



## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 17, 2015

Andrew Coffey  
C. David Coffey, P.A.  
5346 SW 91<sup>st</sup> Terrace  
Gainesville, FL 32608

RE: One 51 Place Apartments  
Site Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Coffey:

At the March 17, 2015 Development Review Team (DRT) Meeting, the above referenced Site Specific Amendment to the Official Zoning Atlas (Rezoning) application was discussed. Listed below are the issues to be addressed in revised applications. Please respond by providing written comments and corresponding revisions to the Rezoning application by Thursday, April 2, 2015 (a total of three copies and one CD containing a PDF of the application is required by this date).

Upon receipt of your revised applications, staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if staff determines that the revised submission requires outside technical review, your applications may be delayed in order to allow for adequate review time. You must provide 13 double-sided, three-hole punched sets of the application packages and one CD containing a PDF of all application materials no later than 10 business days prior to the Planning and Zoning Board Meeting at which your applications are scheduled to be heard.

As discussed at the DRT Meeting, please address the following items:

### Application

1. The applicant states the Tax Parcel Number is 03863-002-001; however, only a portion of the parcel is proposed to be amended. The applicant must state that the proposed amendment is "a portion of" Tax Parcel Number 03863-002-001.



2. The applicant states the acreage is  $\pm 16.22$  acres; however, the legal description states the subject property is  $\pm 16.23$  acres. Further, the entire  $\pm 16.23$  acres is not subject to the Site Specific Amendment to the Official Zoning Atlas (Rezoning). The applicant proposes to amend the portion of the subject property with Residential Multiple Family - 8 ("RMF-8") to Residential Multiple Family - 15 ("RMF-15"). Only  $\pm 13.058$  acres of the  $\pm 16.23$  acres is zones RMF-8; therefore, the applicant must clarify on the application that the subject property contains  $\pm 16.23$  acres and the area subject to the proposed amendment contains  $\pm 13.058$  acres.

### **Legal Description**

3. The applicant provides a copy of the legal description for the parcel subject to the proposed amendment; however, has not provided a legal description of the  $\pm 13.058$  acres proposed to be amended from RMF-8 to RMF-15. The applicant must provide a legal description of the area proposed to be amended.

### **Statement of Proposed Change**

4. The applicant states the amendment proposes to amended Tax Parcel Number 03863-002-001 from RMF-8 and RMF-15 to RMF-15; however, no change is being made to the RMF-15 portion. The applicant should states that the amendment proposes to amend the RMF-8 to RMF-15 and provide descriptive detail on the area proposed to be amended.
5. The applicant provides a map of the existing and proposed zoning; however, the maps are printed in grey scale. The applicant must provide color maps since the zoning designations are represented in color.

### **Concurrency Impact Analysis**

6. The applicant's analysis is based upon the net difference between the existing units developed onsite and the potential maximum development scenario based upon the proposed amendment. While this is acceptable, the applicant does not accurately detail the parameters of the analysis. Example: The applicant states the site (assuming the entire apartment complex) includes Tax Parcel 03863-002-001 and is  $\pm 22.90$  acres. The applicant must clarify what is "the site" and detail the different parcels. It appears the applicant is also including Tax Parcel 03869-007-001 in the analysis. The applicant must provide more detail on the site and how the analysis is generated.
7. The applicant states that the current zoning on a portion of the site (approximately 6.68 acres) is zoned Residential Multiple Family - 15 ("RMF-15"), and the remaining portion (approximately 16.22 acres) is zoned Residential Multiple Family - 8 ("RMF-8"); however, this is not correct. The applicant must clarify what is "the site" and provide correct acreage figures (approximately 9.842 acres of RMF-15 and approximately 13.058 acres RMF-8).

#### 8. Potable Water Impact Analysis

- a. The applicant has not provide a citation for the Potable Water Impact Analysis. The applicant must provide a citation for the Potable Water Impact Analysis.
- b. The applicant has not provided a citation for the multiplier utilized for projected potable water demand. If the applicant is utilizing Policy 4.1.C of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, then the applicant must provide such citation.
- c. The applicant has not provide the calculations for the projected potable water demand. The applicant must provide calculations for the projected potable water demand.
- d. The applicant states the capacity utilized as a result of the proposed amendment is 54.29%; however, the capacity utilized as a result of the proposed amendment is 54.66%. Revise accordingly.

#### 9. Sanitary Sewer Impact Analysis

- a. The applicant has not provide a citation for the Sanitary Sewer Impact Analysis. The applicant must provide a citation for the Sanitary Sewer Impact Analysis
- b. The applicant has not provided a citation for the multiplier utilized for projected sanitary sewer demand. If the applicant is utilizing Policy 1.1.d of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, then the applicant must provide such citation.
- c. The applicant has not provide the calculations for the projected sanitary sewer demand. The applicant must provide calculations for the projected sanitary sewer demand.
- d. The applicant states the capacity utilized as a result of the proposed amendment is 55.07%; however, the capacity utilized as a result of the proposed amendment is 55.70%. Revise accordingly.

#### 10. Transportation Impact Analysis:

- a. The applicant has provided a list of affected roadway segments; however, Segment 1 "I-75 South" is not an affected roadway segment per Section 2.4.14(H)(2)(a) of the Land Development Regulations. Section 2.4.14(H)(2)(a) of the Land Development Regulations states, "... *proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.*" Segment 1 "I-75 South" is not located wholly or partially within one-half mile of the development's ingress/egress. The applicant must remove Segment 1 "I-75 South" from the transportation analysis.
- b. The applicant provides the Trip Generation Calculations; however, the applicant has not cited the source of the data. The applicant must cite the source of the data.



- c. The applicant's Trip Generation Calculations are based upon persons (bedrooms); however, the Trip Generation Calculations must be based upon the net increase in dwelling units. The applicant must revise the Trip Generation Calculations based upon the net increase in dwelling units.
- d. The applicant utilizes a rate of 2.55 for daily trips; however, according to Land Use Code 220 "Apartment" of the ITE Trip Generation Manual, 9th Edition, the rate for daily trips for apartments is 6.65 trips per dwelling unit. The applicant must revise the Trip Generation Calculations accordingly.
- e. The applicant utilizes a rate of 0.28 for the AM Peak rate; however, given the apartments are Mid-Rise Apartment per ITE Code 223, the applicant must utilize an AM Peak Rate of 0.35.
- f. The applicant utilizes a rate of 0.40 for the PM Peak rate; however, given the apartments are Mid-Rise Apartment per ITE Code 223, the applicant must utilize a PM Peak Rate of 0.44.
- g. The applicant provides a Trip Generation Analysis for Segment 1 (I-75 South). Segment 1 (I-75 South) is not an affected roadway segment. The applicant must remove Segment 1 (I-75 South) from the Trip Generation Analysis.
- h. The applicant must revise the Trip Generation Analysis for Segment 5 (U.S. Highway 441 from SR 235 to NCL of Alachua) based upon the revised Trip Generation Calculations.
- i. The applicant must revise the written analysis of the transportation impact based upon the revisions list above.

#### 11. Solid Waste Impact Analysis

- a. The applicant has not provide a citation for the Solid Waste Impact Analysis. The applicant must provide a citation for the Solid Waste Impact Analysis
- b. The applicant has not provide the calculations for the projected solid waste demand. The applicant must provide calculations for the projected solid waste demand.

#### 12. Recreation Impact Analysis

- c. The applicant has not provide a citation for the Recreation Impact Analysis. The applicant must provide a citation for the Recreation Impact Analysis
- d. The applicant has not provide the calculations for the projected recreation demand. The applicant must provide calculations for the projected recreation demand.

#### 13. Public Schools Impact Analysis

- a. The applicant has not provide a citation for the Student Generation Calculations or Public Schools Impact Analysis. The applicant must provide a citation for the Student Generation Calculations or Public Schools Impact Analysis.

### **Consistency with the Land Development Regulations (Section 2.4.2(E)(1))**

#### 14. Section 2.4.2(E)(1)(c) "Logical Development Pattern"

- a. The applicant states the area proposed to be amended from RMF-8 to RMF-15 is  $\pm 12.12$  acres; however, the area subject to the proposed amendment is  $\pm 13.058$  acres. The applicant must revise the acreage accordingly.
- b. The applicant states the remaining portion of the subject property not subject to the proposed amendment is  $\pm 4.1$  acres; however, the remaining portion of the subject property not subject to the proposed amendment is  $\pm 3.172$  acres. The applicant must revise the acreage accordingly.

### **Public School Student Generation Form**

15. The applicant states the acreage as  $\pm 16.22$  acres; however, the portion subject to the amendment is  $\pm 13.058$  acres. The applicant must revise the acreage accordingly.
16. The applicant states 31 Single Family Residential Dwelling Units will result as a result of the proposed amendment; however, no new Single Family Residential Dwelling Units will result as a result of the proposed amendment. The applicant must remove the 31 Single Family Residential Dwelling Units from the Public School Student Generation Form.

### **Misc**

17. The applicant must address the following items from the Completeness Review Letter, dated February 26, 2015.
  - a. *Legal description with tax parcel number* has been provided; however, the subject property contains two different zoning designations (RMF-8 & RMF-15) and the applicant proposes to amend the portion of the property with the RMF-8 zoning to RMF-15. The applicant must provide a legal description (with parcel number and acreage) and sketch of the area proposed to be rezoned.
  - b. *Proof of Ownership* has not been completely provided. The applicant has provided a copy of the warranty deed; however, the warranty deed is in a corporate name. The applicant must provide a copy of the registered authorized agents providing proof that Fred Rath is eligible to sign on behalf of Alachua Development, LLC.
  - c. *Proof of Payment of Taxes* has been provided; however, property tax records obtained from the Alachua County Tax Collector indicate that 2014 taxes are due in the amount of \$817.49 for Tax Parcel 03863-002-001 and \$284,358.24 for Tax Parcel 03869-007-001. Taxes for 2014 must be paid in full before the due date (March 31, 2015.) Should taxes for 2014 become delinquent, the City reserves the right to place the application review on hold until such time that taxes are no longer delinquent.

18. Given the scope of deficiencies and the incomplete application, a second DRT meeting may be required.

If you have any questions regarding the information above, please feel free to contact me at 386-418-6100 x.108 or via e-mail at bstubbs@cityofalachua.com. We look forward to receiving your revised application and support materials.

Sincerely,



Brandon M. Stubbs

City Planner

Planning & Community Development

City of Alachua

c: Kathy Winburn, AICP, Planning Director

Justin Tabor, AICP, Principal Planner

File

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** One 51 Place Apartments

**APPLICATION TYPE:** Site Specific Amendment to the Official Zoning Atlas

**APPLICANT/AGENT:** C. David Coffey, P.A.

**PROPERTY OWNER(S):** Alachua Development, LLC.

**DRT MEETING DATE:** Thursday, March 12, 2015

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** High Density Residential

**EXISTING ZONING:** Residential Multiple Family - 8 ("RMF-8")

**PROPOSED ZONING:** Residential Multiple Family - 15 ("RMF-15")

**ACREAGE:** ±13.058

**PARCEL(s):** A portion of Tax Parcel 03863-002-001

**PROJECT LOCATION:** South of NW 151<sup>st</sup> Blvd and Park Vegetariana; north of Clover Ranch Estates and Wyndswept Hills; east of U.S. Interstate Highway 75 (I-75); and west of Wyndswept Hills and Santa Fe Station.

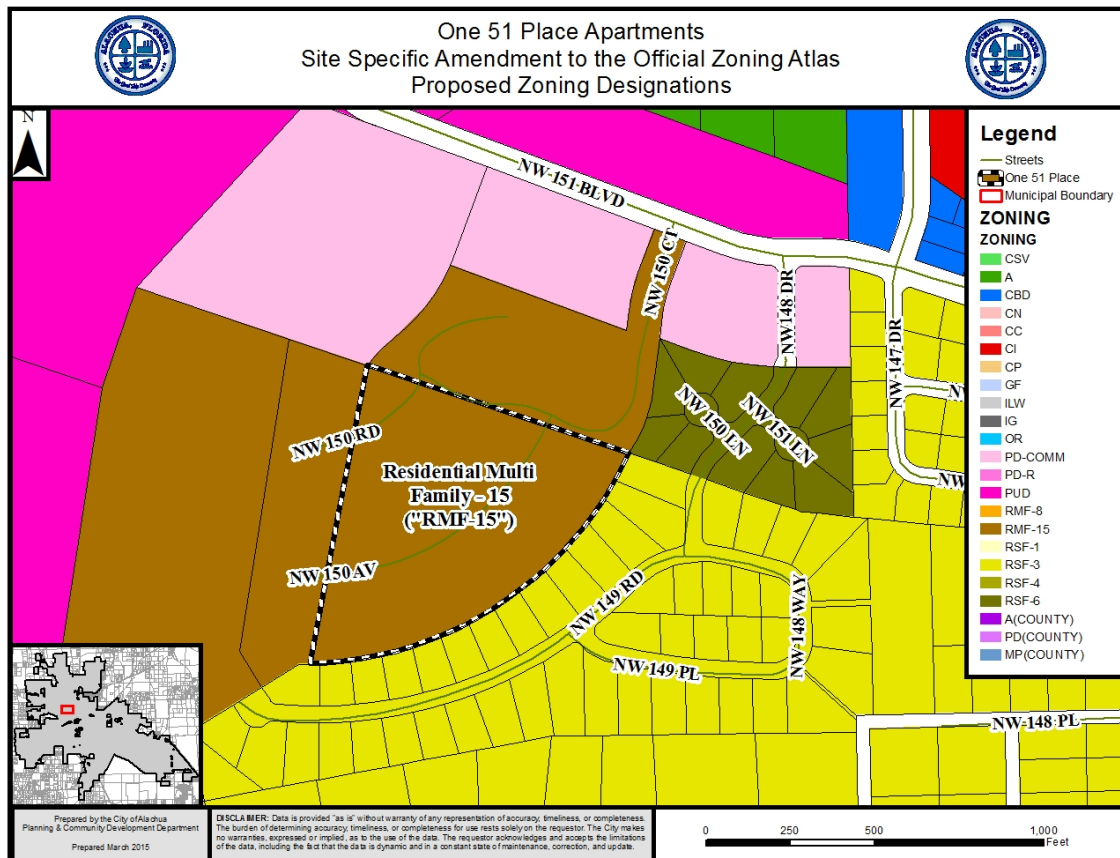
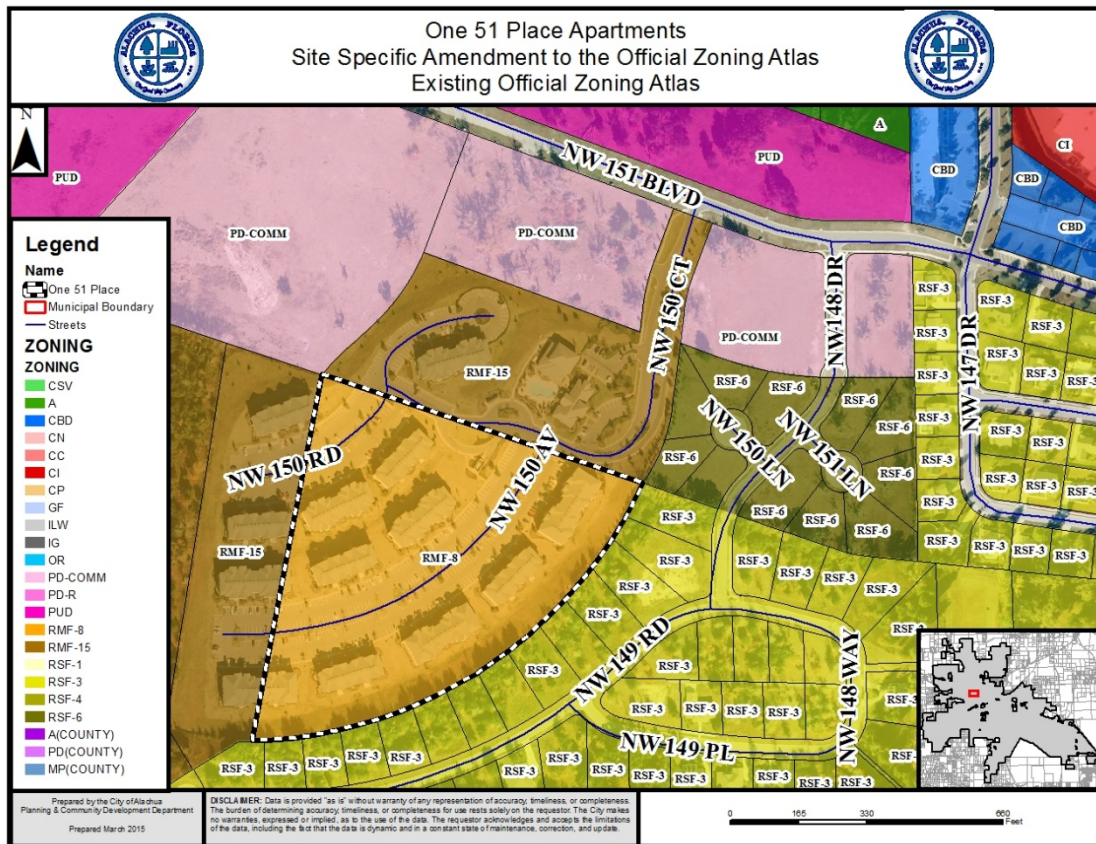
**PROJECT SUMMARY:** A request by C. David Coffey, P.A., agent for Alachua Development, LLC., owner(s), for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) from Residential Multiple Family - 8 ("RMF-8") to Residential Multiple Family - 15 ("RMF-15").

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **12:00 PM on Thursday, April 2, 2015.**



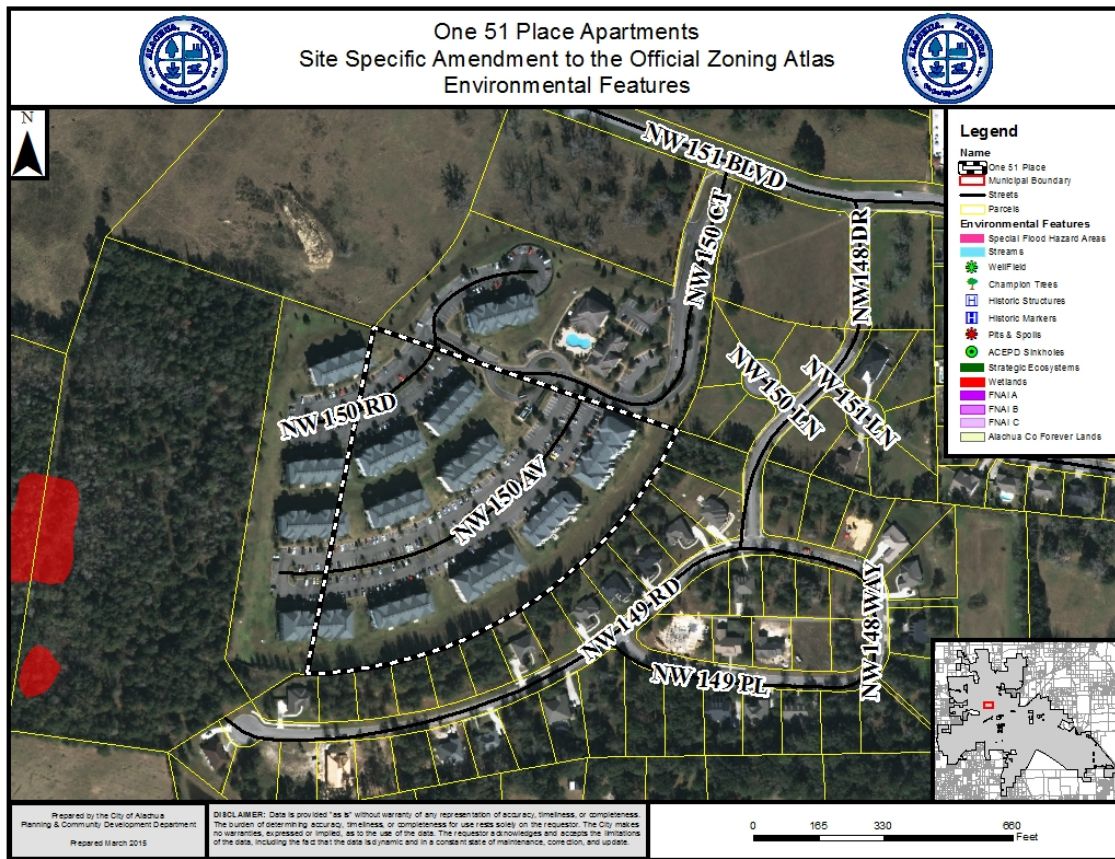
# DEVELOPMENT REVIEW TEAM

## SUMMARY





# DEVELOPMENT REVIEW TEAM SUMMARY



# DEVELOPMENT REVIEW TEAM

## SUMMARY

### *Deficiencies to be Addressed*

#### Application

1. The applicant states the Tax Parcel Number is 03863-002-001; however, only a portion of the parcel is proposed to be amended. The applicant must state that the proposed amendment is "a portion of" Tax Parcel Number 03863-002-001.
2. The applicant states the acreage is  $\pm 16.22$  acres; however, the legal description states the subject property is  $\pm 16.23$  acres. Further, the entire  $\pm 16.23$  acres is not subject to the Site Specific Amendment to the Official Zoning Atlas (Rezoning). The applicant proposes to amend the portion of the subject property with Residential Multiple Family - 8 ("RMF-8") to Residential Multiple Family - 15 ("RMF-15"). Only  $\pm 13.058$  acres of the  $\pm 16.23$  acres is zones RMF-8; therefore, the applicant must clarify on the application that the subject property contains  $\pm 16.23$  acres and the area subject to the proposed amendment contains  $\pm 13.058$  acres.

#### Legal Description

3. The applicant provides a copy of the legal description for the parcel subject to the proposed amendment; however, has not provided a legal description of the  $\pm 13.058$  acres proposed to be amended from RMF-8 to RMF-15. The applicant must provide a legal description of the area proposed to be amended.

#### Statement of Proposed Change

4. The applicant states the amendment proposes to amended Tax Parcel Number 03863-002-001 from RMF-8 and RMF-15 to RMF-15; however, no change is being made to the RMF-15 portion. The applicant should states that the amendment proposes to amend the RMF-8 to RMF-15 and provide descriptive detail on the area proposed to be amended.
5. The applicant provides a map of the existing and proposed zoning; however, the maps are printed in grey scale. The applicant must provide color maps since the zoning designations are represented in color.



## Concurrency Impact Analysis

6. The applicant's analysis is based upon the net difference between the existing units developed onsite and the potential maximum development scenario based upon the proposed amendment. While this is acceptable, the applicant does not accurately detail the parameters of the analysis. Example: The applicant states the site (assuming the entire apartment complex) includes Tax Parcel 03863-002-001 and is ±22.90 acres. The applicant must clarify what is "the site" and detail the different parcels. It appears the applicant is also including Tax Parcel 03869-007-001 in the analysis. The applicant must provide more detail on the site and how the analysis is generated.
7. The applicant states that the current zoning on a portion of the site (approximately 6.68 acres) is zoned Residential Multiple Family - 15 ("RMF-15"), and the remaining portion (approximately 16.22 acres) is zoned Residential Multiple Family - 8 ("RMF-8"); however, this is not correct. The applicant must clarify what is "the site" and provide correct acreage figures (approximately 9.842 acres of RMF-15 and approximately 13.058 acres RMF-8).
8. Potable Water Impact Analysis
  - a. The applicant has not provide a citation for the Potable Water Impact Analysis. The applicant must provide a citation for the Potable Water Impact Analysis.
  - b. The applicant has not provided a citation for the multiplier utilized for projected potable water demand. If the applicant is utilizing Policy 4.1.C of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, then the applicant must provide such citation.
  - c. The applicant has not provide the calculations for the projected potable water demand. The applicant must provide calculations for the projected potable water demand.
  - d. The applicant states the capacity utilized as a result of the proposed amendment is 54.29%; however, the capacity utilized as a result of the proposed amendment is 54.66%. Revise accordingly.
9. Sanitary Sewer Impact Analysis
  - a. The applicant has not provide a citation for the Sanitary Sewer Impact Analysis. The applicant must provide a citation for the Sanitary Sewer Impact Analysis
  - b. The applicant has not provided a citation for the multiplier utilized for projected sanitary sewer demand. If the applicant is utilizing Policy 1.1.d of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, then the applicant must provide such citation.
  - c. The applicant has not provide the calculations for the projected sanitary sewer demand. The applicant must provide calculations for the projected sanitary sewer demand.
  - d. The applicant states the capacity utilized as a result of the proposed amendment is 55.07%; however, the capacity utilized as a result of the proposed amendment is 55.70%. Revise accordingly.

#### 10. Transportation Impact Analysis:

- a. The applicant has provided a list of affected roadway segments; however, Segment 1 "I-75 South" is not an affected roadway segment per Section 2.4.14(H)(2)(a) of the Land Development Regulations. Section 2.4.14(H)(2)(a) of the Land Development Regulations states, "... *proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.*" Segment 1 "I-75 South" is not located wholly or partially within one-half mile of the development's ingress/egress. The applicant must remove Segment 1 "I-75 South" from the transportation analysis.
- b. The applicant provides the Trip Generation Calculations; however, the applicant has not cited the source of the data. The applicant must cite the source of the data.
- c. The applicant's Trip Generation Calculations are based upon persons (bedrooms); however, the Trip Generation Calculations must be based upon the net increase in dwelling units. The applicant must revise the Trip Generation Calculations based upon the net increase in dwelling units.
- d. The applicant utilizes a rate of 2.55 for daily trips; however, according to Land Use Code 220 "Apartment" of the ITE Trip Generation Manual, 9th Edition, the rate for daily trips for apartments is 6.65 trips per dwelling unit. The applicant must revise the Trip Generation Calculations accordingly.
- e. The applicant utilizes a rate of 0.28 for the AM Peak rate; however, given the apartments are Mid-Rise Apartment per ITE Code 223, the applicant must utilize an AM Peak Rate of 0.35.
- f. The applicant utilizes a rate of 0.40 for the PM Peak rate; however, given the apartments are Mid-Rise Apartment per ITE Code 223, the applicant must utilize a PM Peak Rate of 0.44.
- g. The applicant provides a Trip Generation Analysis for Segment 1 (I-75 South). Segment 1 (I-75 South) is not an affected roadway segment. The applicant must remove Segment 1 (I-75 South) from the Trip Generation Analysis.
- h. The applicant must revise the Trip Generation Analysis for Segment 5 (U.S. Highway 441 from SR 235 to NCL of Alachua) based upon the revised Trip Generation Calculations.
- i. The applicant must revise the written analysis of the transportation impact based upon the revisions list above.

#### 11. Solid Waste Impact Analysis

- a. The applicant has not provide a citation for the Solid Waste Impact Analysis. The applicant must provide a citation for the Solid Waste Impact Analysis
- b. The applicant has not provide the calculations for the projected solid waste demand. The applicant must provide calculations for the projected solid waste demand.



12. Recreation Impact Analysis

- c. The applicant has not provide a citation for the Recreation Impact Analysis. The applicant must provide a citation for the Recreation Impact Analysis
- d. The applicant has not provide the calculations for the projected recreation demand. The applicant must provide calculations for the projected recreation demand.

13. Public Schools Impact Analysis

- a. The applicant has not provide a citation for the Student Generation Calculations or Public Schools Impact Analysis. The applicant must provide a citation for the Student Generation Calculations or Public Schools Impact Analysis.

**Consistency with the Land Development Regulations (Section 2.4.2(E)(1))**

14. *Section 2.4.2(E)(1)(c) "Logical Development Pattern"*

- a. The applicant states the area proposed to be amended from RMF-8 to RMF-15 is  $\pm 12.12$  acres; however, the area subject to the proposed amendment is  $\pm 13.058$  acres. The applicant must revise the acreage accordingly.
- b. The applicant states the remaining portion of the subject property not subject to the proposed amendment is  $\pm 4.1$  acres; however, the remaining portion of the subject property not subject to the proposed amendment is  $\pm 3.172$  acres. The applicant must revise the acreage accordingly.

**Public School Student Generation Form**

- 15. The applicant states the acreage as  $\pm 16.22$  acres; however, the portion subject to the amendment is  $\pm 13.058$  acres. The applicant must revise the acreage accordingly.
- 16. The applicant states 31 Single Family Residential Dwelling Units will result as a result of the proposed amendment; however, no new Single Family Residential Dwelling Units will result as a result of the proposed amendment. The applicant must remove the 31 Single Family Residential Dwelling Units from the Public School Student Generation Form.

**Misc**

- 17. The applicant must address the following items from the Completeness Review Letter, dated February 26, 2015.
  - a. *Legal description with tax parcel number* has been provided; however, the subject property contains two different zoning designations (RMF-8 & RMF-15) and the applicant proposes to amend the portion of the property with the RMF-8 zoning to RMF-15. The applicant must provide a legal description (with parcel number and acreage) and sketch of the area proposed to be rezoned.

- b. *Proof of Ownership* has not been completely provided. The applicant has provided a copy of the warranty deed; however, the warranty deed is in a corporate name. The applicant must provide a copy of the registered authorized agents providing proof that Fred Rath is eligible to sign on behalf of Alachua Development, LLC.
  - c. *Proof of Payment of Taxes* has been provided; however, property tax records obtained from the Alachua County Tax Collector indicate that 2014 taxes are due in the amount of \$817.49 for Tax Parcel 03863-002-001 and \$284,358.24 for Tax Parcel 03869-007-001. Taxes for 2014 must be paid in full before the due date (March 31, 2015.) Should taxes for 2014 become delinquent, the City reserves the right to place the application review on hold until such time that taxes are no longer delinquent.
18. Given the scope of deficiencies and the incomplete application, a second DRT meeting may be required.