



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 12, 2015

<b>SUBJECT:</b>	A request to amend the Official Zoning Atlas from Residential Multiple Family - 8 ("RMF-8") to Residential Multiple Family - 15 ("RMF-15") on an approximate 12.12 acres.
<b>APPLICANT/AGENT:</b>	C. David Coffey, P.A. (Agent)
<b>PROPERTY OWNER(S):</b>	Alachua Development, LLC.
<b>LOCATION:</b>	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, Alachua, Florida.
<b>PARCEL ID NUMBER(S):</b>	A Portion of 03863-002-001
<b>ACREAGE:</b>	±12.12 acres
<b>PROJECT PLANNER:</b>	Brandon M. Stubbs
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of approval.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.</i>

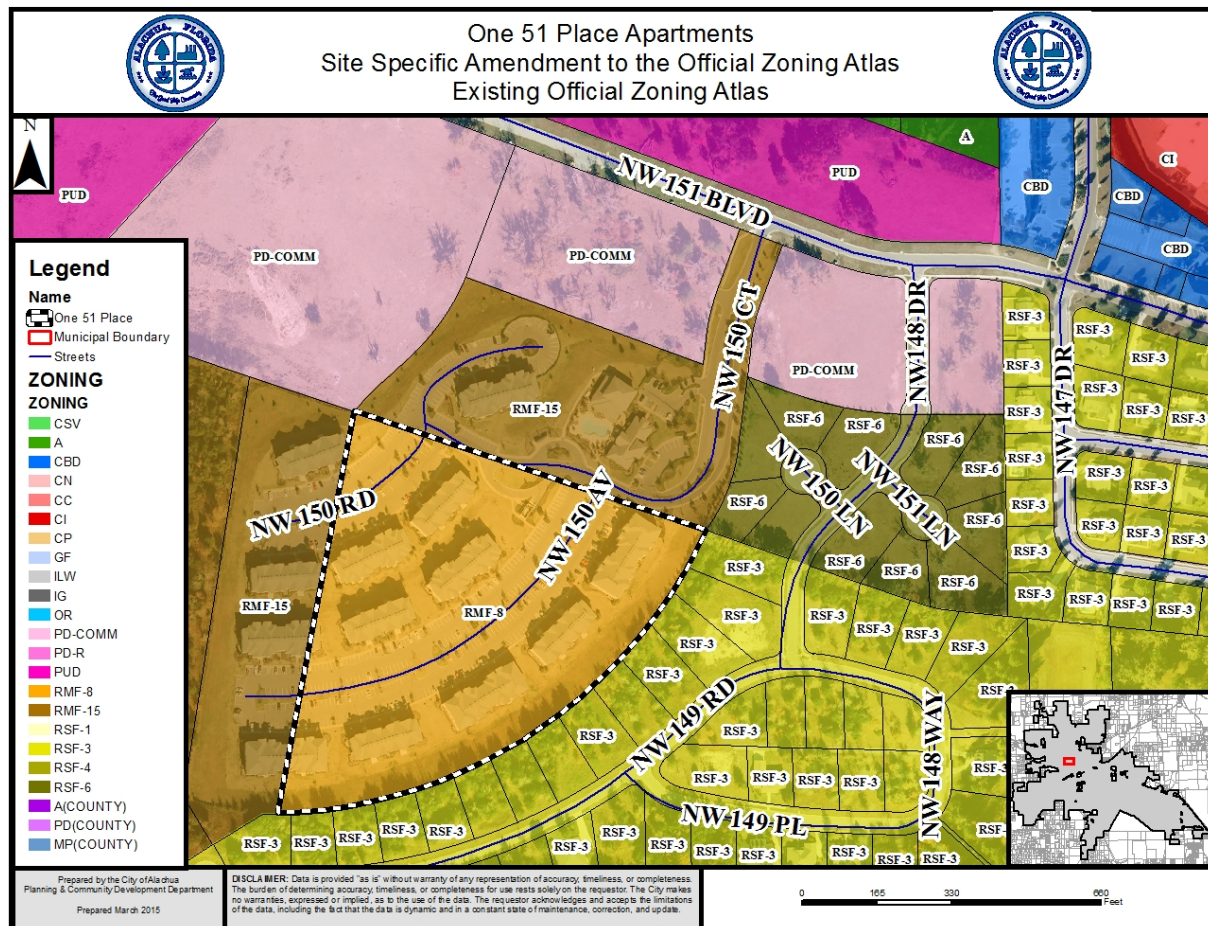
## SUMMARY

The proposed Site Specific Amendment to the Official Zoning Atlas ("rezoning") would amend the zoning of ±12.12 acres from Residential Multiple Family - 8 ("RMF-8") to Residential Multiple Family - 15 ("RMF-15").

This application proposes to amend the Zoning Designation on a portion of a subject property that contains an existing multiple family development known as "One 51 Place Apartments". The existing development is nonconforming in terms of the density allowed under its current Zoning Designation. Currently, the development consists of two Tax Parcels (03869-007-001 & 03863-002-001). A portion of the development has a Residential Multiple Family - 8 ("RMF-8") Zoning Designation while a portion of the development has a Residential Multiple Family - 15 ("RMF-15"). Prior to the adoption of the Land Development Regulations in 2006, the subject property had Residential Multiple Family - 1 ("RMF-1") and Residential Multiple Family - 2 ("RMF-2") Zoning Designations. When the Land Development Regulations were adopted in 2006, the RMF-1 and RMF-2 Zoning Designations were removed and replaced with the RMF-8 and RMF-15 Zoning Designations. When the Official Zoning Atlas was adopted with the Land Development Regulations in 2006, areas designated as RMF-1 were amended to the new RMF-8 Zoning Designation and areas designation as RMF-2 were amended to the new RMF-15 Zoning Designation. While the RMF-8 and RMF-15 Zoning Designations have similar densities as the preceding Zoning Designations, they do not provide for as broad of a density range as the preceding Zoning Designations. At the time of development, the development was in compliance with the densities allowed within the RMF-1 and RMF-2 Zoning Designations; however, under the new RMF-8 and RMF-15 Zoning Designations, the development's density is nonconforming. The subject property currently contains 312 multiple family dwelling units. The current zoning allows for 259 multiple family dwelling units. The proposed zoning would allow for 343 multiple family dwelling units. The applicant is seeking an amendment to the Official Zoning Atlas to amend the Zoning Designation from RMF-8 to RMF-15 in order to provide for conformance with the existing density of the development.

Located to the north of the subject property is NW 151<sup>st</sup> Blvd and Park Vegetariana; south of the subject property is Clover Ranch Estates and Wyndswept Hills; west of the subject property is U.S. Interstate Highway 75 (I-75); and east of the subject property is Wyndswept Hills and Santa Fe Station.

## Map 1. Official Zoning Atlas with Subject Property



The Residential Multiple Family - 15 ("RMF-15") Zone District is described as follows in Section 3.4.2(H) of the Land Development Regulations (LDRs):

*"The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre."*

## ZONING DISTRICT COMPARISON

**Table 1. Zoning District Comparison**

	Existing District	Proposed District
<b>Zoning District:</b>	Residential Multiple Family - 8 ("RMF-8")	Residential Multiple Family - 15 ("RMF-15")
<b>Max. Gross Density:</b>	8 Dwelling Units per acre	15 Dwelling Units per acre
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Typical Uses*:</b>	Dwelling, Live/Work; Dwelling, Manufactured Home; Dwelling, Multiple-Family; Dwelling, Single-Family Attached; Dwelling, Single-Family Detached; Dwelling, Townhouse; Dwelling, Two-to-Four Family; Upper Story Dwelling; Community Residential Home (6 or fewer residence); Community Residential Home (7-14 residence); Rooming House; Library; Senior Center; Youth Club House; Child Care Center; Overnight Child Care Center; College or University; School; Vocational School; Assisted Living Facility.	Dwelling, Live/Work; Dwelling, Manufactured Home; Dwelling, Multiple-Family; Dwelling, Single-Family Attached; Dwelling, Single-Family Detached; Dwelling, Townhouse; Dwelling, Two-to-Four Family; Upper Story Dwelling; Community Residential Home (6 or fewer residence); Community Residential Home (7-14 residence); Rooming House; Library; Senior Center; Youth Club House; Child Care Center; Overnight Child Care Center; College or University; School; Vocational School; Assisted Living Facility.
<p><small>* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs.</small></p>		

## SURROUNDING USES

North of the subject property is NW 151<sup>st</sup> Blvd and Park Vegetariana; south of the subject property is Clover Ranch Estates and Wyndswept Hills; west of the subject property is U.S. Interstate Highway 75 (I-75); and east of the subject property is Wyndswept Hills and Santa Fe Station.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended Official Zoning Atlas if the proposed amendment is approved.



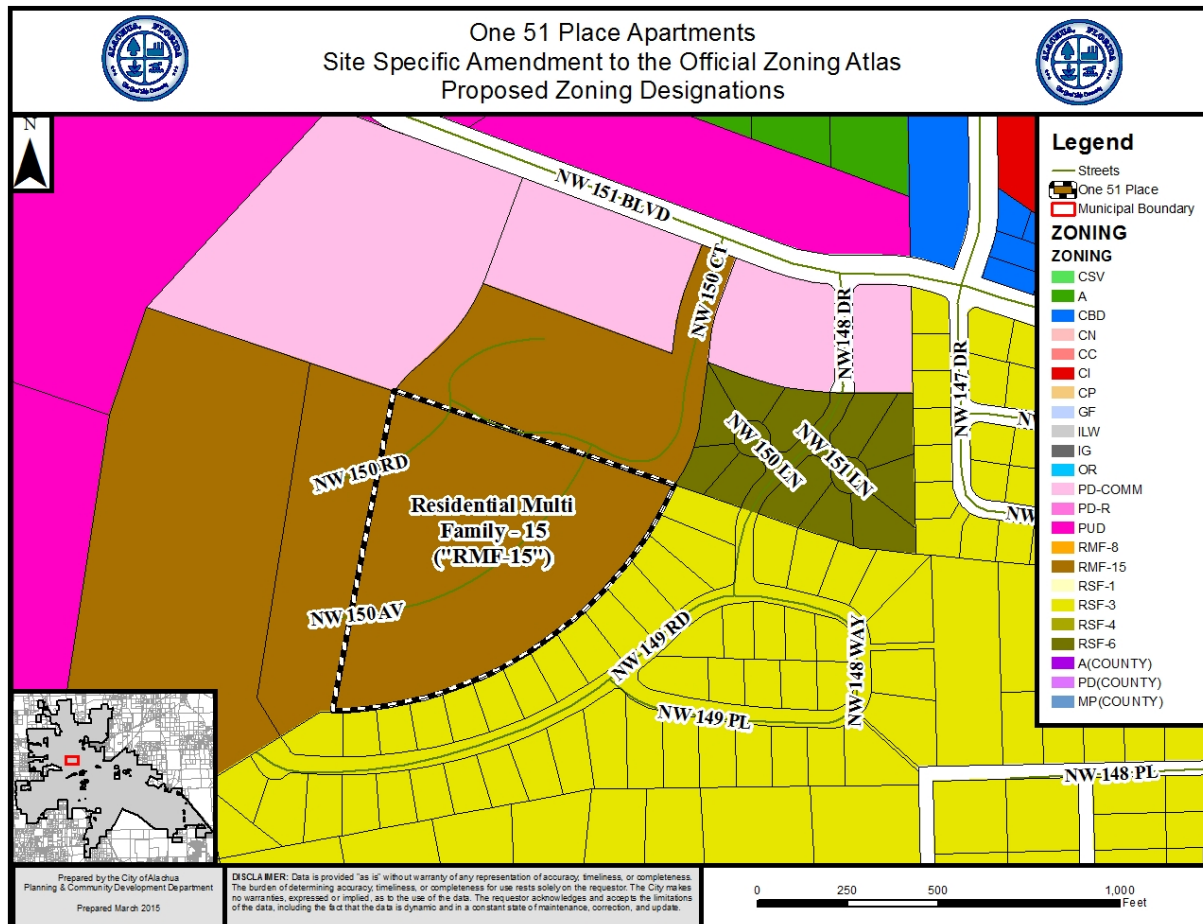
**Table 2. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	NW 151 <sup>st</sup> Blvd/Park Vegetariana	Commercial/Community Commercial/High Density Residential	Planned Development - Commercial ("PD- Comm")/Planned Unit Development ("PUD")
South	Clover Ranch Estates/Wyndswapt Hills	Moderate Density Residential	Residential Single Family - 3 ("RSF-3")
East	Wyndswapt Hills/Santa Fe Station	Moderate Density Residential	Residential Single Family - 3 ("RSF-3")
West	Interstate Highway 75 (I-75)	N/A	N/A

**Map 2. Vicinity Map**



### Map 3. Proposed Amendment to Official Zoning Atlas



## NEIGHBORHOOD MEETING

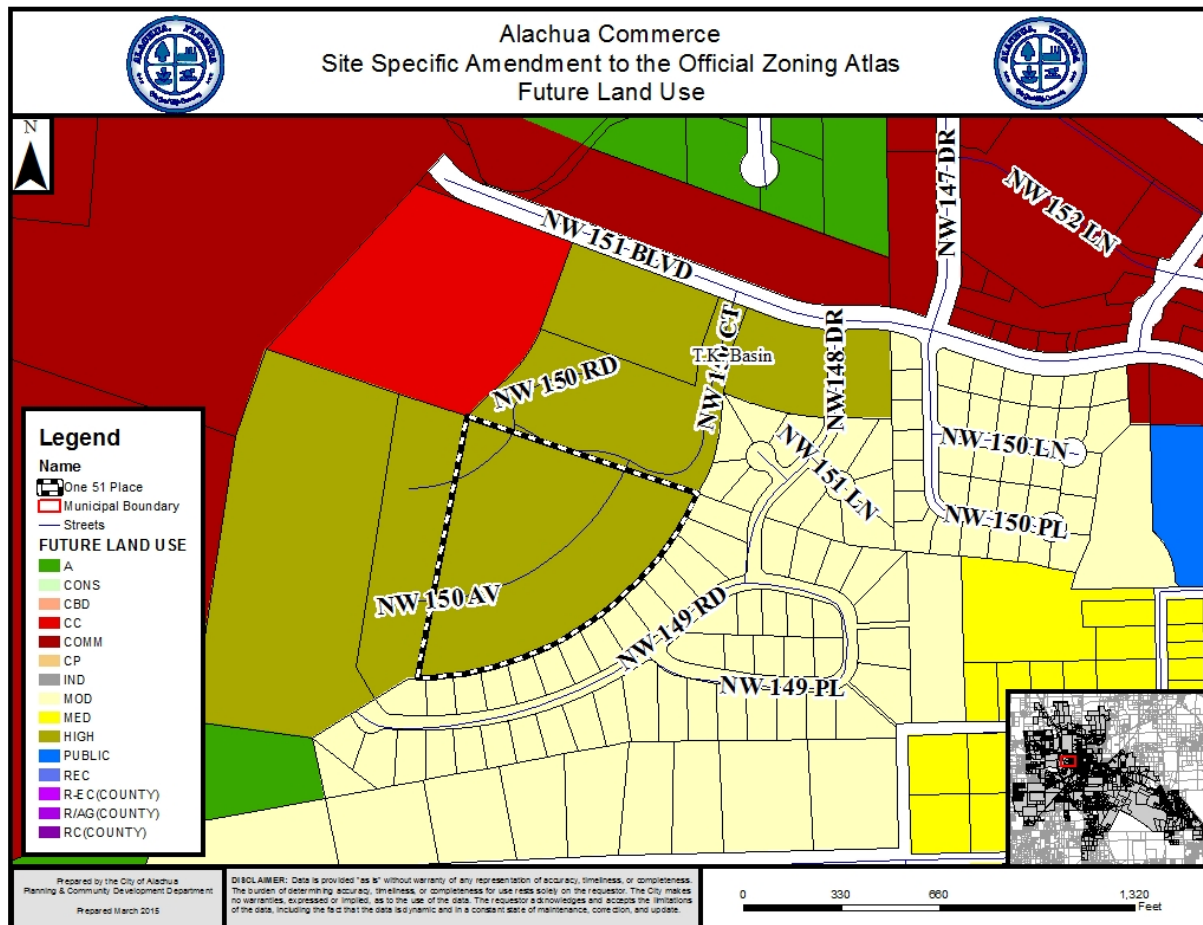
The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on February 23, 2015, at One 51 Place Apartment Clubhouse located at 15100 NW 150th Court, Alachua, Fl. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, no members of the public attended the meeting.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes zoning designations that are consistent with the underlying Future Land Use Map (FLUM) Designation. Below is a chart of the existing and proposed FLUM Designations and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

**Map 4. Future Land Use Map Designation**





**Table 3. Zoning Consistency with Underlying Future Land Use Map Designation**

Existing FLUM Designation	Proposed FLUM Designation	Proposed Zoning Designation	Consistent
High Density Residential	N/A	Residential Multiple Family - 15 ("RMF-15")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Traffic Circulation Element
- Housing Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element
- Economic Element

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

## ENVIRONMENTAL CONDITIONS ANALYSIS

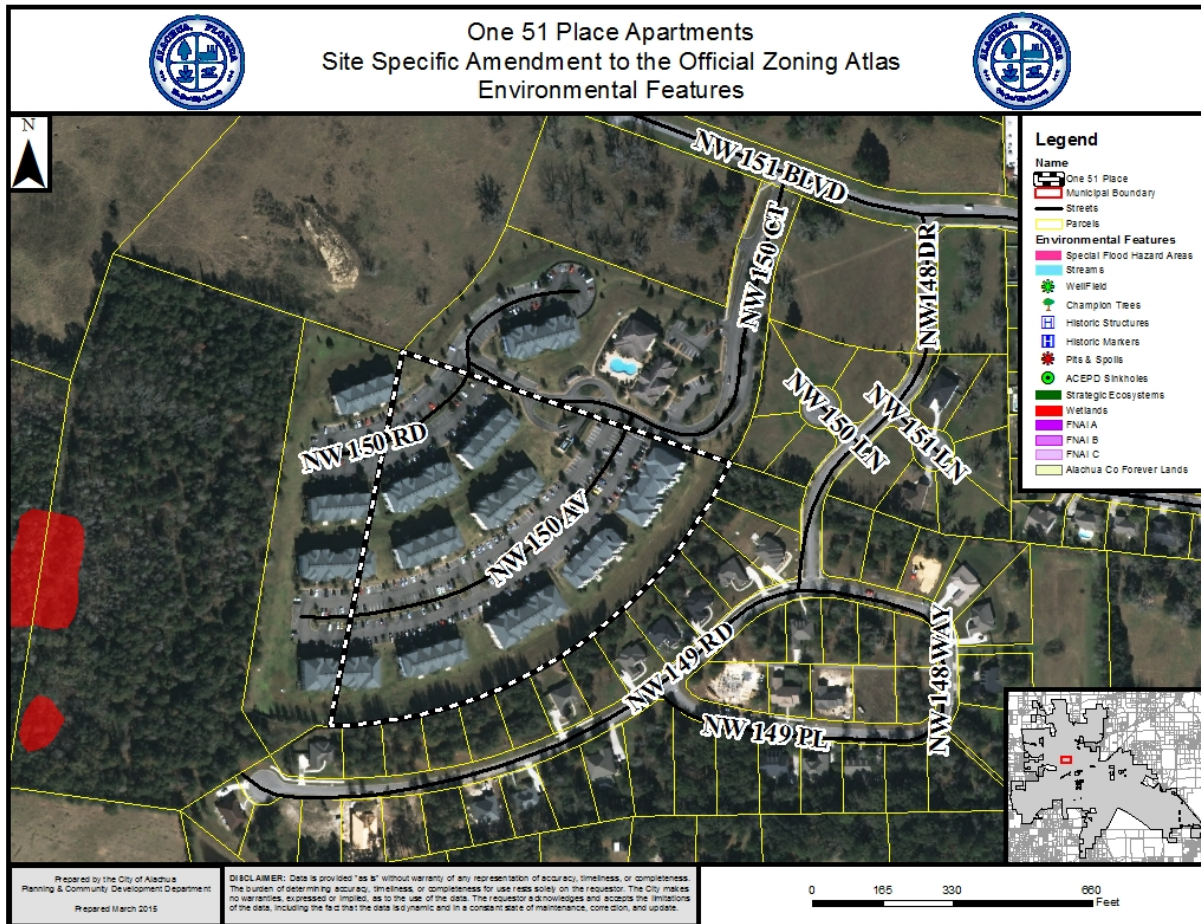
### **Wetlands**

According to best available data (National Wetlands Inventory), there are no wetlands located on the subject property. The City of Alachua Comprehensive Plan and Land Development Regulations ("LDRs") have applicable protection standards if wetland are ever identified on the subject property.

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



## Map 5. Environmental Features



### Strategic Ecosystems

According to the best available data, the subject parcel is not located within a Strategic Ecosystem.

**Evaluation:** Given that the subject property is not located within a strategic ecosystem and is not adjacent to any lands designated as strategic ecosystems, there are no issues related to the amendment which would impact a Strategic Ecosystem(s).

### Regulated Plant & Animal Species

The subject property does not contain any species identified as endangered, threatened, or of special concern. Additionally, the site does not contain habitat identified as important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

**Evaluation:** No species identified as endangered, threatened, or of special concern have been observed on the subject property, and the site does not contain habitat identified as important for native species and ecosystems. Therefore, there are no issues related to regulated plant and animal species.

## **Soil Survey**

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

There are four (4) soil types found on the subject property:

### *Norfolk Loamy Fine Sand (2% – 5% slopes)*

Hydrologic Soil Group: B

This soil type is gently sloping, well drained soil. Permeability is rapid in surface and slow to moderate in the subsurface layers, while runoff is medium. This soil type poses only slight limitations for sites for homes and commercial buildings.

### *Norfolk Loamy Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: B

This soil type is a sloping, well drained soil. Permeability is rapid in surface and subsurface layers, while runoff is rapid. This soil type poses moderate limitations for sites commercial buildings because of the slope.

### *Kendrick Sand (2% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is a gently sloping, well drained soil. Permeability is rapid at the surface and subsurface layers, while runoff is moderately slow. This soil type poses only slight limitations for sites for home and commercial buildings.

### *Millhopper Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, moderately well drained soil. Permeability is rapid at the surface and subsurface layers. This soil type poses only slight limitations for commercial buildings.

**Evaluation:** The three (3) predominate soil types on the subject property are Millhopper Sand, Norfolk Loamy Fine Sand (2% - 5% slopes), and Norfolk Loamy Fine Sand (5% - 8% slopes). These sands only pose very slight limitations for development. Therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Being the subject property is located in Flood Zone "X", there is no concern of flood on the subject property.

## **Karst-Sensitive Features**

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

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

## **Wellfield Protection Zone**

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

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

## **Historic Structures and Markers**

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

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

## COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

**Evaluation and Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

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

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

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

**Evaluation and Findings:** The subject property is currently developed with 312 multiple family dwelling units. The purpose of the proposed Site Specific Amendment to the Official Zoning Atlas is to bring the Zoning Designation into compliance with the current development. The subject property is adjacent to another property with a Future Land Use Map ("FLUM") Designation of High Density Residential. It is staff's opinion that the proposed rezoning will continue a logical and orderly development pattern.

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

**Evaluation and Findings:** As previously mentioned, the subject property is currently developed with 312 multiple family dwelling units; therefore, the proposed amendment will not create premature development in an undeveloped or rural area.

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

**Evaluation and Findings:** The subject property is currently developed with 312 multiple family dwelling units and located adjacent to properties containing a High Density Residential FLUM Designation. The applicant is proposing a Zoning Designation that is consistent with the underlying FLUM Designation. The uses permitted by the proposed amendment are not incompatible with the existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.



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

**Evaluation and Findings:** As previously mentioned, the subject property is currently developed with 312 multiple family dwelling units. The purpose of the proposed Site Specific Amendment to the Official Zoning Atlas is to bring the Zoning Designation into compliance with the current development. The existing development does not adversely affect the character of the general area; does not create excessive traffic, density and/or intensity of use, building height, bulk, noise, lights, or other physical effects or nuisances.

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

**Evaluation and Findings:** As noted, the subject property is currently developed with 312 multiple family dwelling units. The purpose of the proposed Site Specific Amendment to the Official Zoning Atlas is to bring the Zoning Designation into compliance with the current development. The uses permitted by the proposed amendment are not incompatible with the existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Therefore, the uses permitted by the proposed amendment will not deviate from the development pattern of the area.

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

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” The applicant has provided an analysis of the Chapter 163, F.S. urban sprawl requirements. It is staff's opinion that the proposed amendment does not constitute as urban sprawl.

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

**Evaluation and Findings:** As noted, the subject property is adjacent to lands to the north containing uses the same and similar to the proposed zoning designations. The subject property is currently developed with 312 multiple family dwelling units. The purpose of the proposed Site Specific Amendment to the Official Zoning Atlas is to bring the Zoning Designation into compliance with the current development. Therefore, the proposed amendment will not

result in the creation of an isolated zone district unrelated to the adjacent and surrounding zone districts.

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

**Evaluation and Findings:** The subject property is located within the City of Alachua's utility service area and development is to connect to public utility infrastructure. Future development, if any, will be required to connect to City water and sewer facilities.

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

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

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

## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (13, 14, & 15)	US 441 (SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	C

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].  
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 5a. Analysis of the Net Increase in Density**

Existing Zoning	Maximum Density
Residential Multiple Family - 8 ("RMF-8")	8 Dwelling Unit per Acre
Proposed Zoning	Maximum Density
Residential Multiple Family - 15 ("RMF-15")	15 Dwelling Unit per Acre
Existing Density	
	13.62 Dwelling Unit per Acre
Net Increase in Density	31 Dwelling Units

1 Formula: ((22.9 acres x 15 dwelling units per acre)/(22.9 acres x 13.62 dwelling units per acre)) = 31 dwelling units

**Table 5b. Proposed Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Mid-Rise Apartments <sup>1,2</sup> (ITE Code 223)	206 (103/103)	11	14
<b>Total Net Increase In Trips</b>	<b>206</b>	<b>11</b>	<b>14</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> Formulas: AADT – 6.65 trips per dwelling unit x 31 dwelling units (50% entering/50% exiting); AM Peak Hr – 0.35 trips per dwelling unit x 31 dwelling units; PM Peak Hr – 0.44 trips per dwelling unit x 31 dwelling units.

**Table 6. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	Maximum Service Volume <sup>2</sup>	Existing Traffic <sup>3</sup>	Reserved Trips <sup>4</sup>	Available Capacity <sup>4</sup>	Projected Daily Trips	Residual Capacity after Proposed Amendment <sup>5</sup>
US 441 Segment 5 (13, 14, 15) <sup>1</sup>	35,500	23,000	6,865	5,635	206	5,429
PM Peak Hour Traffic Analysis	Maximum Service Volume <sup>2</sup>	Existing Traffic <sup>3</sup>	Reserved Trips <sup>4</sup>	Available Capacity <sup>4</sup>	Projected Daily Trips	Residual Capacity after Proposed Amendment <sup>5</sup>
US 441 Segment 5 (13, 14, 15) <sup>1</sup>	3,200	2,185	610	405	14	391

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2009 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
<sup>3</sup> Florida State Highway System Level of Service Report 2011, Florida Department of Transportation, District II, June 2012.  
<sup>4</sup> Source: City of Alachua December 2014 Development Monitoring Report.  
<sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

**Evaluation:** An analysis of the impacts on the transportation system resulting from the proposed net increase from amending the Zoning Designation to Residential Multiple Family - 15 ("RMF-15") and the anticipated type of development has been presented by the applicant. Materials submitted by the applicant and verified by Staff show that the trip generation land use codes, as identified in *Trip Generation, Ninth Edition*, for "Mid-Rise Apartment (ITE Code 223) predict average daily trip count totals and PM peak hour totals that reflect the potential impact of this amendment. Currently, direct access to the subject property is provided by NW 151<sup>st</sup> Blvd. As previously indicated, U.S. Highway 441 - Segment 5 - is the only affected roadway segment. Further, U.S. Highway 441 is required by the City of Alachua Comprehensive Plan to be monitored for concurrency. Table 6 above indicate that based upon the net increase in density there would be ample roadway capacity remaining on all segments of road.

## Potable Water Impacts

**Table 7. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,140,000
Reserved Capacity <sup>2</sup>	108,775
Projected Potable Water Demand from Application <sup>3</sup>	8,525
<b>Residual Capacity</b>	<b>1,042,700</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.67%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, December 2014 <sup>2</sup> City of Alachua 2014 Annual Concurrency Status Report <sup>3</sup> Formula: Policy 4.1.C of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan: 275 GPD x 31 Dwelling Units = 8,525 GPD	

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 8. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,230,000
Less Actual Treatment Plant Flows <sup>2</sup>	595,000
Reserved Capacity <sup>3</sup>	82,325
Projected Sanitary Sewer Demand from Application <sup>4</sup>	7,750
<b>Residual Capacity</b>	<b>544,925</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>55.70%</b>
<i>Sources:</i> <sup>1</sup> Permitted capacity includes capacity expansion completed in March 2011 <sup>2</sup> City of Alachua Public Services Department, December 2014 <sup>3</sup> City of Alachua 2014 Annual Concurrency Status Report <sup>4</sup> Formula: Policy 1.1.D of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan: 250 GPD x 31 Dwelling Units = 7,750 GPD	

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.



## Recreational Impacts

**Table 9a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	46.50
Reserved Capacity <sup>1</sup>	0.50
Projected Recreational Demand from Application <sup>3</sup>	0.25
<b>Residual Recreational Capacity After Impacts</b>	<b>41.35</b>
<i>Sources:</i> <sup>1</sup> City of Alachua December 2014 Development Monitoring Report <sup>2</sup> US Census Bureau, United States 2010 Census; Policy 1.2.b, Recreation Element (Formula: 9,300 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau, United States 2010 Census; Policy 1.2.b, Recreation Element (Formula: 1.65 persons per dwelling x 31 dwellings / [5 acres/1,000 persons])	

**Table 9b. Improved, Passive Park Space Analysis**

Minimum Improved, Passive Park Space Required <sup>1</sup>	20%
Total Improved, Passive Park Space <sup>2</sup>	27.73 acres
Acreage Required to Serve Existing Population, Reserved Capacity, & Demand from Application <sup>3</sup>	9.9 acres
<b>Improved, Passive Park Space Provided<sup>4</sup></b>	<b>35.70%</b>
<sup>1</sup> Source: Policy 1.2.b Recreation Element <sup>2</sup> Source: Table 9.a <sup>3</sup> Formula: Total Improved, Passive Park Space (27.73 acres) / [Acreage Required to Serve Existing Population (46.50 acres) + Projected Impacts from Recent Development Orders (0.00 acres) + Projected Recreational Demand from Application (0.50 acres)] <sup>4</sup> Total Improved, Passive Park Space / Acreage Required to Serve Existing Population, Reserved Capacity, & Demand from Application	

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreational facilities, and the impacts are therefore acceptable.

## Solid Waste Impacts

**Table 10. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	37,200	6,789
Reserved Capacity <sup>2</sup>	5,284.5	964.42
Projected Solid Waste Demand from Application <sup>3</sup>	204	37.23
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i> <sup>1</sup> US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,300 persons x 0.73 tons per year) <sup>2</sup> City of Alachua December 2014 Development Monitoring Report <sup>3</sup> Formula: (0.73 Tons per person per year x 51 persons) = 37.23 TPY <sup>4</sup> New River Solid Waste Facility, April 2013		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable.

## **Public School Impact**

The applicant has provided a Public School Student Generation Form (“Form”) for the proposed amendment. The Form provides formulas to determine the number of student stations demanded by the application based upon Table PSFE 5: Student Generation Multipliers, Public Schools Facilities Element Data and Analysis. Based upon the net increase in density of the proposed rezoning from the existing development, an additional 31 Multiple Family Dwelling Units could potentially result; therefore, the proposed amendment would require an additional one (1) Elementary School Student Station, zero (0) Middle School Student Stations, and one (1) High School Student Station.

The City has received written documentation from the School Board of Alachua County (“SBAC”) indicating adequate school capacity exists for each level of school, based upon the standards established within the Interlocal Agreement.

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for public school facilities.