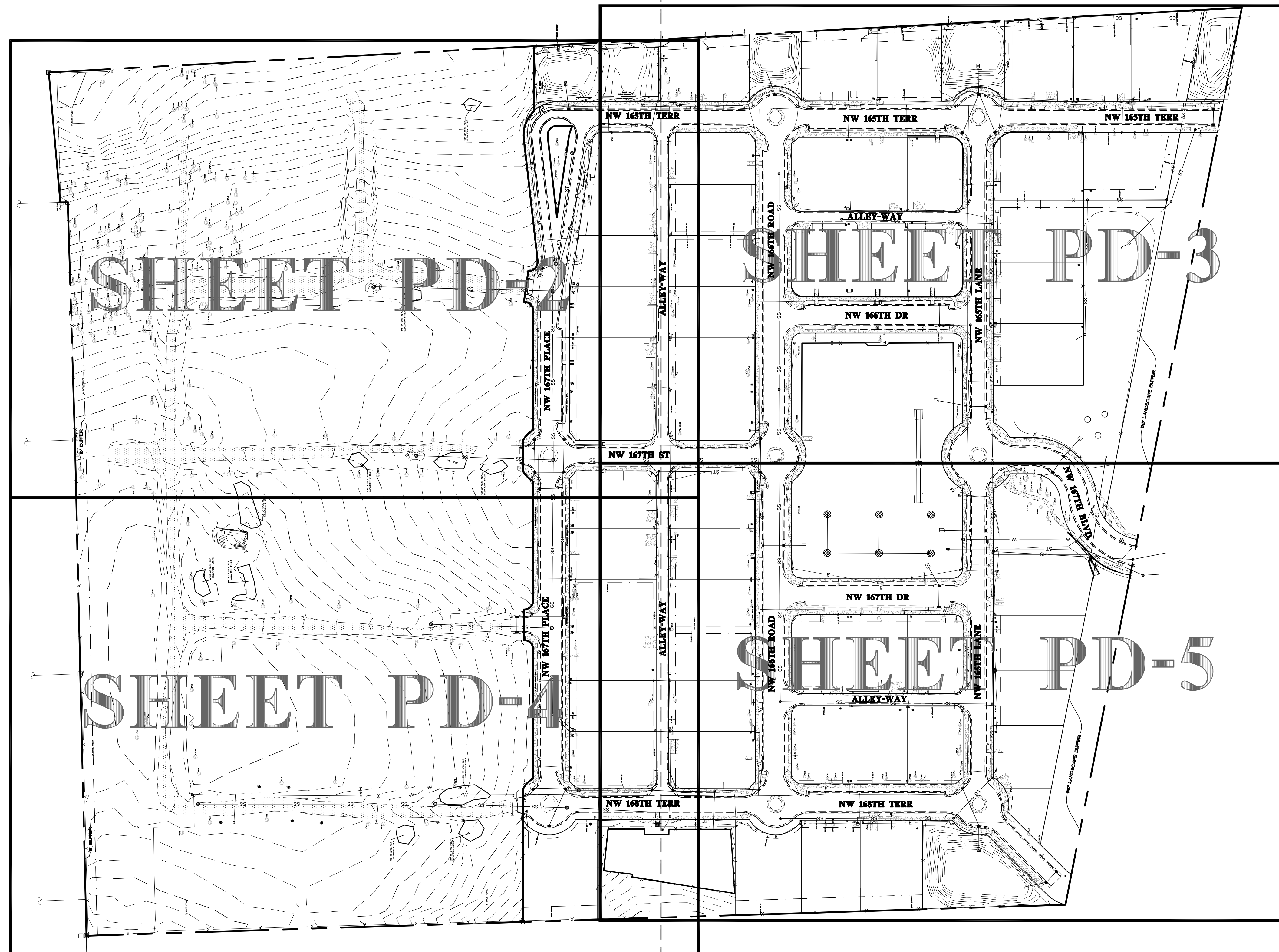
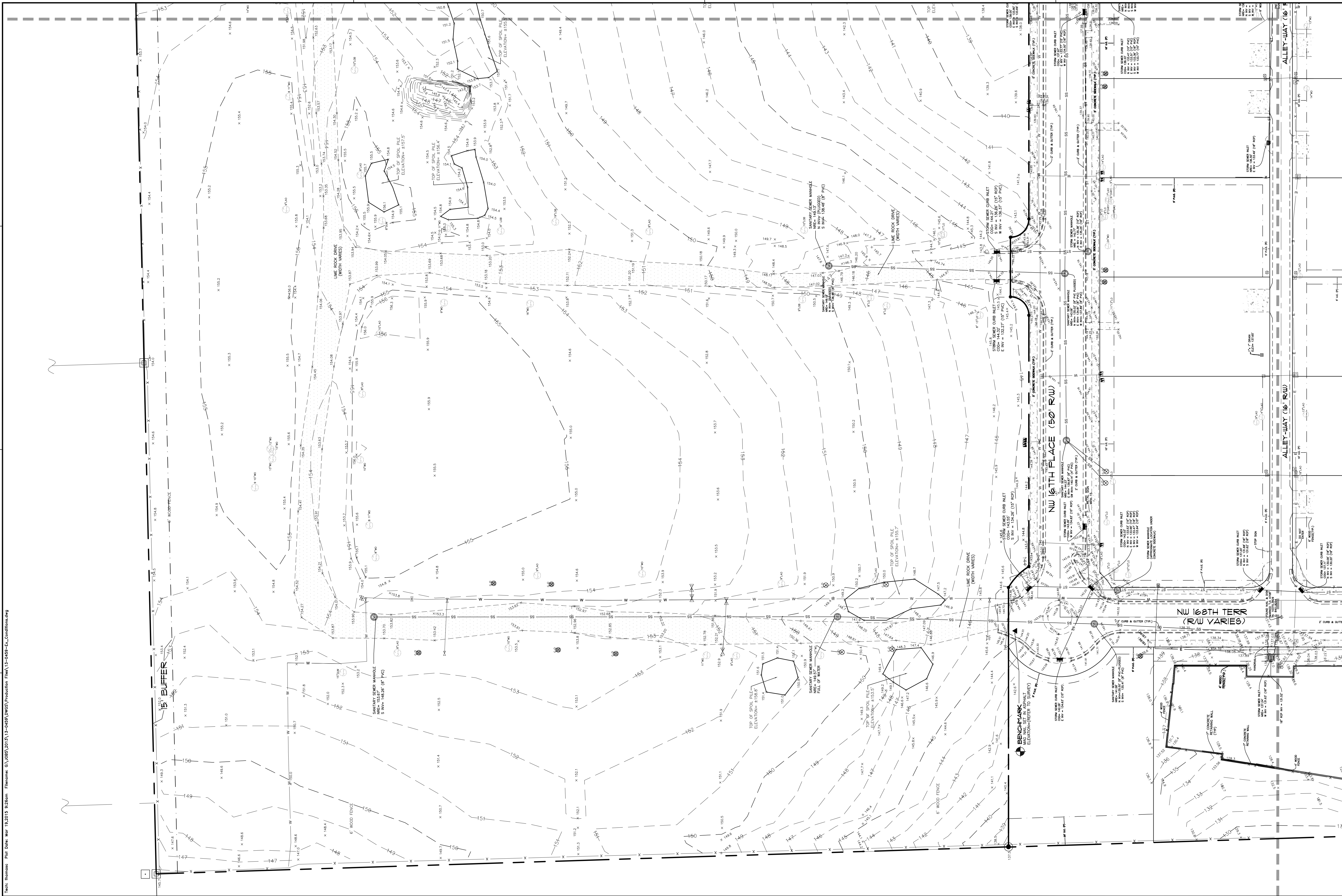


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1. Cover Letter
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5. Legal Description
6. Tax Information
7. Heritage Oaks Phase 1 Plat
8. Heritage Oaks Phase 2 Boundary Survey
- 9. PD Plan Set**
10. Neighborhood Workshop Information
11. Justification Report
12. Map Set



SHEET INDEX	
SHEET NUMBER	DESCRIPTION
PD-1 THRU PD-5	EXISTING CONDITIONS MAP
PD-6	CONCEPTUAL UTILITY PLAN
PD-7	MASTER PLAN
PD-8	PD SPECIFICATIONS



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OWNER: REGGIE ENTERPRISES LTD., LLC
TAX PARCEL: 100-00000-0000-0000

OWNER: SCHOOL BOARD OF ALACHUA COUNTY
TAX PARCEL: 100-00000-0000-0000

Public Facilities Analysis

Public facility impacts are calculated on the 44 single-family residential units permitted in Heritage Oaks Phase 2, the undeveloped portion of the project at the time of the approval of this PD Master Plan.

1. **Trip Generation & Distribution Calculations.** The trips generated by the 44 single-family residential units in Phase 2 will not negatively affect the impacted roadway segments. An analysis is included in the Justification Report submitted as part of the PD-R Rezoning application package. Primary access to the project site will be NW 167th Boulevard.

ITE Land Use ¹	Units	Daily		PM Peak	
		Rate ¹	Trips	Rate ¹	Trips
Single-Family Detached Housing (ITE 210)	44	9.52	419	1.02	45
Total			419		45

1. ITE Trip Generation Manual, 9th Ed.

Segment Description	Available Capacity ¹	Additional Trips	Residual Capacity
I-75 (From NCL of Alachua to US 441)	49,438 AADT 3,927 PM	109 AADT 12 PM	49,329 AADT 3,915 PM
I-75 (From US 441 to SCL of Alachua)	28,407 AADT 1,727 PM	133 AADT 14 PM	28,274 AADT 1,713 PM
US 441 (From SR 235 to NCL of Alachua)	5,635 AADT 405 PM	419 AADT 45 PM	5,216 AADT 360 PM
CR 235A South (South of US 441)	9,321 AADT 818 PM	102 AADT 11 PM	9,219 AADT 807 PM
CR 235A North (North of US 441)	12,991 AADT 1,163 PM	75 AADT 8 PM	12,916 AADT 1,155 PM

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. **Potable Water Impact.** The location of existing and proposed potable water infrastructure is shown on this Conceptual Utility Plan.

System Category	Gallons per day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flow ¹	1,140,000
Reserved Capacity ¹	108775
Residual Capacity ¹	1,051,225
Project Impacts	
44 Dwelling Units (DU) x 275 Gallons/DU/day = 12,100 gpd	1,039,125
Percentage of Permitted Design Capacity Utilized	54.82%

1. Source: City of Alachua December 2014 Development Monitoring Report.

3. **Sanitary Sewer Impact.** The location of existing and proposed sanitary sewer infrastructure is shown on this Conceptual Utility Plan.

System Category	Gallons per day
Current Permitted Capacity ¹	1,230,000
Less Actual Treatment Plant Flows ¹	595,000
Reserved Capacity ¹	82,325
Residual Capacity ¹	552,675
Project Impacts	
44 Dwelling Units (DU) x 250 Gallons/DU/day = 11,000 gpd	541,675
Percentage of Permitted Design Capacity Utilized	55.96%

1. Source: City of Alachua December 2014 Development Monitoring Report.

4. **Solid Waste Impact.** Solid Waste is taken to the New River Solid Waste Facility.

System Category	Tons per year
44 DU x 2.37 persons ¹ /DU x 0.73 tons/capita per year	76.12
Existing Demand	6,789
Reserved Capacity	964.42
Total average solid waste disposal for the facility ²	50-Year Capacity

1. City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.37 persons/d.u.
2. Source: City of Alachua December 2014 Development Monitoring Report.

5. **Projected Recreation Impact.** The Heritage Oaks PD-R will provide passive and active recreational facilities. Also, the project site is located less than 2 miles from Alan Hitchcock Theatre Park, Alachua Lions Club Downtown Park, and Skinner Field, Orien Hills Basketball Court, Tennis Court, Playground, and Shelter.

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage	88.60
Acreage Required to Serve Existing Population ¹	46.50
Reserved Capacity	0.50
Available Recreation Acreage	41.60

Project Impacts
44 DU x 2.37 persons/DU x 5 acres/1,000 persons² = 0.52 acres
1. City of Alachua December 2014 Development Monitoring Report.
2. City of Alachua, Recreation Element, Policy 1.2.b

6. **Schools.** The Heritage Oaks PD-R is served by Alachua County public schools and currently is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For school capacity planning, the School Board of Alachua County assesses concurrency in terms of its impact on the system as a whole and on the applicable SCSAs.

7. **Stormwater.** Potential stormwater management facilities (SMF) locations are identified on the PD Master Plan (Sheet PD-7) and shall be designed consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and shall be consistent with Suwannee River Water Management District regulations.

8. **Fire / EMS.** The Heritage Oaks PD-R will be served by Fire Station #21 located at 15040 NW US 441.

9. **Police.** The Heritage Oaks PD-R will be served by the City of Alachua Police Department located at 15000 NW 142nd Terrace.

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CA-6075

CHW
Professional Consultants

SCALE: 1"=80'
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CONSTRUCTION/DB/REVISIONS

REVISIONS
01/29/15 - CITY SUBMITTAL
03/10/15 - CITY RESUBMITTAL
03/19/15 - CITY RESUBMITTAL

CLIENT: DURATION BUILDERS, INC.
PROJECT: HERITAGE OAKS PD
SHEET TITLE: CONCEPTUAL UTILITY PLAN

DESIGNER: T.F. COWART
CHECKER: C. BRASHIER
QUANTITY CONTROL: C. BRASHIER
PROJECT NUMBER: 13-0459

SHEET NO.: PD-6

1
2
3
4

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A
B
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D

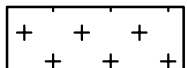
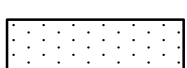
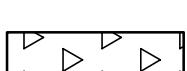
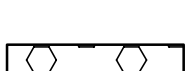

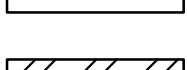
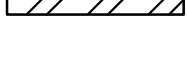
OWNER: REGAAR ENTERPRISES, L.P.
TAX PARCEL: 10-0000-000-000

OWNER: SCHOOL BOARD OF ALACHUA COUNTY
TAX PARCEL: 10-0000-000-000

PHASE 2 ← PHASE 1

PHASE 2 ← PHASE 1

LEGEND

-  **Residential (A-1)**
-  **Residential (A-2)**
-  **Residential (A-3)**
-  **Common Area/Open Space (C-1)**
-  **Common Area/Open Space (C-2)**
-  **Buffer (D)**
-  **Circulation (B)**

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Professional Consultants

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CONSTRUCTION REVISIONS

SUBMITTALS
01/29/15 - CITY SUBMITTAL
03/10/15 - CITY RESUBMITTAL
03/19/15 - CITY RESUBMITTAL

CLIENT: DURATION BUILDERS, INC.
PROJECT: HERITAGE OAKS PD

DESIGNER: T.F. COWART
DESIGNER: C. BRASHIER
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 13-0459

SHEET TITLE: MASTER PLAN
SHEET NO.: PD-7

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Heritage Oaks PD Specifications

1. Land Uses. Land uses shall be generally located as shown on the PD Master Plan. The maximum number of dwelling units allowed for the PD shall be 98 units and shall be located within the Residential Land Use (A) as shown on the PD Master Plan. Dwelling units may consist of single-family detached units as defined by the City's Land Development Regulations (LDR). Allowable uses for each land use area are set forth in Specification Note #8.
2. Phasing. The PD shall consist of two (2) phases. Phase 1 has been platted and the lots are shown on the PD Master Plan. Phase 2 development may be divided into smaller units for development according to the Final PD Plan to create a logical and/or functional development and infrastructure pattern or to respond to market demands.

Phase	By End of Year	Development Areas	Maximum Potential Development	Acres	Density / Intensity
1	2025	Residential (A-1)	54 units	11.4	4.74 du/ac
		Common Area / Open Space (C-1)	10,000 s.f. Community Center	1.8	0.13 F.A.R.
		Common Area / Open Space (C-2)	N/A	2.9	N/A
2	2025	Residential (A-2)	39 units	9.3	4.19 du/ac
		Residential (A-3)	5 units	2.0	2.5 du/ac
		Common Area / Open Space (C-2)	N/A	2.9	N/A

3. Project Boundary Buffers. Buffers shall be provided as shown on the PD Master Plan. A minimum 15-foot buffer with fencing shall be maintained along the northern project boundary. The fencing shall be a minimum of 6 ft. in height and consistent with the LDR Section 6.3. The fencing will be installed before the issuance of a certificate of occupancy for any building permit that is issued for a lot in Development Area A-3. A minimum 50-foot natural buffer shall be maintained along the southern project boundary.
4. Common Area / Open Space. Common Area and Open Space, as defined by the applicable sections of the LDR and the PD Master Plan, shall account for a minimum of 10% of the completed project. Open Space areas may exist in any land use area and may be developed at any rate. These areas may contain recreation features, such as nature trails, wildlife viewing areas, playgrounds, and community centers.
5. Circulation. The traffic circulation configuration is not intended to be exact and may vary slightly from what is depicted in the PD Master Plan in order to accommodate environmental features, such as topography, soil types, trees, etc. All internal streets shall have curb and gutter, with five-foot (5') sidewalks for pedestrian use, and pedestrian crosswalks at every intersection or roundabout.
6. Environmentally Sensitive Lands. The Heritage Oaks PD-R does not contain environmentally sensitive lands, wildlife habitat, or stream corridors.
7. Landowner / Developer Responsibility. The Landowner / Developer is responsible for providing right-of-way and easements and for constructing on-site infrastructure facilities for all other infrastructure located on the site of the PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The Landowner / Developer shall be responsible for making any other infrastructure improvements as required by City ordinances, to guarantee construction of all required infrastructure improvements, and if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. All infrastructure facilities not dedicated to the City shall be operated and maintained by a property owners' association formed as part of the subdivision process.

8. Allowable Land Use Classification Data

Development Area & Density	Allowable Uses*	Permitted Density / Intensity	Acres	Site %	Dimensional Standards
Residential (A-1)	Single-family Detached Residential Units	54 units	11.4	27.7%	<u>Setbacks:</u> Lots 1-4: 15 ft. Front, 15 ft. Rear, 5 ft. Side Lots 5-8: 15 ft. Front, 20 ft. Rear, 10 ft. Side Lots 9-10:15 ft. Front, 15 ft. Rear, 10 ft. Side Lot 11:15 ft. Front, 20 ft. Rear, 10 ft. Side Lots 12-13:15 ft. Front, 15 ft. Rear, 10 ft. Side Lot 14: 15 ft. Front, 20 ft. Rear, 10 ft. Side (L), 15 ft. Side (R) Lot 15: 15 ft. Front, 15 ft. Rear, 10 ft. Side (R), 15 ft. Side (L) Lots 16-19: 15 ft. Front, 10 ft. Rear, 10 ft. Side Lots 20-42: 15 ft. Front, 10 ft. Rear, 5 ft. Side Lots 43-45: 15 ft. Front, 15 ft. Rear, 5 ft. Side Lots 46-54: 15 ft. Front, 10 ft. Rear, 5 ft. Side Minimum Lot Area: 5,000 s.f. Minimum Lot Width: 50 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%
Residential (A-2)**	Single-family Detached Residential Units	39 units	9.3	22.6%	Front Setback: 15 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft. Minimum Lot Area: 8,000 s.f. Minimum Lot Width: 80 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%

Development Area & Density	Allowable Uses*	Permitted Density / Intensity	Acres	Site %	Dimensional Standards
Residential (A-3)**	Single-family Detached Residential Units	5 units	2.0	1.9%	Front Setback: 15 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft. Minimum Lot Area: 15,000 s.f. Minimum Lot Width: 80 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%
Circulation (B)	Roadways, parking, driveways, bicycle and pedestrian paths, and supportive infrastructure improvements	N/A	9.3	22.6%	Ph. 1 - Minimum 42 ft. Roadway R.O.W. Ph. 1 - Minimum 15 ft. Alley R.O.W. Ph. 2 - Minimum 50 ft. R.O.W.
Common Area / Open Space (C-1)	Public or private parks, recreational trail, resource based recreation, non-intensive communication / public infrastructure, community center	Maximum 10,000 s.f. Community Center	1.8	4.2%	Front Setback: 20 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft. Minimum Lot Area: 10,000 s.f. Minimum Lot Width: 100 ft. Maximum Building Height: 45 ft.
Common Area / Open Space (C-2)	Public or private parks, recreational trail, resource based recreation, non-intensive communication / public infrastructure,	N/A	5.8	14.1%	N/A
Buffers (D)***	Natural vegetation, landscaping, fencing	N/A	1.6	3.8%	N/A

* Common area / open space, stormwater management facilities (SMF), and other infrastructure may exist in all land use designations.
** A maximum of five (5) single-family residential lots shall be located adjacent to the northern project boundary.
*** Buffer areas shall count toward meeting the 10% minimum open space requirement.



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SCALE: 1"=60'
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CONSTRUCTION / PD REVISIONS

SUBMITTALS
01/29/15 - CITY SUBMITTAL
03/10/15 - CITY RESUBMITTAL
03/19/15 - CITY RESUBMITTAL

TECHNICAL	CUSTOMER	DURATION BUILDERS, INC.
DRAWN	PROJECT	HERITAGE OAKS PD
CHECKED	SHEET TITLE	PD SPECIFICATIONS
PROJECT NUMBER		13-0459

SHEET NO.: PD-8

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9. PD Plan Set
- 10. Neighborhood Workshop Information**
11. Justification Report
12. Map Set

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Rezoning for the Heritage Oaks development on ± 41.7 acres generally located in the northwest quadrant of U.S. 441 and I-75, east of Santa Fe High School (Tax Parcels #03053-001-000 and 03053-010-000 through 03053-010-054). The proposed changes will amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development-Residential (PD-R). A site plan for Heritage Oaks Phase II will also be discussed at this meeting. This is not a public hearing.

The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The meeting is Wednesday, December 17, at 6:00 p.m. at the Alachua County Library – Alachua Branch, Meeting Room B, 14913 NW 140th Street, Alachua, FL 32615.

Contact: Craig Brashier, AICP

Phone Number: (352) 331-1976





GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

MEMORANDUM

To: Neighbors of Heritage Oaks PN 13-0459
From: Craig Brashier, AICP, Project Manager
Date: December 3, 2014
RE: Neighborhood Workshop Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Rezoning for the Heritage Oaks development on ± 41.7 acres generally located in the northwest quadrant of U.S. 441 and I-75, east of Santa Fe High School (Tax Parcels #03053-001-000 and 03053-010-000 through 03053-010-054). The proposed changes will amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development-Residential (PD-R). A site plan for Heritage Oaks Phase II will also be discussed at this meeting. This is not a public hearing.

Date: Wednesday, December 17, 2014
Time: 6:00 p.m.
Place: Alachua County Library - Alachua Branch
Meeting Room B
14913 NW 140th Street
Alachua, FL 32615
Contact: Craig Brashier, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

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03053-010-028
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-029
BOUWENS & DOLLARD
16820 NW 66TH RD
Alachua, FL 32615

03053-010-030
JASON NUNN
16850 NW 166TH RD
ALACHUA, FL 32615

03053-010-031
WILLIAM M JR ROBERTSON
16880 NW 166TH RD
ALACHUA, FL 32615

03053-010-032
ADAM & MAHMOOD
16683 NW 167TH PL
Alachua, FL 32615

03053-010-033
VICKIE LUE DYAL
16653 NW 167TH PL
ALACHUA, FL 32615

03049-000-000
MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138
GAINESVILLE, FL 32606

03049-001-001
R O BRIDGES
PO BOX 1028
ALACHUA, FL 32616-1028

03049-001-002
GIACOMO CAIOZZO
16615 NW 171ST PL
ALACHUA, FL 32615

03049-001-011
VICKY ANN KENNA
16609 NW 171ST PL
ALACHUA, FL 32615-4863

03049-001-012
R E ROGERS
PO BOX 1188
ALACHUA, FL 32616-1188

03049-001-014
CRAIG & CRAIG & CRAIG TRUSTEES
17007 NW 171ST PL
ALACHUA, FL 32615

03052-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE
620 E UNIV AVE
GAINESVILLE, FL 32601

03053-001-000
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-001-001
HIPPI INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

03053-010-000
HERITAGE COMMON PROPERTIES
INC
2040 NW 67TH PL
GAINESVILLE, FL 32653

03053-010-001
JOHN J STEVENS
16775 NW 165TH LANE
ALACHUA, FL 32615

03053-010-002
RICHARD D II DOLBEC
16813 NW 165TH LANE
Alachua, FL 32615

03053-010-003
THOMAS H GRIEVE
16843 NW 165TH LN
ALACHUA, FL 32615

03053-010-004
TODD B BROOKS
16873 NW 165TH LN
ALACHUA, FL 32615

03053-010-005
RAYSA A LEIVA
5989 SW 112TH WAY
COOPER CITY, FL 33330-4558

03053-010-006
KYLE A STANDISH
16648 NW 168TH TER
ALACHUA, FL 32615

03053-010-007
TOYA L ROBINSON
16678 NW 168TH TER
ALACHUA, FL 32615

03053-010-008
DAVID LEE TAYLOR
16702 NW 168TH TER
ALACHUA, FL 32615

03053-010-009
RAMON J OSEJO
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-010-010
ROBERTO ROMERO
25700 SW 153RD CT
HOMESTEAD, FL 33032-6200

03053-010-011
RICHARD STONE
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
DAVID B FROMHOLT
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-013
MICHAEL JELMBERG
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-014
NATHANIEL M III FORD
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-015
CHARLES E MITCHELL
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-016
DIANE S CARTER
16527 NW 165TH LN
ALACHUA, FL 32615

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-018
CHARLES E WALLACE
16621 NW 165TH LN
ALACHUA, FL 32615

03053-010-019
TERRANCE M MANDARINO
16651 NW 165TH LN
ALACHUA, FL 32615

03053-010-020
HOLLER & KELSO
16885 NW 167TH PL
Alachua, FL 32615

03053-010-021
AUSTIN MCNICHOLS
16855 NW 167TH PL
Alachua, FL 32615

03053-010-022
BILL E WEBB
16825 NW 167TH PL
ALACHUA, FL 32615

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DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-024
FAIRCLOTH & FLOYD
PO BOX 433
ALACHUA, FL 32616

03053-010-025
MILDRED O SCHLICHT
11871 SURFBIRD CIR
JACKSONVILLE, FL 32256

03053-010-026
ROYCE W CHESSER
16704 NW 166TH RD
ALACHUA, FL 32615

03053-010-027
JOE DRURY
16744 NW 166TH RD
ALACHUA, FL 32615

03053-010-034
WILLIAM S RICHARD
16623 NW 167TH PL
ALACHUA, FL 32615

03053-010-035

03053-010-036
INC BLUE4.COM INFORMATION
SERVICES
16539 NW 167TH PL
ALACHUA, FL 32615-8906

03053-010-037
FLOYD & RUTTENBER
16518 NW 166TH RD
ALACHUA, FL 32615

03053-010-038
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-039
LANCE BRINER
16578 NW 166TH RD
ALACHUA, FL 32615

03053-010-040
GERALD A CORE
16622 NW 166TH RD
Alachua, FL 32615

03053-010-041
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-042
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-043
KINCAID & WUENSTEL JR
16643 NW 168TH TER
ALACHUA, FL 32615

03053-010-044
RALPH G GEPHART
16623 NW 168TH TER
ALACHUA, FL 32615

03053-010-045
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-046
BOLANOS & MCKERCHER W/H
16642 NW 167TH DR
ALACHUA, FL 32615

03053-010-047
BRANHAM & SANDHOLDT H/W
16622 NW 167TH DR
ALACHUA, FL 32615-6497

03053-010-048
JOSEPH LAMUTH
602 PEPPERWOOD DR
BREA, CA 92821

03053-010-049
MEADOWS & MEADOWS
16649 NW 166TH DR
ALACHUA, FL 32615-4996

03053-010-050

03053-010-051
AARON A HARRIS
16609 NW 166TH DR
ALACHUA, FL 32615

03053-010-052
KARA BOLTON HOMES INC
1816 NW 89TH DR
GAINESVILLE, FL 32606

03053-010-053
RICHARD E JR DAVIS
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-054
RICHARD B SCHULTZ
1171 APPIAN WAY
SANTA ANA, CA 92705

03053-010-028
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-029
BOUWENS & DOLLARD
16820 NW 66TH RD
Alachua, FL 32615

03053-010-030
JASON NUNN
16850 NW 166TH RD
ALACHUA, FL 32615

03053-010-031
WILLIAM M JR ROBERTSON
16880 NW 166TH RD
ALACHUA, FL 32615

03053-010-032
ADAM & MAHMOOD
16683 NW 167TH PL
Alachua, FL 32615

03053-010-033
VICKIE LUE DYAL
16653 NW 167TH PL
ALACHUA, FL 32615

03053-001-000
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-000
HERITAGE COMMON PROPERTIES
INC
2040 NW 67TH PL
GAINESVILLE, FL 32653

03053-010-001
JOHN J STEVENS
16775 NW 165TH LANE
ALACHUA, FL 32615

03053-010-002
RICHARD D II DOLBEC
16813 NW 165TH LANE
Alachua, FL 32615

03053-010-003
THOMAS H GRIEVE
16843 NW 165TH LN
ALACHUA, FL 32615

03053-010-004
TODD B BROOKS
16873 NW 165TH LN
ALACHUA, FL 32615

03053-010-005
RAYSA A LEIVA
5989 SW 112TH WAY
COOPER CITY, FL 33330-4558

03053-010-006
KYLE A STANDISH
16648 NW 168TH TER
ALACHUA, FL 32615

03053-010-007
TOYA L ROBINSON
16678 NW 168TH TER
ALACHUA, FL 32615

03053-010-008
DAVID LEE TAYLOR
16702 NW 168TH TER
ALACHUA, FL 32615

03053-010-009
RAMON J OSEJO
16681 NW 165TH TER
ALACHUA, FL 32615-4992

03053-010-010
ROBERTO ROMERO
25700 SW 153RD CT
HOMESTEAD, FL 33032-6200

03053-010-011
RICHARD STONE
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
DAVID B FROMHOLT
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-013
MICHAEL JELMBERG
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-014
NATHANIEL M III FORD
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-015
CHARLES E MITCHELL
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-016
DIANE S CARTER
16527 NW 165TH LN
ALACHUA, FL 32615

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA, FL 32615

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Bill Atwater		6017 NW 115th Place	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
John Tingue		333 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Laura Williams		12416 NW 148th Avenue	Alachua	FL	32615
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615



Heritage Oaks Planned Development

PD-R Rezoning & Site Plan

Neighborhood Workshop
December 17, 2014



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

Meeting Overview



The purpose of the neighborhood workshop:

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



Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Workshop to discuss a proposed Rezoning for the Heritage Oaks development on ±41.7 acres generally located in the northwest quadrant of U.S. 441 and I-75, east of Santa Fe High School (Tax Parcels 030503-001-000 and 030503-010-000 through 030503-010-054). The proposed changes will amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development-Residential (PD-R). A site plan for Heritage Oaks Phase II will also be discussed at this meeting. This is not a public hearing.

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposal's nature and to seek comments. We look forward to seeing you at the workshop.

G:\J08921\1313\080904-090401\GUT_141203_NH08.docx

engineering • surveying • planning • cost



Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976



civil **engineering** land **surveying** land **planning** construction engineering **inspection**

Review Process



Pre-Application Meeting	November 20 th
Neighborhood Workshop	December 17 th
Submit PD-R Rezoning Application	January 29 th
Planning & Zoning Board Public Hearing	April 14 th
City Commission Public Hearing	May 25 th
City Commission 1 st Reading	June 8 th
City Commission 2 nd Reading	June 22 nd
Final PD Plan (Major Subdivision Preliminary Plat)	July 30 th
Planning & Zoning Board Public Hearing	October 13 th
Construction Begins	December 2015 / January 2016

Context Map

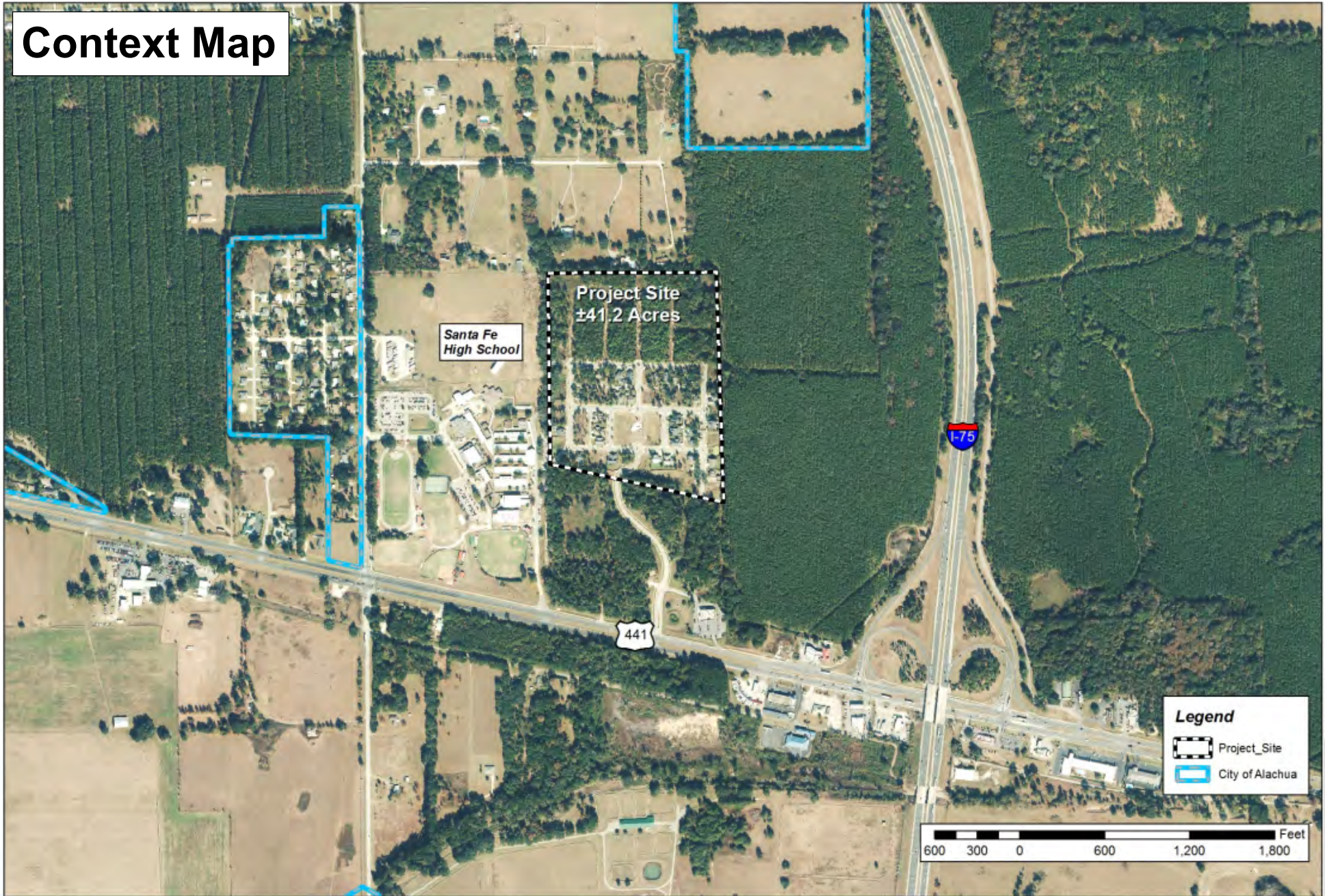


ILLUSTRATION 1A:
CONTEXT MAP

Heritage Oaks
Planned Development - Residential (PD-R)



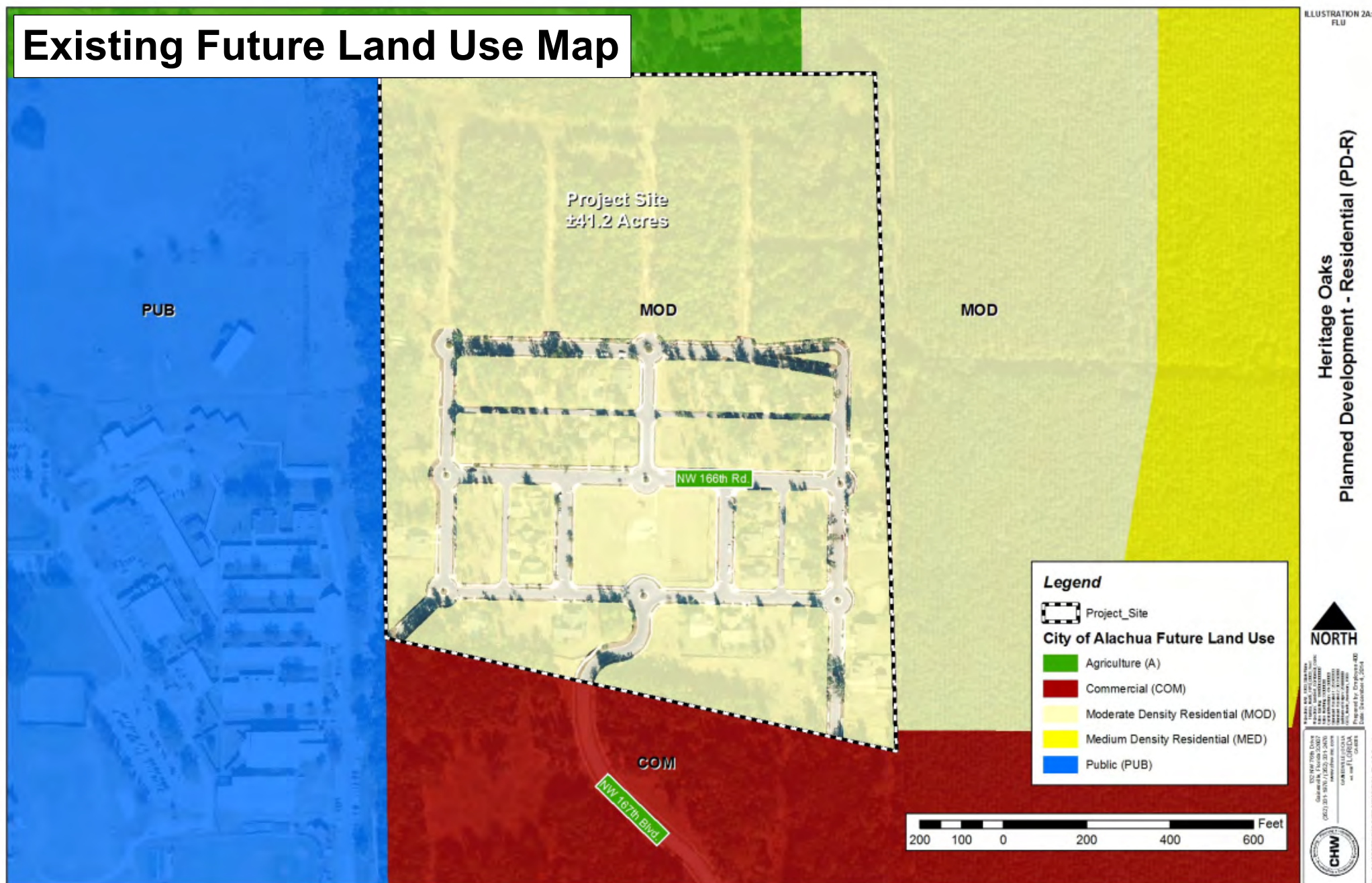
PROJECT NO. 1001-100-000
DATE: 10/1/2014
BY: J. L. GARCIA
CHECKED BY: J. L. GARCIA
APPROVED BY: J. L. GARCIA
PREPARED BY: EMPLOYEES K&B
DATE: 10/1/2014
FILE: G:\001001001\1001-100-000\1001-100-000.dwg



Heritage Oaks
Planned Development - Residential (PD-R)

1. $\frac{1}{2}$ 2. $\frac{1}{3}$ 3. $\frac{1}{4}$ 4. $\frac{1}{5}$ 5. $\frac{1}{6}$ 6. $\frac{1}{7}$ 7. $\frac{1}{8}$ 8. $\frac{1}{9}$ 9. $\frac{1}{10}$ 10. $\frac{1}{11}$ 11. $\frac{1}{12}$ 12. $\frac{1}{13}$ 13. $\frac{1}{14}$ 14. $\frac{1}{15}$ 15. $\frac{1}{16}$ 16. $\frac{1}{17}$ 17. $\frac{1}{18}$ 18. $\frac{1}{19}$ 19. $\frac{1}{20}$ 20. $\frac{1}{21}$ 21. $\frac{1}{22}$ 22. $\frac{1}{23}$ 23. $\frac{1}{24}$ 24. $\frac{1}{25}$ 25. $\frac{1}{26}$ 26. $\frac{1}{27}$ 27. $\frac{1}{28}$ 28. $\frac{1}{29}$ 29. $\frac{1}{30}$ 30. $\frac{1}{31}$ 31. $\frac{1}{32}$ 32. $\frac{1}{33}$ 33. $\frac{1}{34}$ 34. $\frac{1}{35}$ 35. $\frac{1}{36}$ 36. $\frac{1}{37}$ 37. $\frac{1}{38}$ 38. $\frac{1}{39}$ 39. $\frac{1}{40}$ 40. $\frac{1}{41}$ 41. $\frac{1}{42}$ 42. $\frac{1}{43}$ 43. $\frac{1}{44}$ 44. $\frac{1}{45}$ 45. $\frac{1}{46}$ 46. $\frac{1}{47}$ 47. $\frac{1}{48}$ 48. $\frac{1}{49}$ 49. $\frac{1}{50}$ 50. $\frac{1}{51}$ 51. $\frac{1}{52}$ 52. $\frac{1}{53}$ 53. $\frac{1}{54}$ 54. $\frac{1}{55}$ 55. $\frac{1}{56}$ 56. $\frac{1}{57}$ 57. $\frac{1}{58}$ 58. $\frac{1}{59}$ 59. $\frac{1}{60}$ 60. $\frac{1}{61}$ 61. $\frac{1}{62}$ 62. $\frac{1}{63}$ 63. $\frac{1}{64}$ 64. $\frac{1}{65}$ 65. $\frac{1}{66}$ 66. $\frac{1}{67}$ 67. $\frac{1}{68}$ 68. $\frac{1}{69}$ 69. $\frac{1}{70}$ 70. $\frac{1}{71}$ 71. $\frac{1}{72}$ 72. $\frac{1}{73}$ 73. $\frac{1}{74}$ 74. $\frac{1}{75}$ 75. $\frac{1}{76}$ 76. $\frac{1}{77}$ 77. $\frac{1}{78}$ 78. $\frac{1}{79}$ 79. $\frac{1}{80}$ 80. $\frac{1}{81}$ 81. $\frac{1}{82}$ 82. $\frac{1}{83}$ 83. $\frac{1}{84}$ 84. $\frac{1}{85}$ 85. $\frac{1}{86}$ 86. $\frac{1}{87}$ 87. $\frac{1}{88}$ 88. $\frac{1}{89}$ 89. $\frac{1}{90}$ 90. $\frac{1}{91}$ 91. $\frac{1}{92}$ 92. $\frac{1}{93}$ 93. $\frac{1}{94}$ 94. $\frac{1}{95}$ 95. $\frac{1}{96}$ 96. $\frac{1}{97}$ 97. $\frac{1}{98}$ 98. $\frac{1}{99}$ 99. $\frac{1}{100}$ 100. $\frac{1}{101}$ 101. $\frac{1}{102}$ 102. $\frac{1}{103}$ 103. $\frac{1}{104}$ 104. $\frac{1}{105}$ 105. $\frac{1}{106}$ 106. $\frac{1}{107}$ 107. $\frac{1}{108}$ 108. $\frac{1}{109}$ 109. $\frac{1}{110}$ 110. $\frac{1}{111}$ 111. $\frac{1}{112}$ 112. $\frac{1}{113}$ 113. $\frac{1}{114}$ 114. $\frac{1}{115}$ 115. $\frac{1}{116}$ 116. $\frac{1}{117}$ 117. $\frac{1}{118}$ 118. $\frac{1}{119}$ 119. $\frac{1}{120}$ 120. $\frac{1}{121}$ 121. $\frac{1}{122}$ 122. $\frac{1}{123}$ 123. $\frac{1}{124}$ 124. $\frac{1}{125}$ 125. $\frac{1}{126}$ 126. $\frac{1}{127}$ 127. $\frac{1}{128}$ 128. $\frac{1}{129}$ 129. $\frac{1}{130}$ 130. $\frac{1}{131}$ 131. $\frac{1}{132}$ 132. $\frac{1}{133}$ 133. $\frac{1}{134}$ 134. $\frac{1}{135}$ 135. $\frac{1}{136}$ 136. $\frac{1}{137}$ 137. $\frac{1}{138}$ 138. $\frac{1}{139}$ 139. $\frac{1}{140}$ 140. $\frac{1}{141}$ 141. $\frac{1}{142}$ 142. $\frac{1}{143}$ 143. $\frac{1}{144}$ 144. $\frac{1}{145}$ 145. $\frac{1}{146}$ 146. $\frac{1}{147}$ 147. $\frac{1}{148}$ 148. $\frac{1}{149}$ 149. $\frac{1}{150}$ 150. $\frac{1}{151}$ 151. $\frac{1}{152}$ 152. $\frac{1}{153}$ 153. $\frac{1}{154}$ 154. $\frac{1}{155}$ 155. $\frac{1}{156}$ 156. $\frac{1}{157}$ 157. $\frac{1}{158}$ 158. $\frac{1}{159}$ 159. $\frac{1}{160}$ 160. $\frac{1}{161}$ 161. $\frac{1}{162}$ 162. $\frac{1}{163}$ 163. $\frac{1}{164}$ 164. $\frac{1}{165}$ 165. $\frac{1}{166}$ 166. $\frac{1}{167}$ 167. $\frac{1}{168}$ 168. $\frac{1}{169}$ 169. $\frac{1}{170}$ 170. $\frac{1}{171}$ 171. $\frac{1}{172}$ 172. $\frac{1}{173}$ 173. $\frac{1}{174}$ 174. $\frac{1}{175}$ 175. $\frac{1}{176}$ 176. $\frac{1}{177}$ 177. $\frac{1}{178}$ 178. $\frac{1}{179}$ 179. $\frac{1}{180}$ 180. $\frac{1}{181}$ 181. $\frac{1}{182}$ 182. $\frac{1}{183}$ 183. $\frac{1}{184}$ 184. $\frac{1}{185}$ 185. $\frac{1}{186}$ 186. $\frac{1}{187}$ 187. $\frac{1}{188}$ 188. $\frac{1}{189}$ 189. $\frac{1}{190}$ 190. $\frac{1}{191}$ 191. $\frac{1}{192}$ 192. $\frac{1}{193}$ 193. $\frac{1}{194}$ 194. $\frac{1}{195}$ 195. $\frac{1}{196}$ 196. $\frac{1}{197}$ 197. $\frac{1}{198}$ 198. $\frac{1}{199}$ 199. $\frac{1}{200}$ 200. $\frac{1}{201}$ 201. $\frac{1}{202}$ 202. $\frac{1}{203}$ 203. $\frac{1}{204}$ 204. $\frac{1}{205}$ 205. $\frac{1}{206}$ 206. $\frac{1}{207}$ 207. $\frac{1}{208}$ 208. $\frac{1}{209}$ 209. $\frac{1}{210}$ 210. $\frac{1}{211}$ 211. $\frac{1}{212}$ 212. $\frac{1}{213}$ 213. $\frac{1}{214}$ 214. $\frac{1}{215}$ 215. $\frac{1}{216}$ 216. $\frac{1}{217}$ 217. $\frac{1}{218}$ 218. $\frac{1}{219}$ 219. $\frac{1}{220}$ 220. $\frac{1}{221}$ 221. $\frac{1}{222}$ 222. $\frac{1}{223}$ 223. $\frac{1}{224}$ 224. $\frac{1}{225}$ 225. $\frac{1}{226}$ 226. $\frac{1}{227}$ 227. $\frac{1}{228}$ 228. $\frac{1}{229}$ 229. $\frac{1}{230}$ 230. $\frac{1}{231}$ 231. $\frac{1}{232}$ 232. $\frac{1}{233}$ 233. $\frac{1}{234}$ 234. $\frac{1}{235}$ 235. $\frac{1}{236}$ 236. $\frac{1}{237}$ 237. $\frac{1}{238}$ 238. $\frac{1}{239}$ 239. $\frac{1}{240}$ 240.

ILLUSTRATION 2A:
FLU



Existing Zoning Map

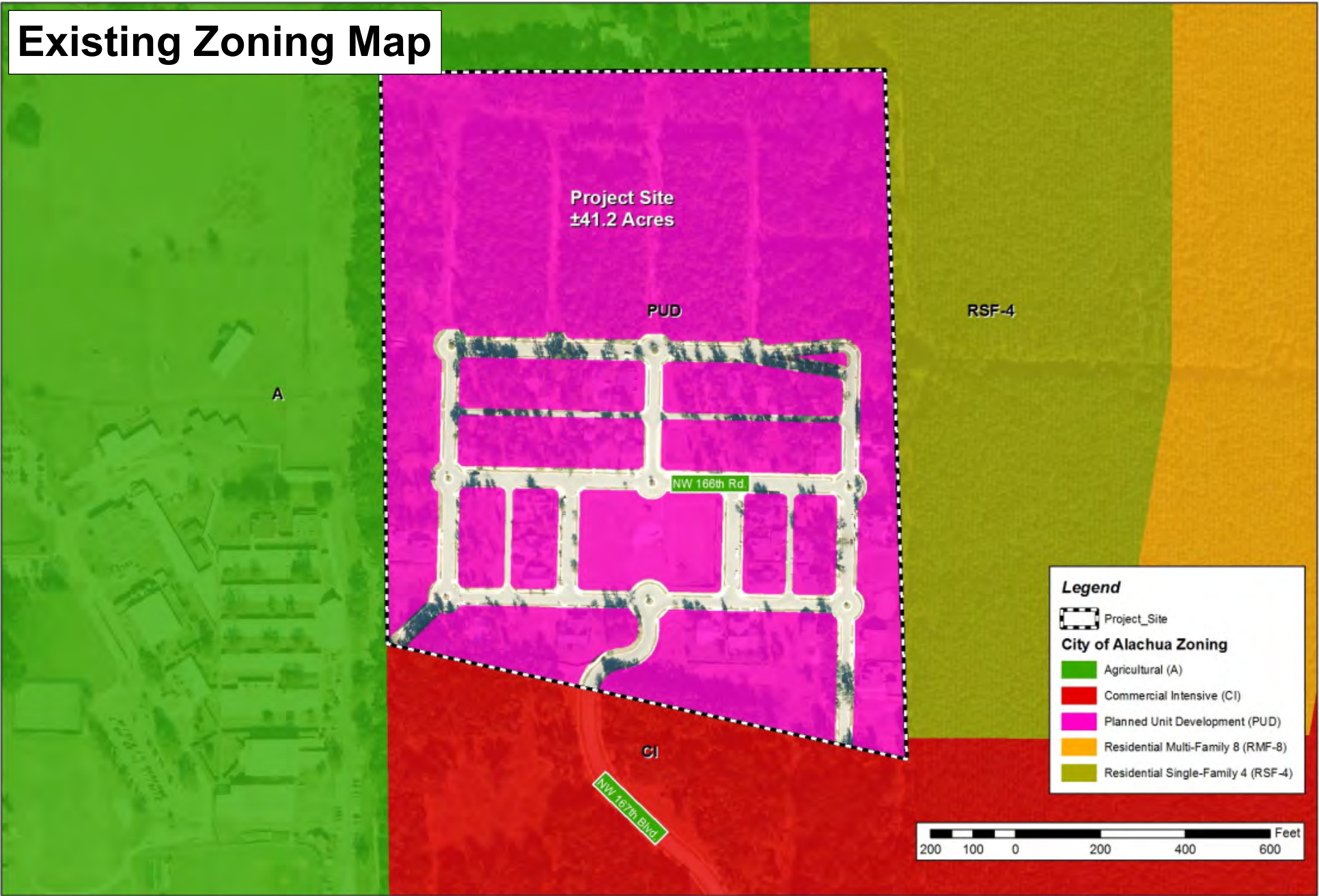
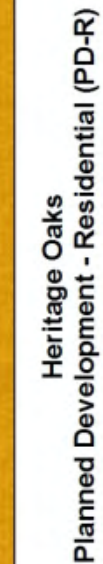


ILLUSTRATION 3A:
ZONE

Heritage Oaks
Planned Development - Residential (PD-R)[illegible]

The CHS is a non-profit organization, 501(c)(3) not-for-profit.

ILLUSTRATION 3B:
ZONE PROPOSED

[illegible][illegible]

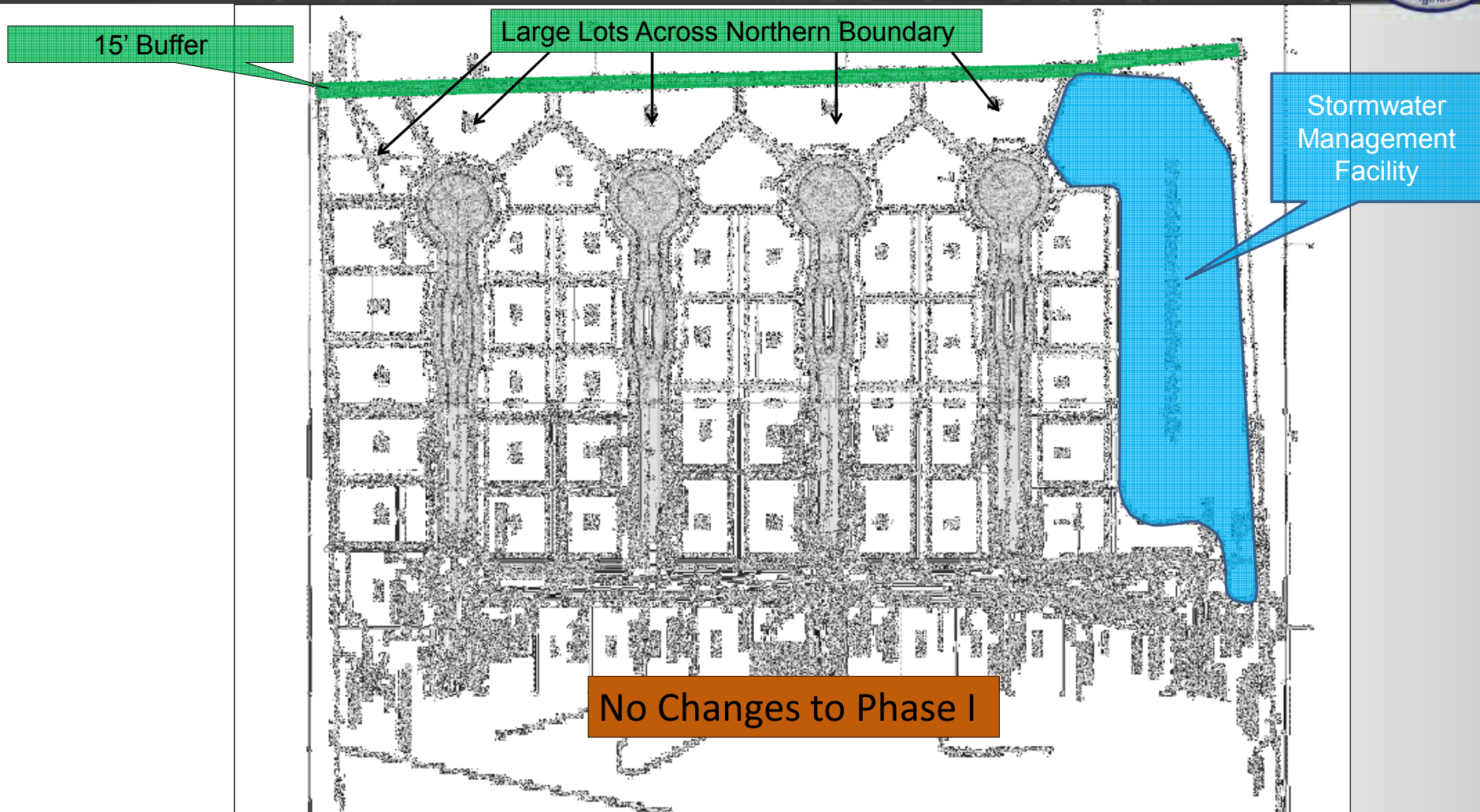
Proposed Changes



- **NO CHANGES TO PHASE I**

- Lots in Phase I are platted and will not change
- Number of Lots in Phase I will not change
- Phase I open space will not change
- Phase II roadway layout revised to cul-de-sacs
- Number of lots in Phase II increased from 41 to 44

Concept Plan





Heritage Oaks Planned Development

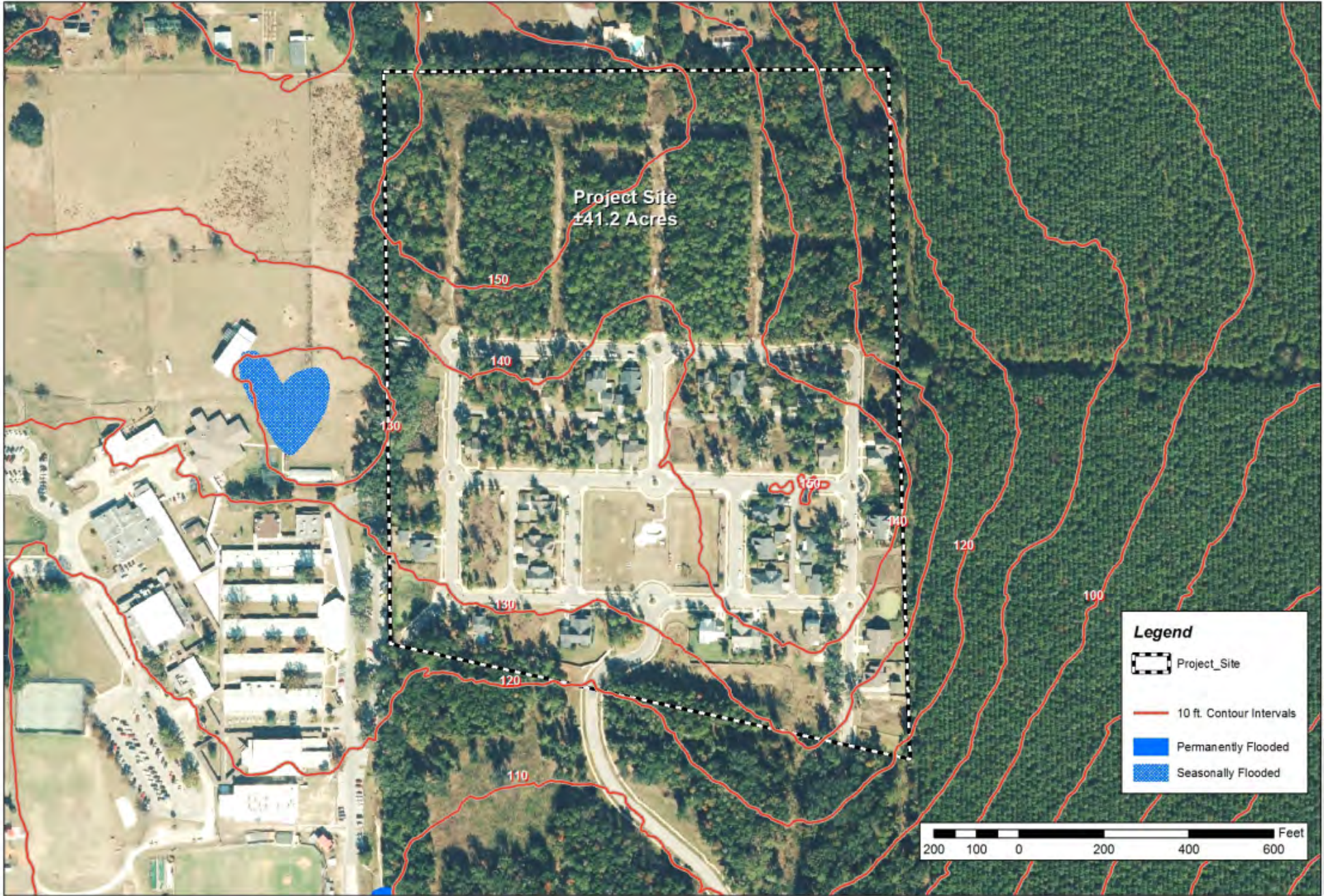
PD-R Rezoning & Site Plan

Neighborhood Workshop
December 17, 2014



CAUSSEAU, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**



Project Site
±41.2 Acres

Legend

Project_Site

10 ft. Contour Intervals

Permanently Flooded

Seasonally Flooded

200 100 0 200 400 600 Feet

NORTH

PROJECT NO. 1001-001-001
DATE: 10/1/2011
BY: J. L. GIBSON
CHECKED BY: J. L. GIBSON
APPROVED BY: J. L. GIBSON
PREPARED BY: J. L. GIBSON
DATE: 10/1/2011

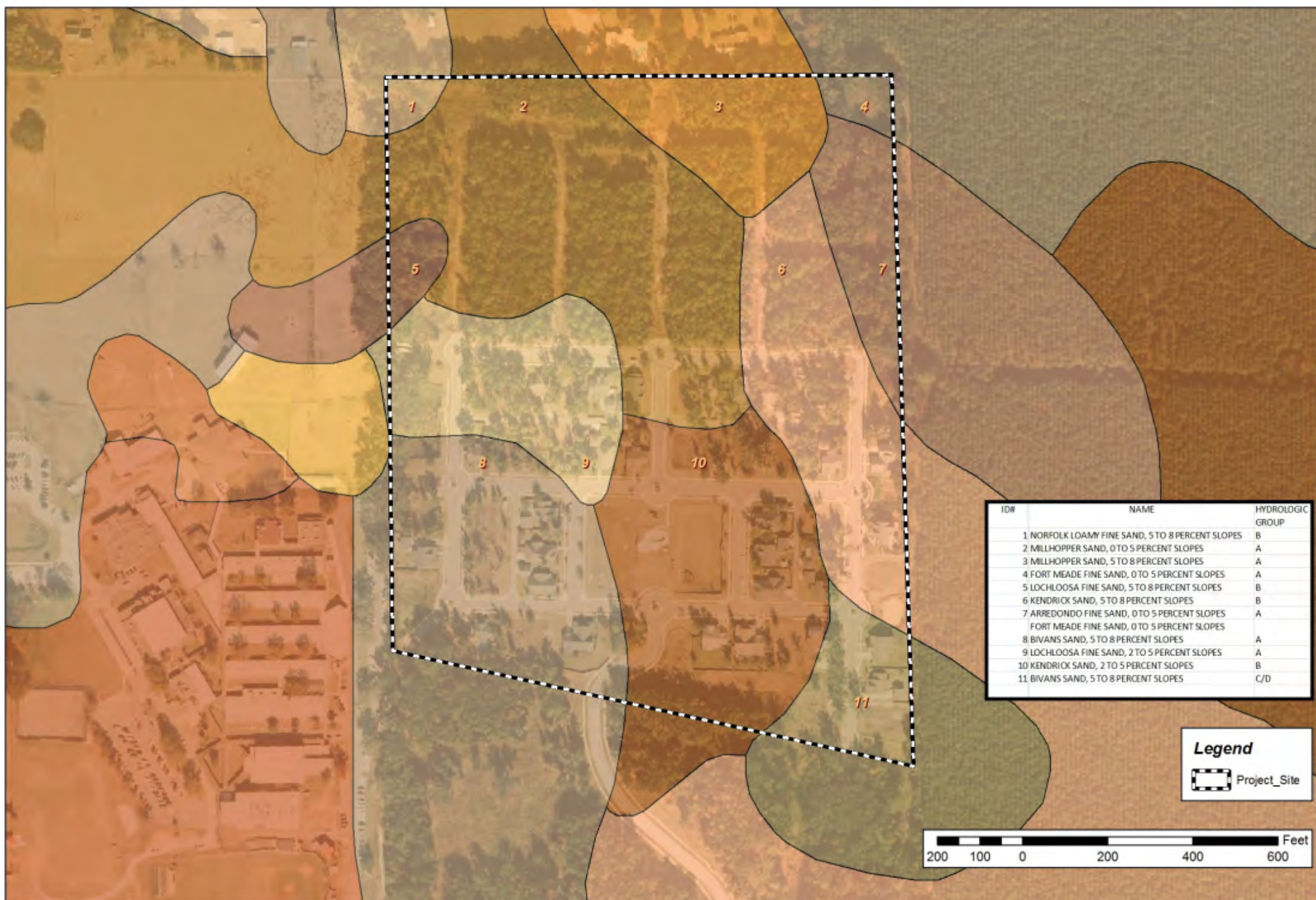
CHW
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10/1/2011 1:11:11 PM
J. L. GIBSON
10/1/2011 1:11:11 PM

CHW
C:\Users\jlgibson\Documents\1001-001-001\1001-001-001.dwg
10/1/2011 1:11:11 PM
J. L. GIBSON
10/1/2011 1:11:11 PM

File: G:\001001001\1001-001-001\1001-001-001.dwg, Plot: 1 of 2

ILLUSTRATION 4:
ENV

Heritage Oaks
Planned Development - Residential (PD-R)





GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: December 17, 2014
Place: Alachua County Library, Alachua Branch
Re: Heritage Oaks PD-R Rezoning & Site Plan

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Noble Cray	17007 17th Pl	
2	Tom Cowart	SBAC	Tom Cowart
3	Kevin Stratton	16567 NW 165th Ln	Kevin Stratton
4	Charles Wallace	16621 NW 165th Ln	
5	Shane Andrew ACES		
6	BRITTON JONES	DURATION BUILDINGS	Bjones
7			
8			
9			
10			
11			

HERITAGE OAKS NEIGHBORHOOD MEETING
DECEMBER 17, 2014, AT 6:00 PM
ALACHUA BRANCH, ALACHUA COUNTY LIBRARY

Recorded and transcribed by CHW, Inc. staff.

CHW, Inc. – Craig Brashier, AICP

CHW delivered a presentation that explained the details of the proposed PUD / PD-R Amendment application. The following bullet points highlight the main points of the presentation and the discussion items following the presentation.

- The Heritage Oaks Planned Unit Development was originally approved by Ordinance No. O-03-05 and later amended by Ordinance 05 12.
- The approved PUD permits a total of 96 single-family residential units.
- Phase 1 has been platted and a portion of the single-family residential units have been constructed.
- This application represents an amendment to the approved Heritage Oaks PUD. The applicant is requesting to modify the roadway layout in Phase 2 and add two (2) single-family residential units for a total of 98.
- The currently approved PUD has four (4) north-south roadways connected by east-west roadways at each end. The proposed application will convert the four (4) north-south roadways to cul-de-sacs by removing the connecting roadway at the northern end. The proposed layout can be seen on the PD Master Plan submitted with this application.
- No changes are proposed to Phase 1. The platted lots within Phase 1 have been incorporated into the revised PD Master Plan.
- Since the City's Land Development Regulations (LDR) no longer include PUDs, this application also proposes to change the zoning nomenclature to PD-R.
- CHW also presented a site plan and discussed details of the plan.
- No one in attendance at the meeting voiced objections to the proposed PD-R amendment application or site plan.

Application Package Table of Contents

1. Cover Letter
2. Rezoning Application & Public School Student Generation Form
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
6. Tax Information
7. Heritage Oaks Phase 1 Plat
8. Heritage Oaks Phase 2 Boundary Survey
9. PD Plan Set
10. Neighborhood Workshop Information
- 11. Justification Report**
12. Map Set



Heritage Oaks Planned Development

Residential (PD-R) Rezoning
March 10, 2015

Prepared for: Duration Builders, Inc.

Submitted to:
City of Alachua
Office of Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

Prepared by:

Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607
Project Manager: Craig Brashier

PN# 13-0459
G:\JOBS\2013\13-0459\Planning\150310_Resubmittal\Working Docs\Cover_150310_PD-R

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Consistency with the Comprehensive Plan	6
Consistency with Land Development Regulations	10
Standards for Site Specific Amendment to the Official Zoning Atlas	12
General Standards for All PD Districts	17
Additional Standards for PD-R Districts	20
Public Facilities Analysis	22

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Executive Summary

To: Kathy Winburn, AICP, City of Alachua, Planning Director

PN 13-0459

From: Craig Brashier, AICP, Planning Project Manager

Date: January 29, 2015

Re: Heritage Oaks Planned Development – Residential (PD-R) Rezoning

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Development:</u> Amend Phase 2 of the Heritage Oaks Planned Unit Development (PUD) to reconfigure roadways and allow 44 single-family residential units in Phase 2.
<u>Description of Location:</u> Heritage Oaks is an approved PUD located about ½-mile west of I-75 on the north side of US 441.	
<u>Parcel Numbers:</u> 03053-001-000, 03053-010-000 through 03053-010-054	<u>Acres:</u> ± 41.2 Acres
<u>Current Future Land Use Category:</u> Moderate Density Residential Density: 0 to 4 units per acre	<u>Proposed Future Land Use Category:</u> Moderate Density Residential Density: 0 to 4 units per acre
<u>Current Zoning Category:</u> Planned Unit Development Maximum Single-Family Residential Units: 95 (Ordinance 05 12) Density: 2.31 units per acre	<u>Proposed Zoning Category:</u> Planned Development – Residential (PD-R) Maximum Single-Family Residential Units: 98 Density: 2.38 units per acre

STATEMENT OF PROPOSED CHANGE

The Heritage Oaks Planned Unit Development was originally approved by Ordinance No. O-03-05 and later amended by Ordinance 05 12. The approved PUD permits a total of 95 single-family residential units. Phase 1 has been platted and a portion of the single-family residential units have been constructed.

The project site is located approximately 1/2-mile west of I-75, north of US 441. Heritage Oaks is accessed via NW 167th Boulevard. An Ingress, Egress, & Utilities Easement (ORB 2635, Page 1267) grants access through Alachua County Tax Parcel 03053-001-001. Figure 1 shows the site's location.

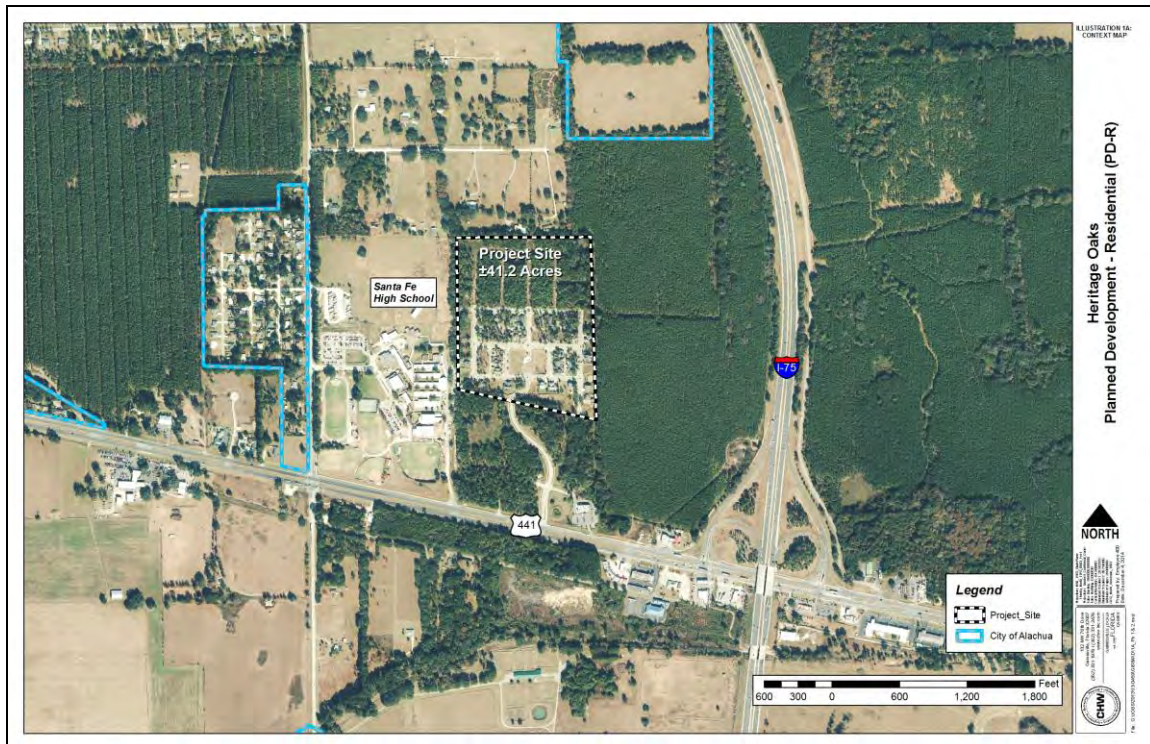


Figure 1: Location Map

Santa Fe High School is adjacent to the west of Heritage Oaks. Lands designated for commercial use are adjacent to the south. Construction has begun on this adjacent commercial property. Undeveloped land designated for residential use is adjacent to the east and existing single-family homes are adjacent to the site's northern boundary. The Future Land Use and Zoning designations for adjacent properties are shown in Table 1 and on Figures 2 – 4.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Agriculture	Agricultural (A)
South	Commercial	Commercial Intensive (CI)
East	Moderate Density Residential	Residential Single-Family 4 (RSF-4)
West	Public	Agricultural (A)

This application requests to rezone the Heritage Oaks PUD to Planned Development- Residential (PD-R). The applicant is requesting to modify the Phase 2 roadway layout and develop 44 single-family residential units in Phase 2. The currently approved PUD has four (4) north-south roadways connected by east-west roadways at each end. The proposed application will convert the four (4) north-south roadways to cul-de-sacs by removing the connecting roadway at the northern end. The proposed layout can be seen on the PD Master Plan submitted with this application.

No changes are proposed to Phase 1. The platted lots within Phase 1 have been incorporated into the revised PD Master Plan. Since the City's Land Development Regulations (LDR) no longer include PUDs, this application also proposes to change the zoning nomenclature to PD-R.

Compatibility with Existing Residential Area to the North

A 15-foot buffer with a fence will be provided along the northern boundary of the site included in Phase 2. The proposed PD-R also limits the number of single-family residential lots along the northern boundary to five (5). Buffers are not required along the eastern and western boundaries. Santa Fe High School is located to the west of the project site and property to the east is also designated for Moderate Density Residential development on the FLUM.



Figure 2: Existing Future Land Use

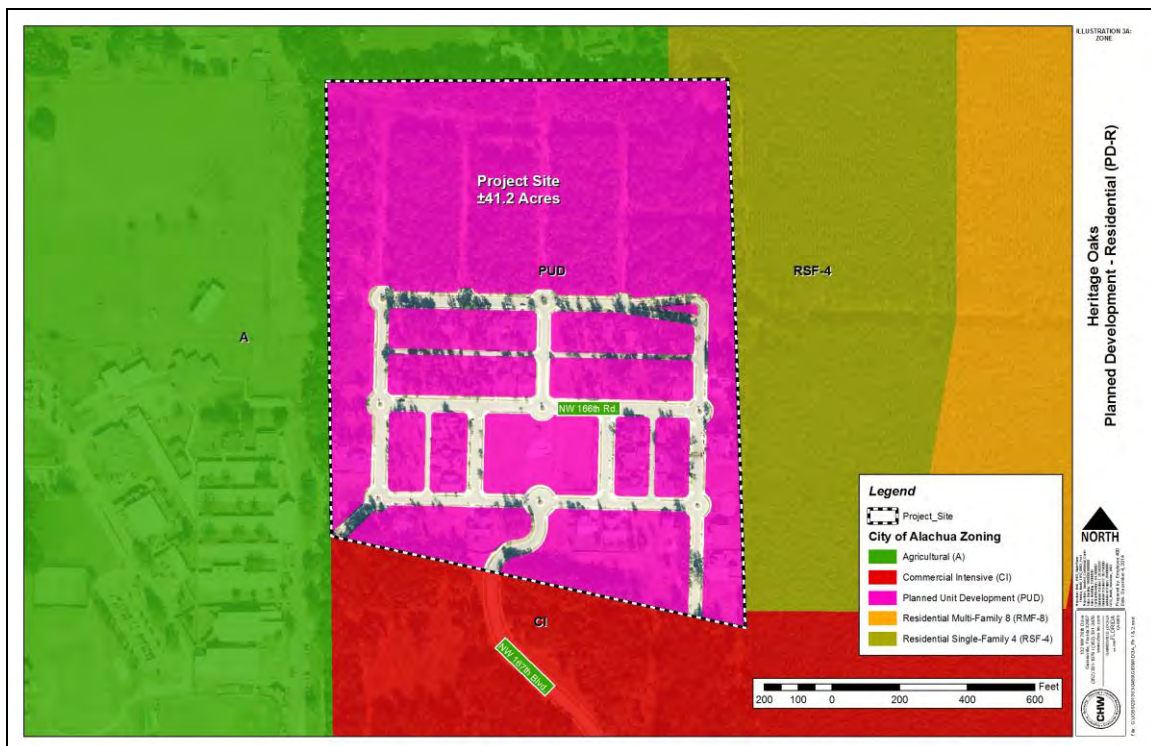
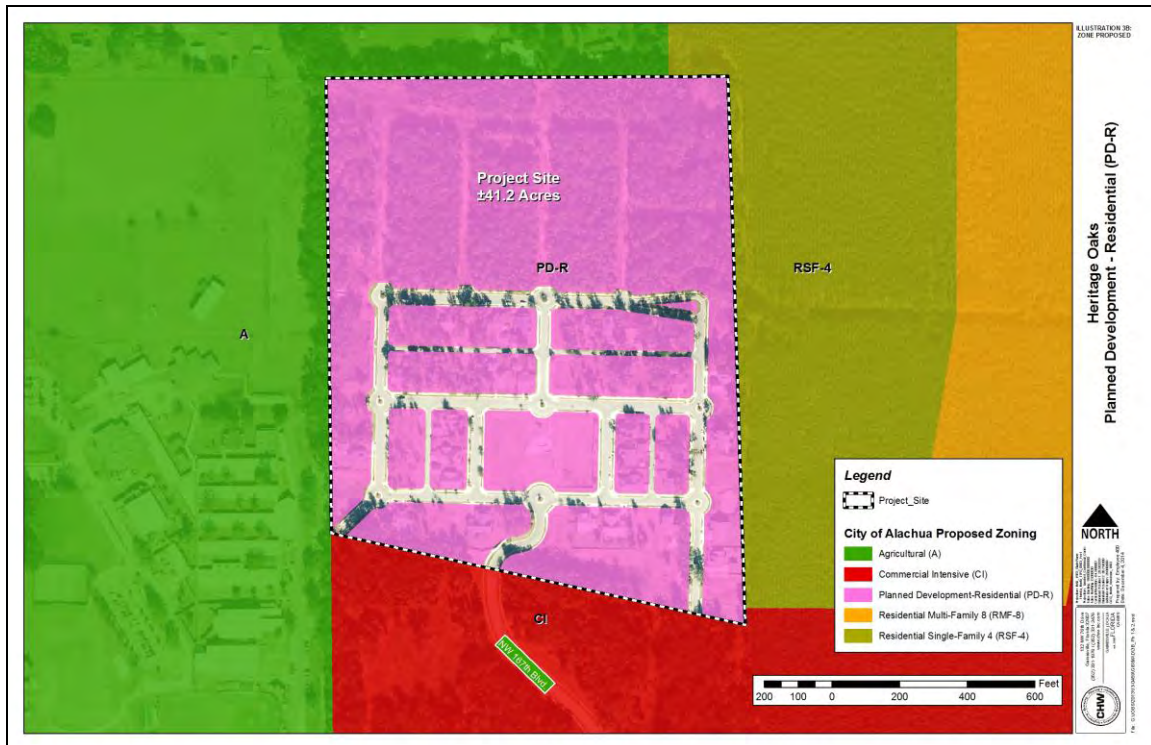


Figure 3: Existing Zoning



CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT (FLUE)

FLUE Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

Response: The Heritage Oaks PD-R zoning is compatible with the existing Moderate Density Residential (MOD) Future Land Use (FLU) category. The MOD allows for a maximum density of up to four (4) units per acre. The Heritage Oaks PD-R rezoning proposes an overall density of 2.38 units per acre.

FLUE Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character. In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Response: The Heritage Oaks PD-R allows for a development that creates a “front-porch” community while preserving compatibility with the larger lot residential development to the north. Heritage Oaks creates a residential neighborhood in close proximity to commercial uses and a high school, which promotes walkability and reduces reliance on the automobile for access to these uses.

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

FLUE Policy 2.5.1: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: As proposed, the Heritage Oaks PD-R will provide open space on a minimum of 10% of the project site. Open space is shown on the PD Master Plan as Open Space / Common Area and also in the buffer areas along the project boundaries.

FLUE 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 5.2.1: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and

improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: As more fully substantiated within the Concurrency Analysis section, there is sufficient roadway, potable water, sanitary sewer, solid waste, recreation, and public school capacity to service the development. The Heritage Oaks PD-R will not result in a degradation of concurrency Level of Service (LOS) standards.

TRANSPORTATION ELEMENT (TE)

TE 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.

Response: The Heritage Oaks PD-R will not result in a degradation of transportation LOS standards. The Heritage Oaks PD-R Rezoning will result in an additional 419 AADT and 45 PM Peak trips. Per LDR section 2.4.14(H)(2)(b)(i), affected roadway segments are those that fall within one-half (½) mile of the Heritage Oaks PD-R's boundaries. This includes segments of US 441, CR 235A, and I-75.

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on each of the affected roadway segments to handle the minor increase in AADT created by the proposed application. Therefore, post adoption of the Heritage Oaks PD-R there will continue to be a substantial surplus of available trips.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT (CFNGAR)

CFNGAR Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The Heritage Oaks PD-R Rezoning will allow 44 residential units in Phase 2, resulting in an increased demand of 11,000 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 552,675 gallons per day.

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

CFNGAR Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The Heritage Oaks PD-R Rezoning allow 44 residential units in Phase 2, resulting in an increased demand of 12,100 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,051,225 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: The Heritage Oaks PD-R Rezoning will allow 44 residential units in Phase 2, resulting in an increased demand of 76.12 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

RECREATION ELEMENT (RE)

RE OBJECTIVE 1.2: Facilities, Levels of Service and Hierarchy of Parks. The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

RE Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Response: The Heritage Oaks PD-R Rezoning will allow 44 residential units in Phase 2, resulting in an increased demand of 0.52 acres on the City's recreational facilities. Currently, there are 41.60 acres of available recreation capacity.

PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)

Objective 2.2: Level of Service Standards. The City shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity (see definition) for elementary, middle, and high schools.

Response: Heritage Oaks is served by Alachua Elementary School, Mebane Middle School, and Santa Fe High School. The Heritage Oaks PD-R Rezoning will allow 44 residential units in Phase 2. Based on the School Board of Alachua County's student generation multipliers, the additional student stations listed below will be required.

- **Elementary: 7**
- **Middle: 4**
- **High: 5**

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

GENERAL STANDARDS

Neighborhood Meeting

Consistent with City of Alachua Land Development Regulations (LDRs) *Section 2.2.4*, a neighborhood meeting was held on December 17, 2014. A summary of the meeting, including presented materials, are included in the PD-R Rezoning application. The meeting was noticed and published in accordance with the City's requirements as contained in the LDRs.

PD Master Plan

The PD Master Plan illustrates the general location of land uses, open spaces, roadways, and buffers. The PD Master Plan illustrates the maximum number of permitted residential, single-family lots as well as their designated areas. Heritage Oaks will be developed in accordance with the PD Master Plan and applicable sections of the City of Alachua LDR.

ZONE DISTRICTS

LDR *Section 3.6* defines the types of PD districts allowed within the City of Alachua. Included in this section is the PD-R district. The PD-R district allows for a variety of residential housing types using innovative and creative design elements, while providing an efficient use of open space.

DEVELOPMENT STANDARDS

Development will adhere to the City's tree protection Ordinance. Existing site trees will be preserved, where practicable, or mitigated for when required. The specific location of trees in relation to the proposed development will be evaluated during development plan review. Existing tree lines may be incorporated as a part of buffer areas or as screening. During the major subdivision review process, a landscape plan will be submitted for the site, to comply with *Section 6.2.2(D)*.

Exterior lighting within the site shall comply with LDR Article 6, section 6.4. On-sight lighting will be designed to prevent glare affecting adjacent properties. Lighting will aid in the provision of safety for pedestrian and vehicular circulation.

On-site signage will be in compliance with LDR section 6.5 and will be designed to appropriately identify the on-site activities. As necessary, signage will provide for safe and efficient on-site circulation.

A minimum of 10% on-site open space will be provided. Open space areas may include a variety of uses, such that the impervious surfaces are limited, as may be practicable. These areas will contain the required landscaping and stormwater management facilities, and may include active or passive recreation as described on the PD Master Plan.

Stormwater management facilities for additional on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. In addition to those specific standards established in the LDRs for stormwater management, these facilities will meet all applicable Federal, State, and local requirements for stormwater treatment and retention. Stormwater systems permits will be coordinated with the Suwannee River Water Management District and the State of Florida Department of Environmental Protection.

STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

(1) Competent Substantial Evidence Provided

(a) *Consistent with Comprehensive Plan*

Refer to the *Consistency with the Comprehensive Plan* section of this report.

(b) *Consistent with Ordinances*

Refer to the *Consistency with the Land Development Regulations* section of this report.

(c) *Logical Development Pattern*

The proposed PD-R Rezoning will make minor changes to an approved PUD. Residential development is already approved for this site. This location creates a logical development pattern in that it places residential development adjacent to commercial and educational uses to help create a walkable community and reduce reliance on automobiles to access these uses. The proposed PD-R also provides a buffer to the north to maintain compatibility with the adjacent large-lot single-family residential development.

(d) *Pre-mature Development*

The proposed project will not create premature development in an undeveloped or rural area. The project site is surrounded by existing residential homes or lands designated for residential and/or commercial development on the Future Land Use Map (FLUM) and Zoning Map. Also, existing utility infrastructure is in place to serve the proposed PD-R. Residential development is currently designated for the project site by the existing PUD designation.

Santa Fe High School is adjacent to the west of Heritage Oaks. Lands designated for commercial use are adjacent to the south. Construction has begun on this adjacent commercial property. Undeveloped land designated for residential use is adjacent to the east and existing single-family homes are adjacent to the site's northern boundary.

(e) *Incompatible with Adjacent Lands*

Santa Fe High School is adjacent to the west of Heritage Oaks. Lands designated for commercial use are adjacent to the south. Construction has begun on this adjacent commercial property. Undeveloped land designated for residential use is adjacent to the east and existing single-family homes are adjacent to the site's northern boundary.

(f) *Adverse Effect on Local Character*

Heritage Oaks is an approved PUD. The proposed PD-R Rezoning will only make minor changes to the roadway layouts in Phase 2 and allow for 44 single-family residential units in Phase 2. No changes are proposed for Phase 1. Phase 2 lot sizes will be comparable to Phase 1. Lands to the east are designated as Medium Density Residential on the adopted Future Land Use Map and are expected to develop with compatible residential development in the future.

A 15-foot buffer with a fence will be provided along the northern boundary of the site included in Phase 2. The proposed PD-R also limits the number of single-family residential lots along the northern boundary to five (5). Buffers are not required along the eastern and western boundaries. Santa Fe High School is located to the west of the project site and property to the east is also designated for Moderate Density Residential development on the FLUM.

(g) *Not Deviate from Pattern of Development*

As previously stated, the Heritage Oaks site is an approved PUD for 95 residential units. The proposed PD-R Rezoning will allow for a total of 98 residential units and maintain the existing residential pattern of development on this site.

(h) *Encourage Sprawl*

The proposed PD-R Rezoning does not include any commercial development. Therefore this rezoning will not encourage urban sprawl by resulting in strip or ribbon commercial development. The proposed Heritage Oaks PD-R is not leap-frog development because all the surrounding lands are developed or designated for residential and non-residential development on the FLUM.

Santa Fe High School is adjacent to the west of Heritage Oaks. Lands designated for commercial use are adjacent to the south.

Construction has begun on this adjacent commercial property. Undeveloped land designated for residential use is adjacent to the east and existing single-family homes are adjacent to the site's northern boundary. Also, existing utility infrastructure is in place to serve the proposed PD-R. Residential development is currently designated for the project site by the existing PUD designation.

The proposed PD-R Rezoning will result in residential densities consistent with surrounding residential development, includes open space and recreational uses, and will provide connections to the adjacent non-residential development to the south. Therefore, this rezoning will not result in sprawl as a result of a low-density, single-use development pattern.

Chapter 163.3177, Florida Statutes, identifies eight (8) standards to help determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. The amendment must achieve at least four (4) of the eight (8) standards to meet this determination. The proposed Heritage Oaks PD-R is consistent with the following four (4) standards:

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.

Response: Heritage Oaks is an approved PUD. The proposed PD-R Rezoning continues to direct residential development to an area already approved for such development by the City of Alachua. This site is located in a developed portion of the City just ½ - mile west of I-75. Development within the City on lands designated for residential development reduces development pressure on lands at the fringe of the City and on unincorporated agricultural lands.

2. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: As previously stated, the proposed Heritage Oaks PD-R will maintain a total of at least 10% open space throughout the project. These areas are available for both passive and active recreation opportunities as outlined in the PD Master Plan.

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

Response: City utilities are currently serving the existing residential development within Heritage Oaks. Existing utilities will be extended to serve the Phase 2 area. As demonstrated in the Public Facilities Analysis portion of this report, capacity exists to serve the 44 single-family residential units proposed for Phase 2.

4. Preserves agricultural areas and activities.

Response: The Heritage Oaks PD-R will not result in the loss of active agriculture. As stated above, development within the City on lands designated for residential development reduces development pressure on lands at the fringe of the City and on unincorporated agricultural lands.

(i) Spot Zoning

Response: The term “spot zoning” is a colloquial term used to generally describe the placement of a zoning district, usually on relatively small parcels, that has no relationship to surrounding zoning districts or lands. The Heritage Oaks PD-R limits residential density to approximately 2.38 units per acre, which is consistent to and compatible with adjoining zoning districts.

As shown in Table 1 and Figures 2-4, surrounding land uses are designated for residential and non-residential development. Santa Fe High School is located on the lands designated for Agricultural uses to the west. Therefore, the proposed PD-R Rezoning will not create an isolated zoning district unrelated to adjacent and surrounding FLU designations and zoning districts.

(j) Public Facilities

Response: As substantiated by the analysis performed in the Public Facilities Analysis section of this report, public facility capacities (e.g. potable water, sanitary sewer, etc.) are located adjacent and within the proposed PD-R site and will be available to adequately accommodate the Heritage Oaks development. The extension of utilities into Phase 2 is shown on the Conceptual Utility Plan (Sheet PD-6) included as part of the PD Plan set. Further, analysis shows that there is no degradation of LOS standards relating to adoption of the Heritage Oaks PD-R zoning district.

(k) *No Adverse Effect on the Environment*

Response: The Heritage Oaks development will be developed so as to not adversely affect the environment. As stated previously, stormwater management facilities for additional on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. Further, there were no wetlands or flood plains identified within the Heritage Oaks PD-R boundaries. As shown on the PD Master Plan, open space is provided within the project to prevent negative impacts to water, air, wildlife, vegetation and natural functioning of the environment. The proposed single-family residential use will not generate noise that will cause significant adverse impact to the project site or adjacent uses.

GENERAL STANDARDS FOR ALL PD DISTRICTS

(A) Development Parameters

(1) *Master Plan (The PD Master Plan)*

- (a) The general location of land uses within individual development are articulated on the Heritage Oaks PD-R Master Plan;
- (b) Heritage Oaks is limited to 98 single-family residential units;
- (c) The general locations of common areas and open space have been identified on the PD Master Plan;
- (d) There are no environmentally sensitive lands identified;
- (e) The general transportation circulation system is shown on the Heritage Oaks PD Master Plan; and
- (f) The conceptual location of on-site potable water and wastewater facilities are identified on the Conceptual Utility Plan in the PD Plan Set. Potential connection points to the mains are also illustrated. Utilities will be located either within right-of-ways or private utility easements. The exact location and design of these systems will be determined through the development review process.
- (g) The location of existing and proposed potable water and wastewater lines are shown on the Conceptual Utility Plan (Sheet PD-6). Potential stormwater management facilities (SMF) locations are identified on the PD Master Plan (Sheet PD-7). A statement regarding transportation facilities is provided on the Conceptual Utility Plan (Sheet PD-6). The locations of all parks, fire, police, EMS, schools, and solid waste facilities are referenced in notes on Sheet PD-6.

(2) *Consistency with Comprehensive Plan*

Refer to the *Consistency with the Comprehensive Plan* section of this report.

(3) *Compatibility with Surrounding Residential Areas*

Santa Fe High School is adjacent to the west of Heritage Oaks. Lands designated for commercial use are adjacent to the south. Construction has begun on this adjacent commercial property. Undeveloped land designated for residential use is adjacent to the

east and existing single-family homes are adjacent to the site's northern boundary.

A 15-foot buffer with a fence will be provided along the northern boundary of the site included in Phase 2. The proposed PD-R also limits the number of single-family residential lots along the northern boundary to five (5). Buffers are not required along the eastern and western boundaries. Santa Fe High School is located to the west of the project site and property to the east is also designated for Moderate Density Residential development on the FLUM.

(4) *Development Phasing Plan*

There are two (2) phases for Heritage Oaks. No changes are proposed for Phase 1. Phase 1 is platted and a portion of the residential units have been constructed. Phase 2 will consist of 44 single-family residential units comparable to the lots in Phase 1. Phase 1 and 2 boundaries are shown on the PD Master Plan.

(5) *Conversion Schedule*

The Heritage Oaks PD-R is a single-use, residential development. No conversion schedule is necessary.

(6) *Public Facilities*

- (a) A traffic impact analysis is provided in the Concurrency Analysis section of this report and a statement regarding the traffic impact analysis is provided on the Conceptual Utility Plan (Sheet PD-6 of the PD Master Plan set);
- (b) An assessment of the City's potable water and wastewater facility capacities are provided in the Currency Analysis section of this report and the calculations are also provided on the Conceptual Utility Plan (Sheet PD-6 of the PD Master Plan set);
- (c) A preliminary assessment of the City's recreational capacity is provided in the Currency Analysis section of this report and the calculations are also provided on the Conceptual Utility Plan (Sheet PD-6 of the PD Master Plan set);
- (d) A preliminary assessment of the City's solid waste capacity is provided in the Currency Analysis section of this report and the calculations are also provided on the Conceptual Utility Plan (Sheet PD-6 of the PD Master Plan set); and

- (e) Exact stormwater management areas will be identified by phase, when appropriate, in the Final PD Plan after a geotechnical survey has been performed to determine the best locations. All stormwater management areas will be designed in accordance the City's Land development Regulations and those of the Suwannee River Water Management District. A statement regarding Stormwater management facilities is provided on the Conceptual Utility Plan (Sheet PD-6 of the PD Master Plan set) and potential locations are identified on the PD Master Plan (Sheet PD-7).

ADDITIONAL STANDARDS FOR PD-R DISTRICTS

(A) PD-R: Planned Development-Residential District & (D) PD-COMM: Planned Development- Commercial.

(1) *Minimum Area*

The Heritage Oaks development will encompass approximately 41.2 acres, exceeding the 10-acre minimum for a PD-R as per Section 3.6.3(A) and PD-COMM as per Section 3.6.3(D). The site has been designed to applicable development standards.

(2) *Uses*

The residential uses proposed for the Heritage Oaks PD-R are permitted as per LDR Table 4.1.1 - Table of Allowed Uses. The residential uses in this PD-R will be limited to single-family detached units. Non-residential uses include infrastructure, stormwater management facilities, community center / clubhouse, and recreation/open space.

(3) *Densities/Intensities*

The proposed residential densities for this PD-R are consistent with the maximum density standard of the MOD FLU category. A maximum of 98 units is proposed for a density of 2.38 units per acre.

(4) *Dimensional Standards*

The Minimum Dimensional Requirements and Setbacks from Adjoining Residential Uses are found in the Allowable Land Use Classification Data table on the PD Master Plan.

(5) *Development Standards*

The Heritage Oaks PD-R does not propose any modifications to the Development Standards identified in LDR Table 3.6-1. The site will provide a minimum of 10% open space as set by Section 6.7.3. Stormwater management facilities will be designed to accommodate stormwater on-site and will follow applicable guidelines.

Existing setbacks in Phase 1 are identified for each lot. Setbacks for Phase 2 are identified on the PD Master Plan (Sheet PD-7). Proposed buffers are also identified on Sheet PD-7.

(6) Public Facilities Standards

(i) Potable Water

Please refer to the PD Master Plan.

(ii) Wastewater

Please refer to the PD Master Plan.

(iii) Streets

The general street locations are identified on the Heritage Oaks PD Master Plan. Minimum right-of-way widths are also identified on the PD Master Plan.

(iv) Stormwater

The stormwater management facilities will be designed as per the City of Alachua Comprehensive Plan and LDRs.

PUBLIC FACILITIES ANALYSIS

The Public Facility Analysis calculations have been performed for the 44 single-family residential units proposed in Phase 2. Public facility capacities are based on the December 2014 Monitoring Report supplied by the City's Planning and Zoning staff.

Table 2 below identifies the roadway segments within ½ mile of the Heritage Oaks PD-R. Pursuant to the LDRs, for developments generating less than 1,000 AADT, a one-half mile radius defines the affected roadway envelope.

Table 2: Affected Roadway Segments

Segment Description	Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity
I-75 (From NCL of Alachua to US 441)	85,600	35,505	657	49,438
I-75 (From US 441 to SCL of Alachua)	85,600	56,000	1,193	28,407
US 441 (From SR 235 to NCL of Alachua)	35,500	23,000	6,865	5,635
CR 235A South (South of US 441)	14,580	4,642	617	9,321
CR 235A North (North of US 441)	14,580	1,589	0	12,991

Table 3: Trip Generation Calculations

ITE	Units	Daily		PM Peak	
Land Use ¹		Rate ¹	Trips	Rate ¹	Trips
Single-Family Detached Housing (ITE 210)	44	9.52	419	1.02	45
Total			419		45

1. ITE Trip Generation Manual, 9th Ed.

Table 3A: Roadways Capacity

Segment Description	Available Capacity	Additional Trips	Residual Capacity
I-75 (From NCL of Alachua to US 441)	49,438 AADT 3,927 PM	109 AADT 12 PM	49,329 AADT 3,915 PM
I-75 (From US 441 to SCL of Alachua)	28,407 AADT 1,727 PM	133 AADT 14 PM	28,274 AADT 1,713 PM
US 441 (From SR 235 to NCL of Alachua)	5,635 AADT 405 PM	419 AADT 45 PM	5,216 AADT 360 PM
CR 235A South (South of US 441)	9,321 AADT 818 PM	102 AADT 11 PM	9,219 AADT 807 PM
CR 235A North (North of US 441)	12,991 AADT 1,163 PM	75 AADT 8 PM	12,916 AADT 1,155 PM

Trip distribution is based on the published FDOT D-Factors. 100% of the trips were assigned to US 441. The D factor for the adjacent segment of US 441 is 57.8. It is presumed that 57.8% (242 AADT, 26 PM) of the trips will head east on US 441 toward I-75. The D-Factor for this segment of I-75 is 54.9. It is presumed that 54.9% (133 AADT, 14 PM) will head south on I-75 towards Gainesville and the remaining trips (109 AADT, 12 PM) will head north. Based on these assumptions, 177 AADT / 19 PM trips will head west on US 441. The D-Factor for CR 235A is 57.8. It is presumed that 57.8% (102 AADT, 11 PM) of these trips will head south and the remaining trips (75 AADT, 8 PM) will head north.

Conclusion: As evident by the available capacities identified in Table 2, the trips generated by the 44 single-family residential units in Phase 2 will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed PD-R Rezoning.

Table 4: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flow ¹	1,140,000
Reserved Capacity ¹	108775
Residual Capacity ¹	1,051,225
Residual Capacity with PD Zoning Approval 44 Dwelling Units (DU) x 275 Gallons/DU/day = 12,100 gpd	1,039,125
Percentage of Permitted Design Capacity Utilized	54.82%

1. Source: City of Alachua December 2014 Development Monitoring Report.

Conclusion: The demand generated by the 44 single-family residential units in Phase 2 will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 5: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity ¹	1,230,000
Less Actual Treatment Plant Flows ¹	595,000
Reserved Capacity ¹	82,325
Residual Capacity ¹	552,675
Residual Capacity with PD Zoning Approval 44 Dwelling Units (DU) x 250 Gallons/DU/day = 11,000 gpd	541,675
Percentage of Permitted Design Capacity Utilized	55.96%

1. Source: City of Alachua December 2014 Development Monitoring Report.

Conclusion: The demand generated by the 44 single-family residential units in Phase 2 will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 6: Solid Waste Impact

System Category	Tons per year
44 DU x 2.37 persons ¹ /DU x 0.73 tons/capita per year	76.12
Existing Demand	6,789
Reserved Capacity	964.42
Total average solid waste disposal for the facility²	50-Year Capacity

1. City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.37 persons/d.u.

2. Source: City of Alachua December 2014 Development Monitoring Report.

Conclusion: The demand generated by the 44 single-family residential units in Phase 2 will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 7: Recreation Impact

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ¹	46.50
Reserved Capacity	0.50
Available Recreation Acreage	41.60
Residual Capacity with PD Zoning Approval 44 DU x 2.37 persons/DU x 5 acres/1,000 persons ² = 0.52 acres	

1. City of Alachua December 2014 Development Monitoring Report.

2. City of Alachua, Recreation Element, Policy 1.2.b

Conclusion: The demand generated by the 44 single-family residential units in Phase 2 will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

In summary, Tables 2 through 7 illustrate that there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation/open space capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The net increase of 44 single-family residential units in Phase 2 will not degrade adopted Level of Service (LOS) standards.

Application Package Table of Contents

1. Cover Letter
2. Rezoning Application & Public School Student Generation Form
3. Property Owner Affidavits
4. Property Deeds
5. Legal Description
6. Tax Information
7. Heritage Oaks Phase 1 Plat
8. Heritage Oaks Phase 2 Boundary Survey
9. PD Plan Set
10. Neighborhood Workshop Information
11. Justification Report
- 12. Map Set**



ILLUSTRATION 1A:
CONTEXT MAP

Heritage Oaks Planned Development - Residential (PD-R)



Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
Datum: North American 1983
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 400
Date: December 4, 2014

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
WWW.CHW-INC.COM
GAINESVILLE | OCALA
FLORIDA
est. 1981 CA-5075

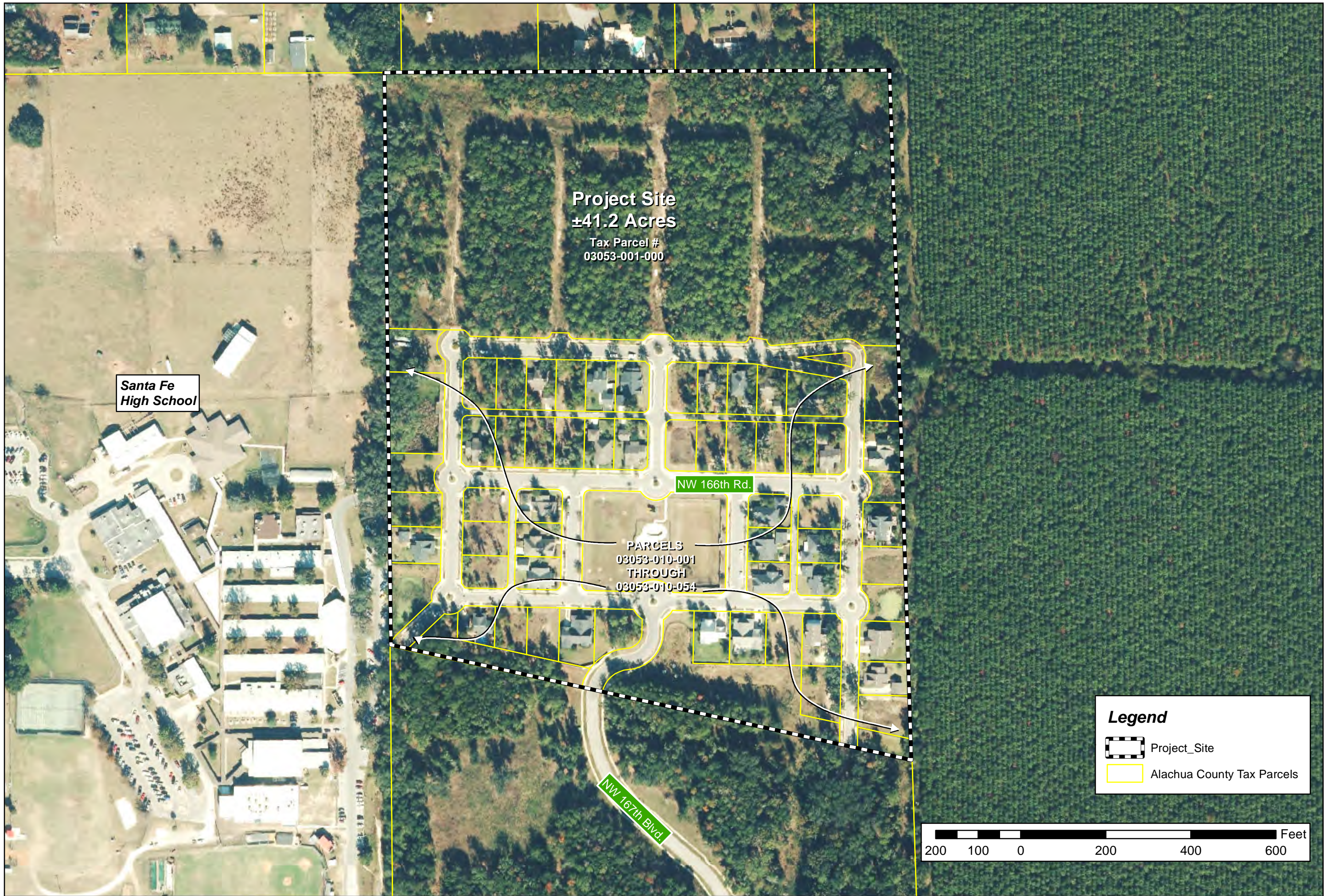


Heritage Oaks Planned Development - Residential (PD-R)



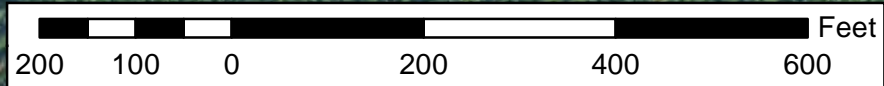
Projection: NAD 1983, StatePlane
Florida, North, FIPS 5003, Feet
Datum: North American 1983
False Easting: 1584500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 400
Date: December 4, 2014

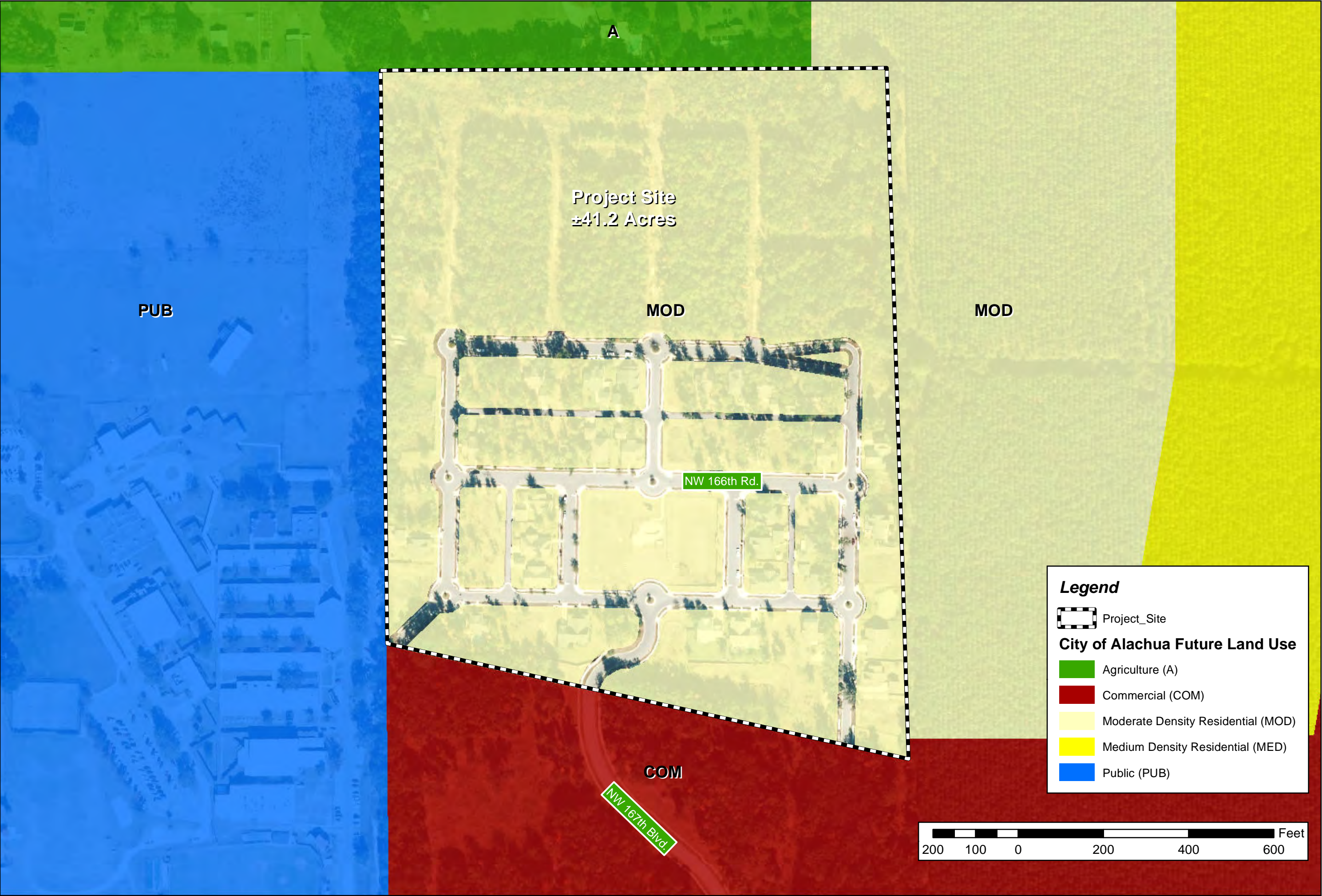
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Legend

- Project_Site
- Alachua County Tax Parcels





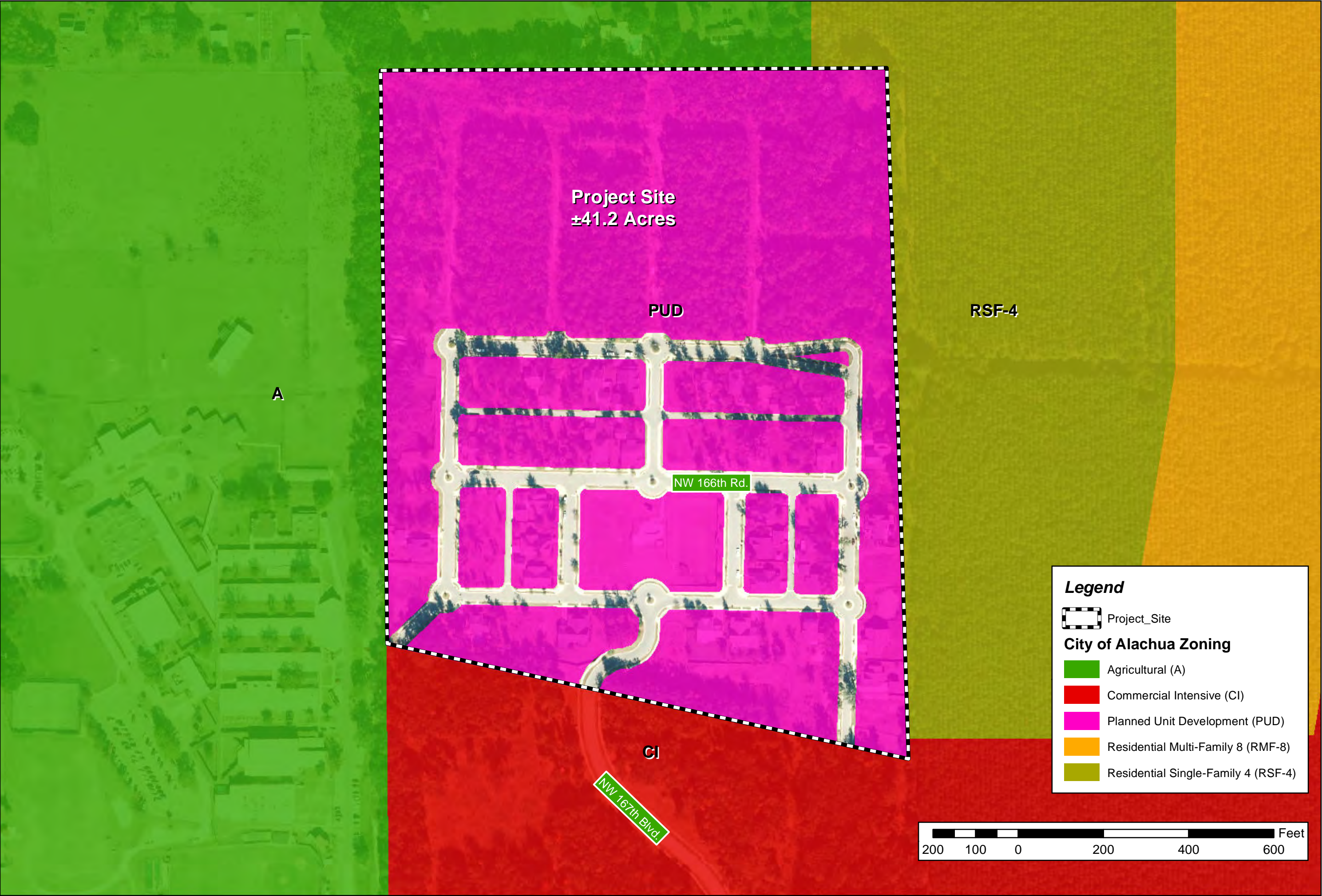


ILLUSTRATION 3A:
ZONE

Heritage Oaks Planned Development - Residential (PD-R)

NORTH

132 NW 76th Drive
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FLORIDA
est. 1981 CA-5075

CHW
CONSULTANTS
HARRIS
WATKINS


Projection: NAD 1983, StatePlane
Florida, North, FIPS 3100, Feet
False Easting: 1568500.000000
False Northing: 1568500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 400
Date: December 4, 2014

File: G:\OBS\2013\13-0459\GIS\MXD\3A_Ph 1 & 2.mxd

Heritage Oaks
Planned Development - Residential (PD-R)



Projection: NAD 1983, StatePlane
Florida, North, FIPS 45000, Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 400
Date: December 4, 2014



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Heritage Oaks Planned Development - Residential (PD-R)



Projection: NAD 1983, StatePlane
Florida, North Central Zone
Project Easting: 1588500.000000
Project Northing: 1600000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
Latitude of Origin: 29.000000
GCS: North American 1983
Prepared by: Employee 400
Date: December 4, 2014

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