



# City of Alachua

## Planning & Community Development Department Staff Report

### City Commission Hearing Date: Quasi-Judicial Hearing

June 13, 2016

<b>SUBJECT:</b>	A request for consideration of the final plat of Heritage Oaks Phase II, which proposes the subdivision of the subject property into a total of 44 lots
<b>APPLICANT/AGENT:</b>	Monique Heathcock, P.E., LEED AP, Causseaux, Hewett, & Walpole, Inc.
<b>PROPERTY OWNER:</b>	Duration Builders, Inc.
<b>PARCEL ID NUMBER:</b>	03053-001-000
<b>FLUM DESIGNATION:</b>	Moderate Density Residential
<b>ZONING:</b>	Planned Development – Residential (PD-R)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	±17.25 acres
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	<ol style="list-style-type: none"><li>1. Approve the Final Plat of Heritage Oaks Phase II (“Final Plat”), the “Subdividers Agreement for Heritage Oaks Phase II” (“Subdividers Agreement”), and the “Certificate of Concurrency Compliance for Heritage Oaks Phase II” (“Certificate of Concurrency Compliance”);</li><li>2. Authorize the Mayor to sign the Final Plat, Subdividers Agreement, and Certificate of Concurrency Compliance acknowledging the Commission’s approval;</li><li>3. Authorize the City Attorney to sign the Final Plat, Subdividers Agreement, and Certificate of Concurrency Compliance, approving their legal form and sufficiency; and,</li><li>4. Accept a cash deposit from Duration Builders, Inc., in the amount of \$102,598.37 as the performance guarantee for sidewalk infrastructure improvements.</li></ol>
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff’s recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the Final Plat of Heritage Oaks Phase II, the “Subdividers Agreement for Heritage Oaks Phase II,” and the “Certificate of Concurrency Compliance for Heritage Oaks Phase II”; (2) authorizes the Mayor to sign the Final Plat, Subdividers Agreement, and Certificate of Concurrency Compliance acknowledging the</i>

*Commission's approval; (3) authorizes the City Attorney to sign the Final Plat, Subdividers Agreement, and Certificate of Concurrence Compliance approving their legal form and sufficiency; and, (4) accepts a cash deposit from Duration Builders, Inc., in the amount of \$102,598.37 as the performance guarantee for sidewalk infrastructure improvements.*

## **SUMMARY & BACKGROUND**

This application is a request by Monique Heathcock, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Duration Builders, Inc., property owner, for the approval of a final plat to subdivide a ±17.25 acre tract of land into a total of 44 lots.

The subject property is part of the Heritage Oaks Planned Development – Residential (PD-R), which was approved by the City Commission on May 11, 2015 (Ordinance 15-05.) The proposed final plat consists of “Phase II” of the PD-R, as identified on the PD Master Plan, approved as part of the Heritage Oaks PD-R.

The preliminary plat for Heritage Oaks Phase II was approved by the City Commission on November 9, 2015. Construction Plans, which are approved administratively pursuant to Section 2.4.10(G)(3) of the City’s Land Development Regulations (LDRs), were approved on March 2, 2016.

The subject property is located north of Heritage Oaks Phase I, which is currently developed and substantially built out. Access to Heritage Oaks is provided by NW 167<sup>th</sup> Boulevard, which connects to NW US Highway 441.

The Heritage Oaks PD-R PD Master Plan requires larger lots along the project’s northern boundary. In addition, the project would provide a 15-foot buffer with a minimum six (6) foot fence between lots within Phase II and the agriculturally-zoned properties located to the north of the project site. The proposed final plat provides notes to memorialize compliance with these requirements (see Surveyor’s Notes 10 and 16.)

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to a stormwater management facility constructed in the eastern 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)(5)(d) of the City’s LDRs establishes the standards of review for a final plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

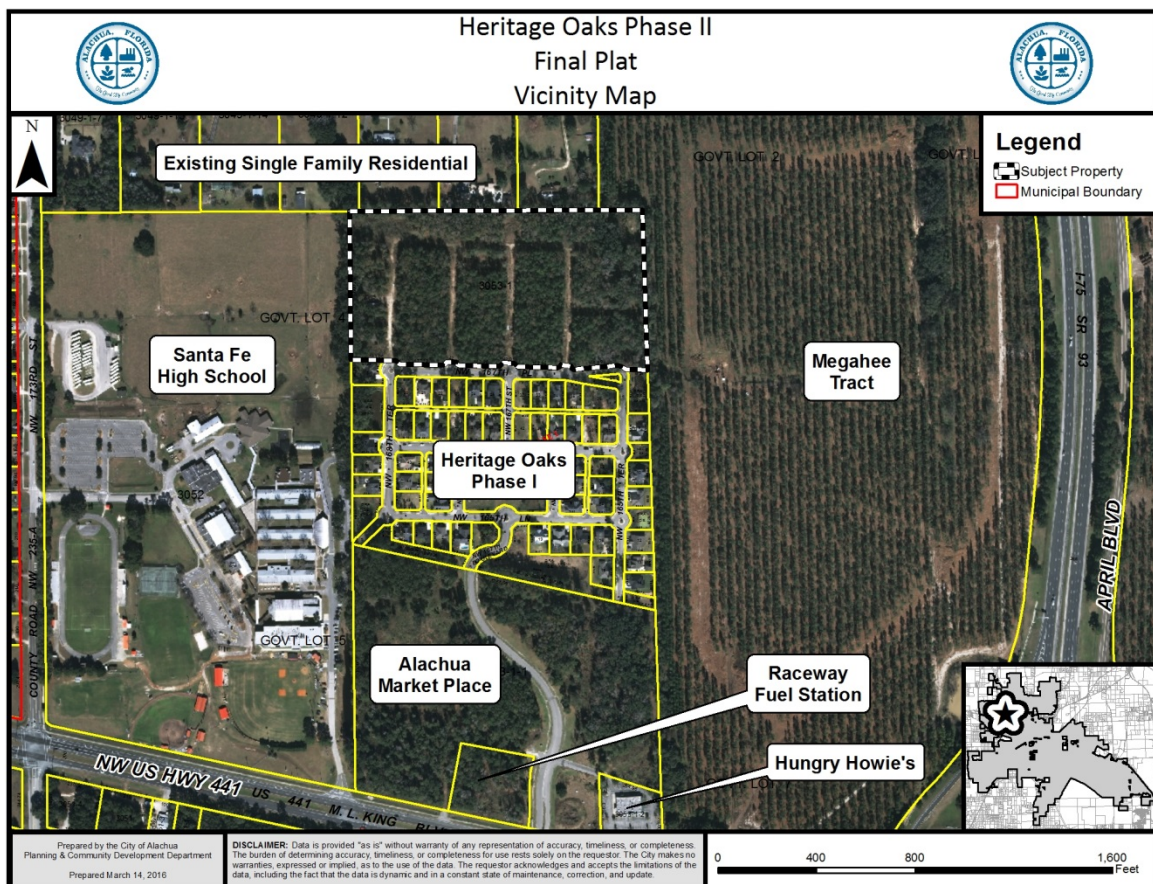
## SURROUNDING USES

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	Existing Single Family Residential Development	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 4 (RSF-4)
South	Heritage Oaks Phase I	Moderate Density Residential	Planned Development – Residential (PD-R)
East	Vacant Residential Land (Megahee Tract)	Moderate Density Residential	Residential Single Family – 4 (RSF-4)
West	Santa Fe High School	Public	Agriculture (A)

### Map 1. Vicinity Map



## 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

***Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a:*** The subject property has a Moderate Density Residential FLUM Designation, which permits a maximum density of four (4) dwelling units per acre. The density of the development proposed by the development complies with the density permitted within the Moderate Density Residential FLUM Designation.

**GOAL 2:** Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

**Objective 2.1: Planned Development (PD) Standards**

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

**Policy 2.1.a:** Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

***Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a:*** The subject property is zoned Planned Development – Residential (PD-R.) The final plat complies with the PD Ordinance, PD Agreement, and PD Master Plan which establish the Heritage Oaks PD-R, and with the preliminary plat for Heritage Oaks Phase II.

**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 final plat identifies the location of open space areas, including a drainage retention area and a buffer area, 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. Best available data indicates that the development will provide adequate protection of environmental features.

**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 will 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.

**Policy 1.1.i**

The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

***Analysis of Consistency with Policy 1.1.a:*** While not a true mixed-use development, the Heritage Oaks PD-R is located north of lands designated for commercial uses. Alachua Market Place, located adjacent to and south of the project site, includes a Publix grocery store and general retail. The further development of residential uses proximate to non-residential uses is supportive of Policy 1.1.i.

## **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  $\frac{1}{4}$  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.

***Analysis of Consistency with Policy 1.2.a:*** The subject property is located within the Community Wastewater Service Area, and the proposed development shall 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:

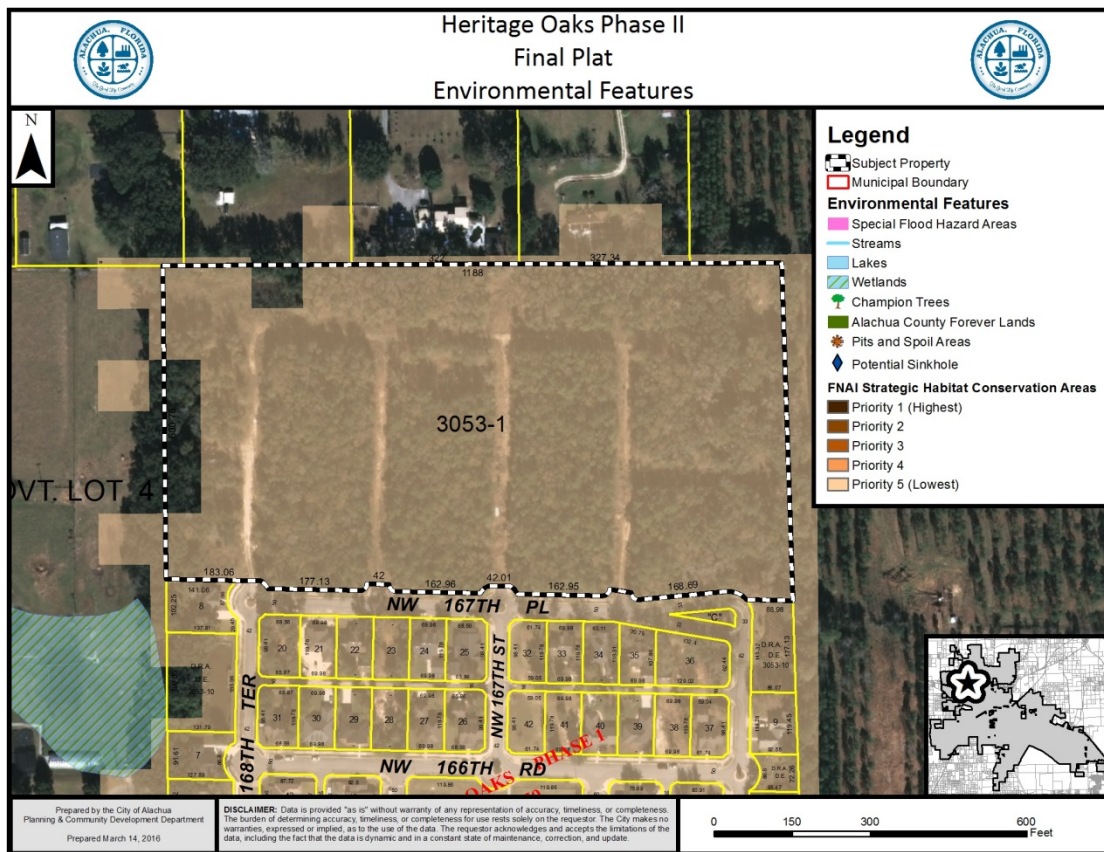
1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial

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 shall connect to the potable water system.

## ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

### Map 4. Environmental Features



### 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.

## **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. The property contains lands identified as "Priority 5" in the PNA data layer, which is the lowest priority category. The property historically consisted of natural vegetation. Areas within the subject property have been modified since the creation of the data layer. While Category 5 of the FNAI PNA data layer indicates that the property may feature 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. The 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 eight (8) 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.

*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 (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 moderate limitations as sites for homes and small commercial buildings because of the slope.

*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.

*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.

*Millhopper 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 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:** Beyond moderate limitations presented because of slope, the soil types located within the subject property do not pose any significant 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:** 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 located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, 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 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

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

*Final plat standards.* The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, Subdivision Standards;

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and proposed Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

**Evaluation & Findings:** The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, Zone Districts; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

**Evaluation & Findings:** An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

- (v) Address the provision of required public improvements in the following ways:
  - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
  - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

**Evaluation & Findings:** A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement

(included within the supporting application materials attached to this Report as Exhibit "A") establishes the requirements for the construction of infrastructure (which must occur before the conveyance of any lots within the development,) inspection of infrastructure during construction, performance guarantees for sidewalk infrastructure, and the maintenance guarantee for infrastructure. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
  - a. Certificate of subdivider's surveyor;
  - b. Certificate of City's review surveyor;
  - c. Certificate of approval by County Health Department;
  - d. Certificate of approval by the Attorney for the City;
  - e. Certificate of approval by the City Commission; and
  - f. Certificate of filing with the Alachua County Clerk of Court.

**Evaluation & Findings:** The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

## **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 44 single-family residential units.

***The impacts which would be generated by the proposed development are acceptable and would not degrade the Level of Service (LOS) of any public facility to an unacceptable level.***

Pursuant to Section 2.4.14(D)(2) of the City's Land Development Regulations (LDRs), a final plat is a final development order. If the final plat is approved, concurrency will be reserved for the development's impacts to public facilities.

## Transportation Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
1 (7)	Interstate 75 (from the North City Limits to US 441)	6/D	Freeway	COMM	C
2 (6)	Interstate 75 (from US 441 to the South City Limits)	6/D	Freeway	COMM	C
5 (13, 14, 15)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 235A (South of US 441)	2/U	County Collector	Urban	D
N/A	CR 235A (North of US 441)	2/U	County Collector	Urban	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> 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)(a) of the LDRs].  
<sup>3</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.

**Table 3. Trip Generation**

Land Use <sup>1</sup>	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
Single-Family Detached Housing (ITE Code 210)	419 (209/210)	34 (9/25)	45 (29/16)

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> Formulas: AADT – 9.52 trips per dwelling x 44 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 44 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 44 dwellings (64% entering/36% exiting.)

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

Traffic System Category	I-75 Segment 1 (7) <sup>1</sup>	I-75 Segment 2 (6) <sup>1</sup>	US 441 Segment 5 (13,14,15) <sup>1</sup>	CR 235A (South)	CR 235A (North)
Average Annual Daily Trips					
Maximum Service Volume <sup>2</sup>	85,600	85,600	35,500	14,580	14,580
Existing Traffic <sup>3</sup>	36,000	55,505	23,495	3,780	1,428
Reserved Trips <sup>4</sup>	77	613	3,164	498	77
Available Capacity <sup>4</sup>	49,523	29,482	8,841	10,302	13,075
Increase in Daily Trips Generated by Development <sup>5</sup>	109	133	419	102	75
<b>Residual Capacity Post-Approval<sup>6</sup></b>	<b>49,414</b>	<b>29,349</b>	<b>8,422</b>	<b>10,200</b>	<b>13,000</b>

<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 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.  
<sup>3</sup> Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015.  
<sup>4</sup> Source: City of Alachua May 2016 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: Based on published FDOT D-Factors: D-Factor of US 441 Segment 5 – 54.8% of project trips projected to head eastbound on US 441; Segment 2 – 54.9% of eastbound project trips on Segment 5; Segment 1 – remainder of eastbound project trips; CR 235A South – 57.8% of westbound project trips on Segment 5; CR 235A North – remainder of westbound project trips.  
<sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.

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

Traffic System Category	I-75 Segment 1 (7) <sup>1</sup>	I-75 Segment 2 (6) <sup>1</sup>	US 441 Segment 5 (13,14,15) <sup>1</sup>	CR 235A (South)	CR 235A (North)
PM Peak Hour Trips					
Maximum Service Volume <sup>2</sup>	7,710	7,710	3,200	1,314	1,314
Existing Traffic <sup>3</sup>	3,780	5,828	2,232	359	136
Reserved Trips <sup>4</sup>	7	55	295	45	7
Available Capacity <sup>4</sup>	3,923	1,827	673	910	1,171
Increase in PM Peak Hour Trips Generated by Development <sup>5</sup>	12	14	45	11	8
<b>Residual Capacity Post-Approval<sup>6</sup></b>	<b>3,911</b>	<b>1,713</b>	<b>628</b>	<b>899</b>	<b>1,163</b>
<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 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. <sup>3</sup> Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015. <sup>4</sup> Source: City of Alachua March 2016 Development Monitoring Report. <sup>5</sup> Trip Distribution: Based on published FDOT D-Factors: D-Factor of US 441 Segment 5 – 54.8% of project trips projected to head eastbound on US 441; Segment 2 – 54.9% of eastbound project trips on Segment 5; Segment 1 – remainder of eastbound project trips; CR 235A South – 57.8% of westbound project trips on Segment 5; CR 235A North – remainder of westbound project trips. <sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.					

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segments 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 <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,190,000
Reserved Capacity <sup>2</sup>	99,927
Available Capacity	1,010,073
Potential Demand Generated by Development <sup>3</sup>	12,100
<b>Residual Capacity</b>	<b>997,973</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>56.61%</b>
Sources: <sup>1</sup> City of Alachua Public Services Department, April 2016. <sup>2</sup> City of Alachua May 2016 Development Monitoring Report. <sup>3</sup> City of Alachua Comprehensive Plan; (Formula: [275 gallons per day per dwelling unit x 44 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 <sup>1</sup>	615,000
Reserved Capacity <sup>2</sup>	61,437
Available Capacity	823,563
Potential Demand Generated by Development <sup>3</sup>	11,000
<b>Residual Capacity</b>	<b>812,563</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>45.83%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, April 2016. <sup>2</sup> City of Alachua May 2016 Development Monitoring Report. <sup>3</sup> City of Alachua Comprehensive Plan; (Formula: [250 gallons per day per dwelling unit x 44 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 <sup>1</sup>	39,152	7,145.24
Reserved Capacity <sup>2</sup>	4,387.01	800.63
Potential Demand Generated by Development <sup>3</sup>	417	76.12
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources: <div><div>1</div><div>University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida, April 1, 2015; 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 May 2016 Development Monitoring Report.</div></div> <div><div>3</div><div>Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 44 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, April 2016.</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**

<b>System Category</b>	<b>Acreage</b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	48.94
Reserved Capacity <sup>1</sup>	0.00
Potential Demand Generated by Development <sup>3</sup>	0.52
<b>Residual Recreational Capacity After Impacts</b>	<b>39.14</b>
<b>Sources:</b> <sup>1</sup> City of Alachua May 2016 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element</i> (Formula: 9,788 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 44 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 <sup>1</sup>	9.79 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.10 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.69 acres
Existing Improved Passive Park Space <sup>1</sup>	27.73 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>34.94%</b>
<sup>1</sup> Source: City of Alachua May 2016 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (0.52 acres) x 20%. <sup>3</sup> 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

The Interlocal Agreement for Public School Facility Planning (ILA) was adopted by the School Board of Alachua County (SBAC), Alachua County, and the municipalities within Alachua County in 2008, and subsequently amended in 2012.

Section 8 of the ILA establishes the school concurrency management system, and including the procedures and rules to implement the system. Section 8.5 of the ILA states:

*“In coordination with the School Board, each Local Government will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology. The Local Government will issue a concurrency decision based on the School Board’s findings, where applicable, or in accordance with the annual report issued pursuant to Section 8.5.8 of this agreement.”*

Sections 8.5.5 and 8.5.7 provide of the ILA for certification by the City of developments if an established threshold is not exceeded:

### **Section 8.5.5**

*"The School Board and Local Governments shall establish methods and procedures for concurrency review for all development plan approvals subject to school concurrency to determine whether there is adequate school capacity.*

*(a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected SCSA.*

*(b) The Local Government will determine if concurrency is met based on the School Boards findings for specific developments where applicable, or based on the thresholds established in the annual report issued pursuant to Section 8.5.8 of this Agreement."*

### **Section 8.5.7**

*"... The [annual] report shall identify projected available capacity by school type and concurrency service area and shall identify the threshold of student generation and size of associated developments within each concurrency service area that can be approved by Local Governments without requiring review by the School Board in order to ensure that adopted level of service standards will be maintained..."*

For single-family residential development, the current threshold for single-family residential developments that may be certified by the City is 50 dwelling units. Since the development proposes less than 50 single-family residential dwellings, the project is under the established threshold for certification by the City.

Upon review of available capacities, as provided by the SBAC, it has been determined that adequate school capacity presently exists to serve the proposed development. The City is served by the following School Concurrency Service Areas (SCSAs): Elementary SCSA – Alachua; Middle SCSA – Mebane; and High SCSA – Santa Fe.

The available capacity within the Alachua Elementary SCSA is 261 seats; within the Mebane Middle SCSA, 406 seats; and within the Santa Fe High SCSA, 322 seats. Using the student multipliers adopted by the SBAC in its 2016 Annual Report, the proposed development would generate 7 elementary students, 3 middle school students, and 4 high school students.

Based upon the preceding, it has been determined that adequate school capacity presently exists to serve the proposed development. The City issued a capacity determination and transmitted such findings to the SBAC on May 31, 2016.

**EXHIBIT "A"**  
**TO**  
**DURATION BUILDERS, INC.**  
**MAJOR SUBDIVISION FINAL PLAT APPLICATION**  
**HERITAGE OAKS PHASE II**  
**STAFF REPORT**

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