



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

December 8, 2015

SUBJECT:	A request for consideration of the preliminary plat of Benton Hills, a proposed 210 lot subdivision
APPLICANT/AGENT:	James J. Meehan, P.E.
PROPERTY OWNER:	Golden Pond Farms Inc. & Florida Timber Co
PARCEL ID NUMBER:	03044-010-002; 03044-010-003; 03044-011-001; 03044-011-002; 03044-011-003
FLUM DESIGNATION:	Moderate Density Residential; Medium Density Residential
ZONING:	Residential Single Family – 4 (RSF-4); Residential Multiple Family – 8 (RSF-8)
OVERLAY:	N/A
ACREAGE:	±81.14 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat to the City Commission with a recommendation to approve, subject to the 4 conditions provided in Exhibit “A” of this Staff Report.
RECOMMENDED MOTION:	<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 application to the City Commission, with a recommendation to approve, subject to the 4 conditions provided in Exhibit “A” of the December 8, 2015, Staff Report to the Planning & Zoning Board.</i>

SUMMARY & BACKGROUND

This application is a request by James J. Meehan, P.E., applicant and agent for Golden Pond Farms Inc. and Florida Timber Co, property owners, for the approval of a preliminary plat for a proposed 210 lot subdivision. Phase 1 of the proposed development shall consist of 75 lots.

The subject property is located immediately south of the Meadowglen subdivision, west of County Road 235-A (also known as NW 173rd Street,) and north-northwest of the Santa Fe Hills subdivision. Access to the subject property shall be provided by a connection to County Road 235-A.

The proposed Benton Hills subdivision would consist of lots ranging in size from $\pm 7,500$ square feet to $\pm 12,000$ square feet, with the majority of lots between $\pm 7,500$ square feet and $\pm 9,000$ square feet. The preliminary plat proposes a series of common areas throughout the development and a project boundary buffer ranging in width from ± 20 feet to ± 40 feet around the north, east, and west sides of the project, with many of the development's lots located adjacent to either a common area or project boundary buffer. The density of Phase 1 of the development would be 2.43 units per acre, while the project's overall density would be 2.59 units per acre.

The applicant indicates that fire protection shall be provided through the installation of a sprinkler system within each single-family residential dwelling until such time that sufficient water pressure exists in the City's potable water system at the subject property to meet National Fire Protection Association (NFPA) standards for non-sprinkled single-family residential dwellings. Further review by the City's Public Services Department of the project's compliance with fire protection standards shall occur throughout the subdivision review process (i.e., during construction plan review) and will determine if water system upgrades are necessary.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for Phase 1 of the project would be conveyed to a stormwater management facility in the northwestern portion of the subject property. Future phases of the project shall also be served by a stormwater management facility in the southwestern portion of the subject property. An analysis of the development's impact on public facilities is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

SURROUNDING USES

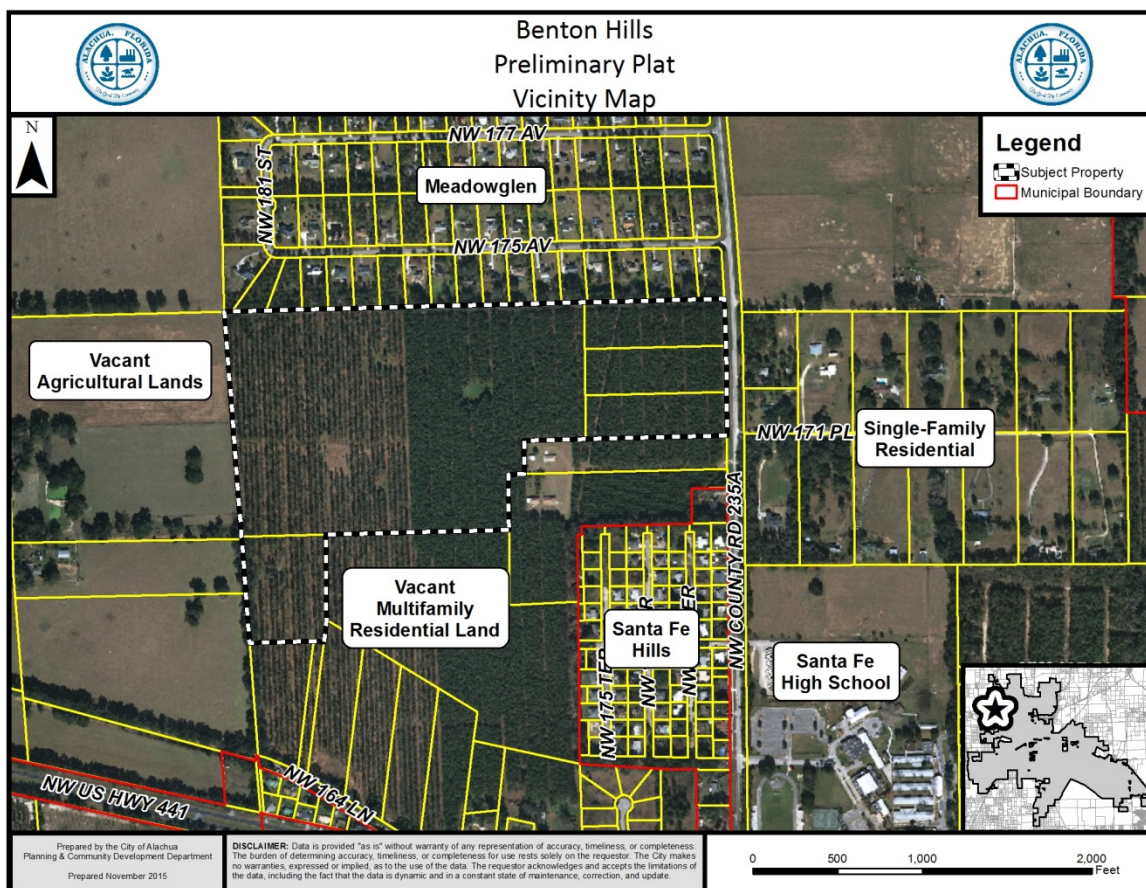
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It

is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Meadowglen Subdivision	Agriculture	Agriculture (A)
South	Vacant Residential Land	Medium Density Residential	Residential Multiple Family - 8 (RSF-8)
East	County Road 235-A; Single-Family Residential	Agriculture	Agriculture (A); County Agriculture (A/CO)
West	Vacant Agricultural Lands	Agriculture (County)	County Agriculture (A/CO)

Map 1. Vicinity Map



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 October 29, 2014, at the Alachua County Library District – Alachua Branch, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by fourteen (14) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policies 1.2.a and 1.2.b:

The subject property primarily has a Moderate Density Residential FLUM Designation, which permits a maximum density of four (4) dwelling units per acre. A portion of future phases, which would be the location of a stormwater management facility, has a Medium Density Residential FLUM Designation. The density of the development proposed by the preliminary plat complies with the density permitted within the Moderate Density Residential FLUM Designation.

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.

Analysis of Consistency with Objective 2.5: The preliminary plat identifies the location of open space areas which will be located within the development.

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

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The development will provide adequate protection of environmental features, given the best available data to support this review.

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

Analysis of Consistency with Objective 5.2: The subject property is located near existing public utility infrastructure. The proposed development would connect to potable water and sanitary sewer facilities. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for any public facility.

Transportation Element

Objective 1.1: Level of Service

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

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

Policy 1.1.a

The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would provide additional housing within the City, supporting Policy 1.1.a.

Recreation Element

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.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a:

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the Community Wastewater Service Area, and the proposed development would connect to the wastewater system.

Policy 2.1.a:

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b:

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the Community Potable Water Service Area, and the proposed development would connect to the potable water system.

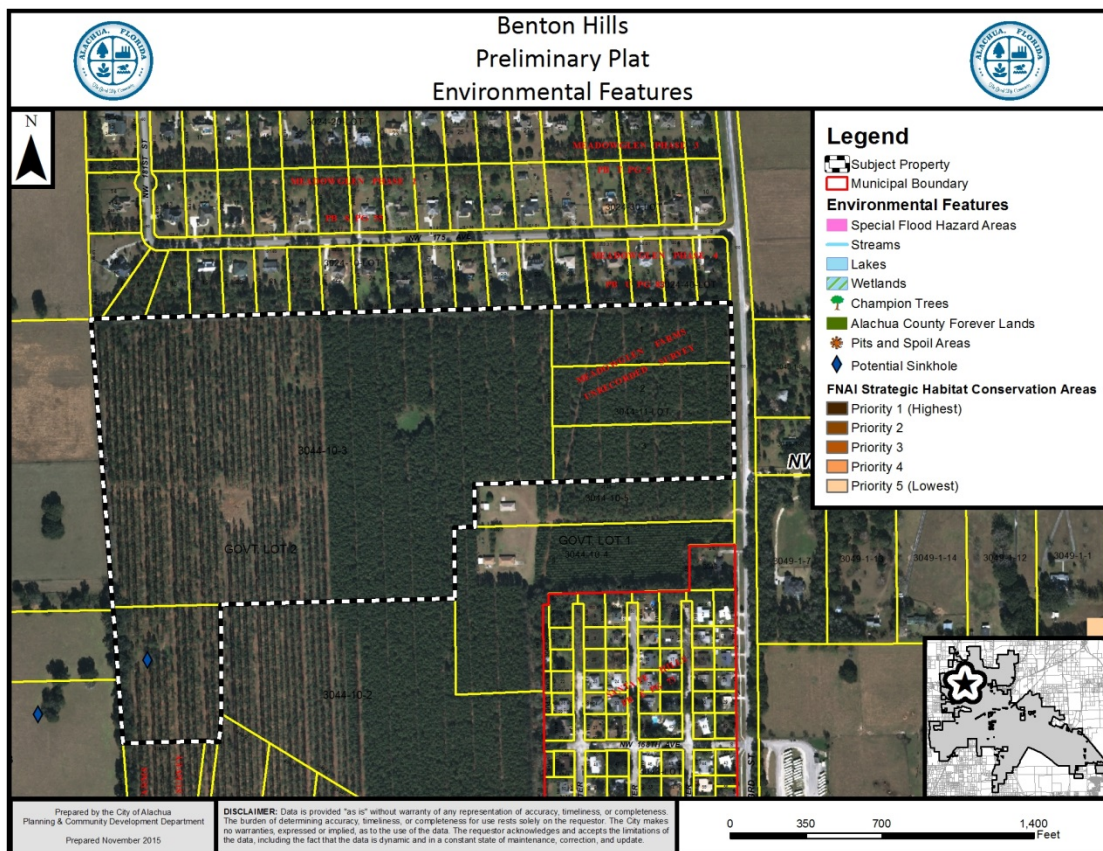
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. This data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 seven (7) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

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

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel Numbers 12001C0110D and 12001C0120D 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: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is designated as within a High Aquifer Recharge Area as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. In addition, the Soil Survey of Alachua County, Florida, dated August 1985, identifies a potential sinkhole on the site. A report prepared by GSE Engineering and Consulting, Inc., entitled "Summary Report of a Geotechnical Site Exploration, Bonaventure Subdivision Site," dated January 2008 ("Geotechnical Report,") identifies five (5) individual depressional areas, two of which are interconnected, in the location of the potential sinkhole. The depressional areas are located in the southwestern portion of the subject property, and are within an area planned for stormwater retention, identified on the preliminary plat as "Retention Area 2." Retention Area 2 will not serve the first phase of the project. The preliminary plat proposes to construct an island (i.e., a raised berm) surrounding the depressional areas so that stormwater will not directly discharge to the depressional areas.

Evaluation: The subject property is designated as within a High Aquifer Recharge Area as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. Section 6.9.6 of the City's Land Development Regulations (LDRs) establishes standards for development within such areas. The standards of Section 6.9.6 of the City's LDRs are applicable to this development and the provisions of Section 6.9.6 shall be applicable to the subdivision design reviewed during the Construction Plans phase of the subdivision review process. Section 6.9.6 of the City's LDRs prohibits development within high natural groundwater aquifer recharge areas from directly discharging to sinkholes. The applicant has proposed to isolate the depressional areas identified in the referenced Geotechnical Report from the stormwater management system, preventing direct discharge to the depressional areas. Further geotechnical analysis shall be required as part of the Construction Plans for any phase draining to Retention Area 2 to address consistency and compliance with the relevant provisions of the City's Comprehensive Plan and Land Development Regulations.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each 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 City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(2)(e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to generally be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement. Staff has proposed two (2) conditions which relate to minor revisions necessary to the preliminary plat and application materials to fully comply with the standards of Article 7 of the City's LDRs.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed development, consisting of 210 single-family residential units.

At present, the impacts to public facilities which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

While not a matter of concurrency/level of service standards, it should be noted that the applicant indicates that fire protection shall be provided through the installation of a sprinkler system within each single-family residential dwelling until such time that sufficient water pressure exists in the City's potable water system at the subject property to

meet National Fire Protection Association (NFPA) standards for non-sprinkled single-family residential dwellings. Further review by the City's Public Services Department of the project's compliance with fire protection standards shall occur throughout the subdivision review process (i.e., during construction plan review) and will determine if water system upgrades are necessary.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
N/A	CR 235A (North of US 441)	2/U	County Collector	Urban	D
¹ Source: City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [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 3. Potential Trip Generation

Land Use¹	AADT (Enter/Exit)²	AM Peak Hour (Enter/Exit)²	PM Peak Hour (Enter/Exit)²
Single-Family Detached Housing (ITE Code 210)	1,999 (999/1,000)	162 (42/120)	214 (137/77)
¹ Source: ITE Trip Generation, 9th Edition. ² Formulas: AADT – 9.52 trips per dwelling x 210 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 210 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 210 dwellings (64% entering/36% exiting.)			

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 235A (North)
Average Annual Daily Trips	
Maximum Service Volume ²	14,580
Existing Traffic ³	1,589
Reserved Trips ⁴	107
Available Capacity ⁴	12,884
Increase in Daily Trips Generated by Development	1,999
Residual Capacity Post-Approval⁵	10,885
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014. ⁴ Source: City of Alachua July 2015 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will <u>not</u> be reserved.	

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	CR 235A (North)
PM Peak Hour Trips	
Maximum Service Volume ²	1,314
Existing Traffic ³	151
Reserved Trips ⁴	10
Available Capacity ⁴	1,163
Increase in PM Peak Hour Trips Generated by Development	214
Residual Capacity Post-Approval⁶	949
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014. ⁴ Source: City of Alachua July 2015 Development Monitoring Report. ⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will <u>not</u> be reserved.	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,131,000
Reserved Capacity ²	110,345
Available Capacity	1,058,565
Potential Demand Generated by Development ³	57,750
Residual Capacity	1,000,815
Percentage of Permitted Design Capacity Utilized	56.49%
Sources: ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua July 2015 Development Monitoring Report. ³ City of Alachua Comprehensive Plan; (Formula: [275 gallons per day per dwelling unit x 210 dwelling units]).	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	70,905
Available Capacity	802,095
Potential Demand Generated by Development ³	52,500
Residual Capacity	749,595
Percentage of Permitted Design Capacity Utilized	50.03%
<i>Sources:</i> ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua July 2015 Development Monitoring Report. ³ City of Alachua Comprehensive Plan; (Formula: [250 gallons per day per dwelling unit x 210 dwelling units]).	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	37,916	6,919.67
Reserved Capacity ²	4,418.70	806.41
Potential Demand Generated by Development ³	1,990.80	363.32
New River Solid Waste Facility Capacity ⁴	50 years	
<div>Sources:</div> <div><div>1</div><div>University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)</div></div> <div><div>2</div><div>City of Alachua July 2015 Development Monitoring Report.</div></div> <div><div>3</div><div>Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 210 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.</div></div> <div><div>4</div><div>New River Solid Waste Facility, March 2015.</div></div>		

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	47.40
Reserved Capacity ¹	0.45
Potential Demand Generated by Development ³	2.48
Residual Recreational Capacity After Impacts	38.28
<i>Sources:</i> ¹ City of Alachua July 2015 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2014; Policy 1.2.b, Recreation Element</i> (Formula: 9,479 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 210 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.57 acres
Acreage Required to Serve Demand Generated by Development ²	0.50 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.07 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.31%
¹ Source: City of Alachua July 2015 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (2.48 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

On June 22, 2015, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed preliminary plat. This determination was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final plat, the development will be subject to a concurrency review of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
JAMES J. MEEHAN, P.E.,’S APPLICATION
ON BEHALF OF
GOLDEN POND FARMS INC AND FLORIDA TIMBER CO
MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION
BENTON HILLS
STAFF REPORT

CONDITIONS:

1. In accordance with Section 7.3.3(B) of the City’s Land Development Regulations (LDRs), the applicant agrees it shall coordinate with the Alachua County E911 Office and with the City to obtain street names for all proposed streets. Street names assigned by the Alachua County E911 Office shall be placed on all sheets of the Preliminary Plat depicting proposed streets.
2. In accordance with Section 7.3.7(C) of the City’s LDRs, the applicant agrees it shall furnish written proof from the Alachua County Health Department demonstrating compliance with the Department’s provisions for sanitary sewage disposal for the subdivision.
3. The applicant agrees it shall comply with the comments provided by the Public Services Department in a memorandum from Marcus Collins, Public Services Director, dated November 16, 2015. The applicant further agrees:
 - a. it shall determine the improvements necessary for the development to meet minimum fire flow requirements;
 - b. it shall incorporate the necessary improvements into Construction Plans for the proposed development; and,
 - c. costs associated with any necessary infrastructure upgrades for the development to meet minimum fire flow requirements shall be the responsibility of the applicant.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein. The applicant further agrees that Conditions 1 – 3 as stated above shall be sufficiently addressed, as determined by the City, before the applicant files an application for Construction Plans for any part of the proposed development.

**EXHIBIT “B”
TO
JAMES J. MEEHAN, P.E.’S APPLICATION
ON BEHALF OF
GOLDEN POND FARMS INC AND FLORIDA TIMBER CO
MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION
BENTON HILLS
STAFF REPORT**

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