



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

March 7, 2016

SUBJECT: A request for the construction of a ±39,555 square foot multipurpose center building, a main entry drive, parking, stormwater management facilities, and associated utility infrastructure

**APPLICANT/
PROPERTY OWNER:** City of Alachua

AGENT: James Flegert, P.E., Causseaux, Hewett, & Walpole, Inc.

LOCATION: East of the Hal Brady Recreation Center; North of CR 2054 (Peggy Road); South and East of Clover Ranch Estates; East of Interstate 75

**PARCEL ID
NUMBER(S):** 03870-000-000

FLUM DESIGNATION: Recreation

ZONING: Governmental Facilities (GF)

OVERLAY: N/A

ACREAGE: ±105.68 acres

PROJECT AREA: ±29.71 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) conditions provided in Exhibit "A" of this Staff Report.

**RECOMMENDED
MOTION:** *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 approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" of the March 7, 2016, Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by James Flegert, P.E., of Causseaux, Hewett, & Walpole, Inc., agent for the City of Alachua, applicant and property owner, for the construction of a ±39,555 square foot multipurpose center building, a main entry drive from CR 2054 (also known as Peggy Road), parking, stormwater management facilities, and associated utility infrastructure.

The subject property is ±105.68 acres in area; the project area consists of a ±29.71 acres. The subject property is located east of the Hal Brady Recreation Center, north of CR 2054, east of Interstate 75, and south and east of Clover Ranch Estates. The project area is located in the eastern/southeastern portion of the subject property, where the subject property is adjacent to the Hal Brady Recreation Center. Access to the subject property will be provided by a connection to County Road 2054.

The proposed development will convey stormwater runoff to on-site stormwater management facilities which would be constructed as part of the proposed development.

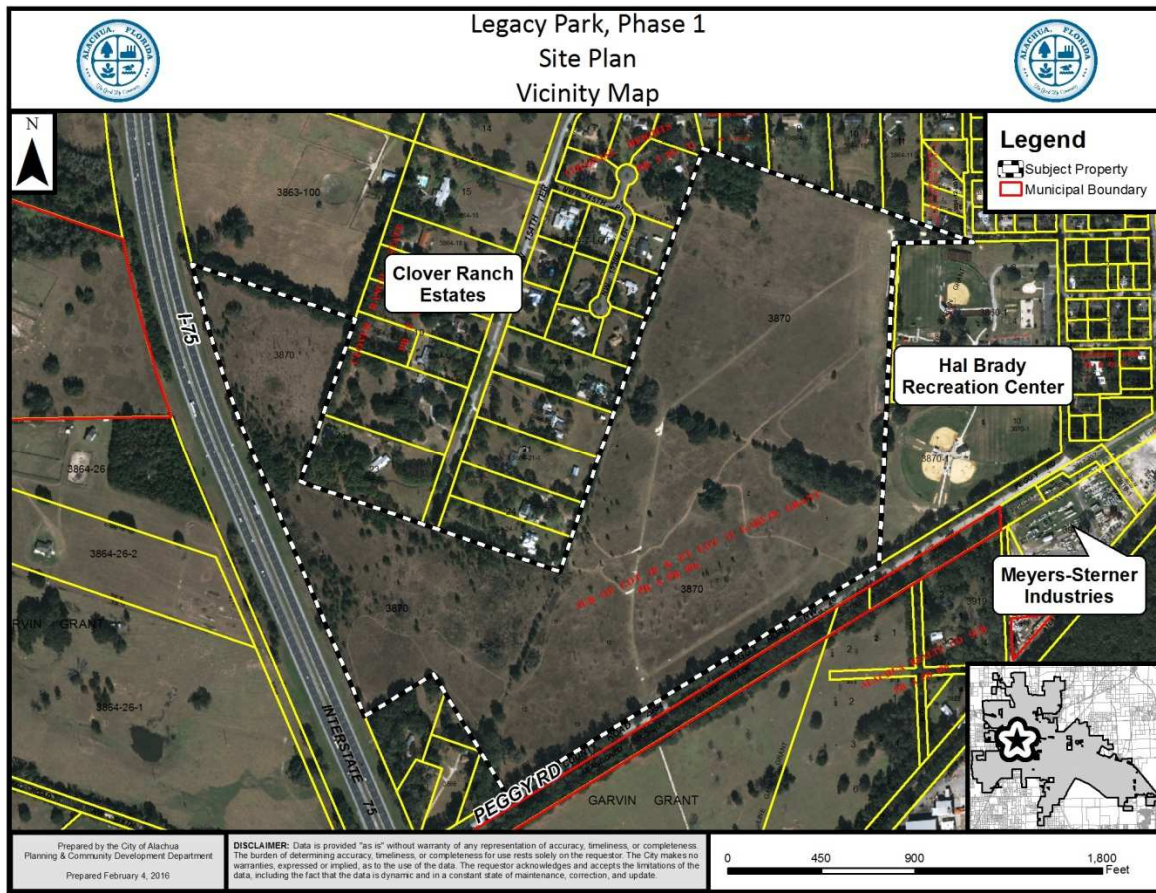
SURROUNDING USES

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 | Clover Ranch Estates | Moderate Density Residential | Residential Single Family – 3 (RSF-3) |
| South | County Road 2054 (a.k.a Peggy Road) | N/A | N/A |
| East | Hal Brady Recreation Center | Recreation | Governmental Facilities (GF) |
| West | Interstate 75 | N/A | N/A |

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 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 1, 2016, at the Swick Conference Center. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) 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 1.7: Recreation: The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a: City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Evaluation and Findings of Consistency with Goal 1, Objective 1.7, and Policy 1.7.a: The subject property has a Recreation FLUM Designation, which permits uses such as city-owned recreational facilities, including regional facilities servicing residents of the City and surrounding areas.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Evaluation and Findings of Consistency with Objective 2.4 and Policy 2.4.a: The Site Plan includes a Landscape Plan that demonstrates the proposed development will comply with all applicable landscaping standards required by the City's Comprehensive Plan and Land Development Regulations. A significant area of the project area (approximately 81.9%) consists of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a. In addition to the landscaped area provided within the ±29.71 acre project area, the remainder of the ±105.68 acre project site will remain undeveloped at this time.

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.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide 24.34 acres of open space within the project area, exceeding the minimum 10% open space requirement.

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.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development is not expected to adversely affect natural features.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities has been provided within this

report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d – 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities has been provided

within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ 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.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's 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 |

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities has been provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: The proposed development will convey stormwater runoff to on-site stormwater management facilities designed and constructed to meet the requirements of the City's Land Development Regulations. In addition, the stormwater management system must comply with the provisions of the Suwannee River Water Management District.

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:

3. 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.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities has been provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e: The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The proposed

use of the subject property as a public park will result in large areas of open space with limited impacts upon the natural environment.

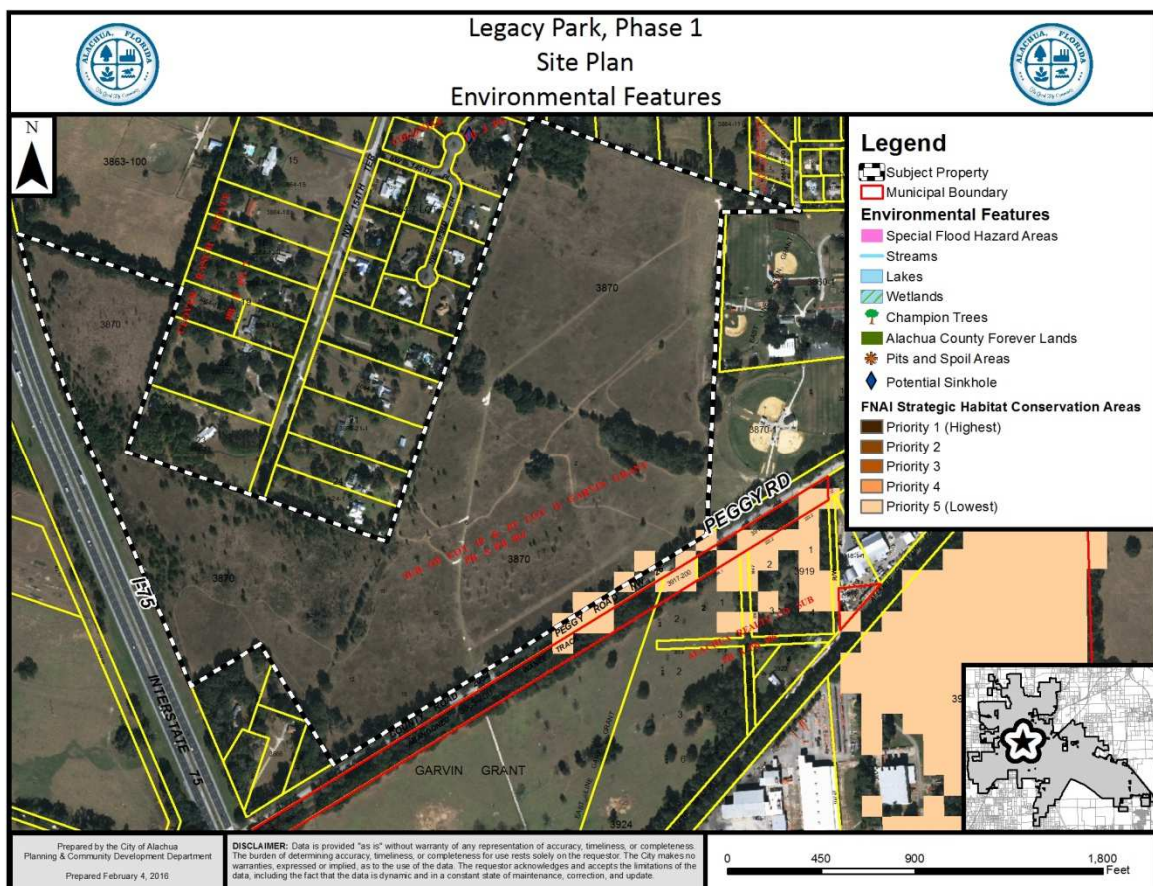
ENVIRONMENTAL CONDITIONS ANALYSIS

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 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant

natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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

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 eight (8) soil types found on the subject property:

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.

Bivens Sand (5% – 8% slopes)

Hydrologic Soil Group: D

This soil type is a sloping, poorly drained soil on short breaking slopes and along hillsides in the uplands. Permeability is moderate to moderately rapid in the surface and subsurface layers. This soil type has severe limitations for most urban uses, including dwellings, local roads, and 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.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately 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.

Lochloosa Fine Sand (2% – 5% 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.

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.

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.

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

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: Most of the soil types located on the subject property pose slight or no significant limitations for development. The areas on-site containing soil types which do pose greater limitations for development are minimal on-site, and are largely located outside of the project area. Given the preceding, there are no significant issues related to soil suitability.

Flood Potential

Panel 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 majority of the subject property, and all of the project area, is designated as within a Medium-High Aquifer Recharge Area as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. A portion of the western part of the subject property, outside of the project area, is designated as within a High Aquifer Recharge Area as identified on the SRWMD HARC Map. Best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Best available data indicates that there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

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

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Governmental Facilities (GF.) The site plan proposes a new ±39,555 square foot multipurpose center building, and the principal use of the property is as a public park. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the GF zoning district permits a public park.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards which apply to the "Public Park" use type.

(4) Development and Design Standards

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to Section 6.1, *Off Street Parking & Loading Standards*, Section 6.2, *Tree Protection/Landscape/Xeriscape Standards*, Section 6.3, *Fencing Standards*, Section 6.4, *Exterior Lighting Standards*, Section 6.7, *Open Space Standards*, and Section 6.9, *Environmental Protection Standards*. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) Subdivision Standards

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) Complies with All Other Relevant Laws and Ordinances

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

| Segment Number ^{2, 3} | Segment Description | Lanes | Functional Classification | Area Type | LOS |
|--------------------------------|---|-------|--|----------------|-----|
| CR 2054 West | CR 2054 (from SR 235 to West City Limits) | 4/D | County Maintained Collector (Urban) | Urban Trans | 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 (when applicable.) 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. Trip Generation

| Land Use ¹ | AADT ² | AM Peak Hour ² | PM Peak Hour ² |
|--|---------------------|---------------------------|---------------------------|
| Recreational Community Center (ITE Code 495) | 1,338 (669, 669) | 114 (65, 49) | 133 (64, 69) |
| ¹ Source: ITE Trip Generation, 9th Edition. ² Formulas: AADT – 33.82 trips per 1,000 square feet of floor area x 39,555 square feet (50% entering/50% exiting); AM Peak Hour – 2.89 trips per 1,000 square feet of floor area x 39,555 square feet (57% entering/43% exiting); PM Peak Hour – 3.35 trips per 1,000 square feet of floor area x 39,555 square feet (48% entering/52% exiting.) | | | |

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

| Traffic System Category | CR 2054 West ¹ |
|--|---------------------------|
| Average Annual Daily Trips | |
| Maximum Service Volume ² | 14,580 |
| Existing Traffic ³ | 4,326 |
| Reserved Trips ⁴ | 0 |
| Available Capacity ⁴ | 10,254 |
| Increase/Decrease in Daily Trips Generated by Development | 1,338 |
| Residual Capacity After Development's Impacts⁵ | 8,916 |
| ¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 2014, Florida Department of Transportation, District II, September 2015. ⁴ Source: City of Alachua January 2016 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved. | |

| Traffic System Category | CR 2054 West ¹ |
|--|---------------------------|
| PM Peak Hour Trips | |
| Maximum Service Volume ² | 1,314 |
| Existing Traffic ³ | 411 |
| Reserved Trips ⁴ | 0 |
| Available Capacity ⁴ | 903 |
| Increase/Decrease in PM Peak Hour Trips Generated by Development | 133 |
| Residual Capacity After Development's Impacts⁵ | 770 |
| ¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 2014, Florida Department of Transportation, District II, September 2015. ⁴ Source: City of Alachua January 2016 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved. | |

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development 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 | 113,030 |
| Available Capacity | 1,055,970 |
| Projected Potable Water Demand from Application ³ | 520 |
| Residual Capacity | 1,055,450 |
| Percentage of Permitted Design Capacity Utilized | 54.11% |
| <i>Sources:</i> ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua January 2016 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Parks with bathhouses, showers, and toilets: 10 gallons per day fixture. | |

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development 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 | 73,590 |
| Available Capacity | 799,410 |
| Projected Sanitary Sewer Demand from Application ³ | 520 |
| Residual Capacity | 798,890 |
| Percentage of Permitted Design Capacity Utilized | 46.74% |
| <i>Sources:</i> ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua January 2016 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Parks with bathhouses, showers, and toilets: 10 gallons per day fixture. | |

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

| System Category | Pounds Per Day | Tons Per Year |
|--|----------------|---------------|
| Demand from Existing Development ¹ | 39,152 | 7,145.24 |
| Reserved Capacity ² | 4,633.55 | 845.62 |
| Demand Generated by Application ³ | 474.68 | 86.63 |
| New River Solid Waste Facility Capacity ⁴ | 50 years | |
| Sources: <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: 9,788 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua January 2016 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996</div></div> <div><div>4</div><div>New River Solid Waste Facility, March 2015.</div></div> | | |

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

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
LEGACY PARK – PHASE 1
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant shall revise the Photometric Plans to identify the mounting height of lighting fixture “S4” and shall demonstrate compliance with Section 6.4.5(A)(1.)
2. The applicant shall comply with the comments provided by Adam Boukari, Assistant City Manager, in a memorandum dated February 23, 2016.
3. The applicant shall comply with the comments provided by Sergio Reyes, PE, of eda engineers – surveyors – planners, inc., dated February 22, 2016.
4. The applicant agrees it shall obtain all applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 5 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 – 5 as stated herein.

**EXHIBIT “B”
TO
LEGACY PARK – PHASE 1
SITE PLAN
STAFF REPORT**

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