



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** September 13, 2016  
**Legislative Hearing**

**SUBJECT:** A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on an approximate ±21.64 acre subject property.

**APPLICANT/AGENT:** Causseaux, Hewett, & Walpole, Inc.

**PROPERTY OWNER:** Tara Village, Inc.

**LOCATION:** 12000 Block of NW 157<sup>th</sup> Street; east of NW 157<sup>th</sup> Street, the Savannah Station Subdivision, and the Pilot Forest Subdivision; and south of Shady Lane Acres, an unrecorded survey

**PARCEL ID NUMBER(S):** 03974-004-000; 03974-005-000

**ACREAGE:** ±21.64

**PROJECT PLANNER:** Adam J. Hall, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**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 for a Large Scale Comprehensive Plan Amendment 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.*

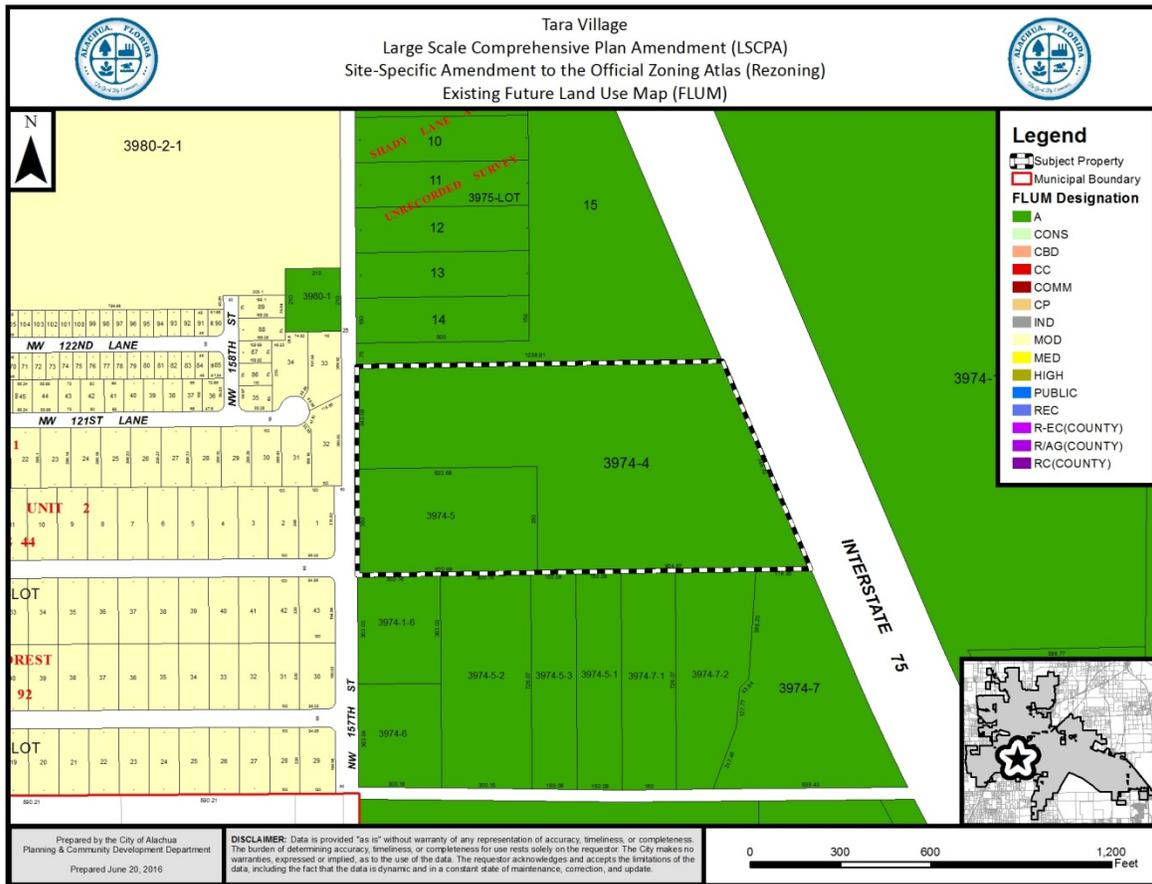
## SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Craig Brashier, AICP, of CHW, Inc., applicant and agent for Tara Village, Inc., property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) from Agriculture to Moderate Density Residential on an approximate 21.64 acre subject property. The subject property is comprised of two contiguous tax parcels (Numbers 03974-004-000; 03974-005-000). The subject property is approximately 21.64 acres in size, and is located in the 12000 block of NW 157<sup>th</sup> Street, east of the Savannah Station subdivision. The subject property is currently undeveloped, except for one dilapidated structure on site.

The applicant has submitted a concurrent rezoning application, which proposes to amend the zoning designation of the subject property from Agricultural (A) to Planned Development – Residential (PD-R). The proposed PD-R would permit a maximum of twenty (20) single family residential dwellings on the subject property. In addition, the applicant has submitted an application for a Comprehensive Plan Text Amendment which would create Policy 1.2.a.1 of the Future Land Use Element to limit development on the subject property to a maximum of twenty (20) dwelling units.

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

# Map 1. Future Land Use Map with Subject Property



## FLUM DESIGNATION COMPARISON

	Existing District	Proposed District
<b>FLUM District:</b>	Agriculture	Moderate Density Residential
<b>Max. Gross Density:</b>	.20 du/acre (1 du/5 acres)	4 du/acre*
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Typical Uses**:</b>	Residential Uses, Supporting Community Services such as Schools, Parks, Houses of	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes,

	Worship, Agribusiness Uses	Quadplexes, Townhomes, Residential Planned Unit Development, Supporting Community Services such as Schools, Parks, Houses of Worship
<p><i>*While the moderate density residential land use category maximum density is 4 dwelling units per acre, a companion Comprehensive Plan Text amendment would limit the parcels subject to this Future Land Use Amendment to .93 dwelling units per acre.</i></p> <p><i>** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs.</i></p>		

## SURROUNDING USES

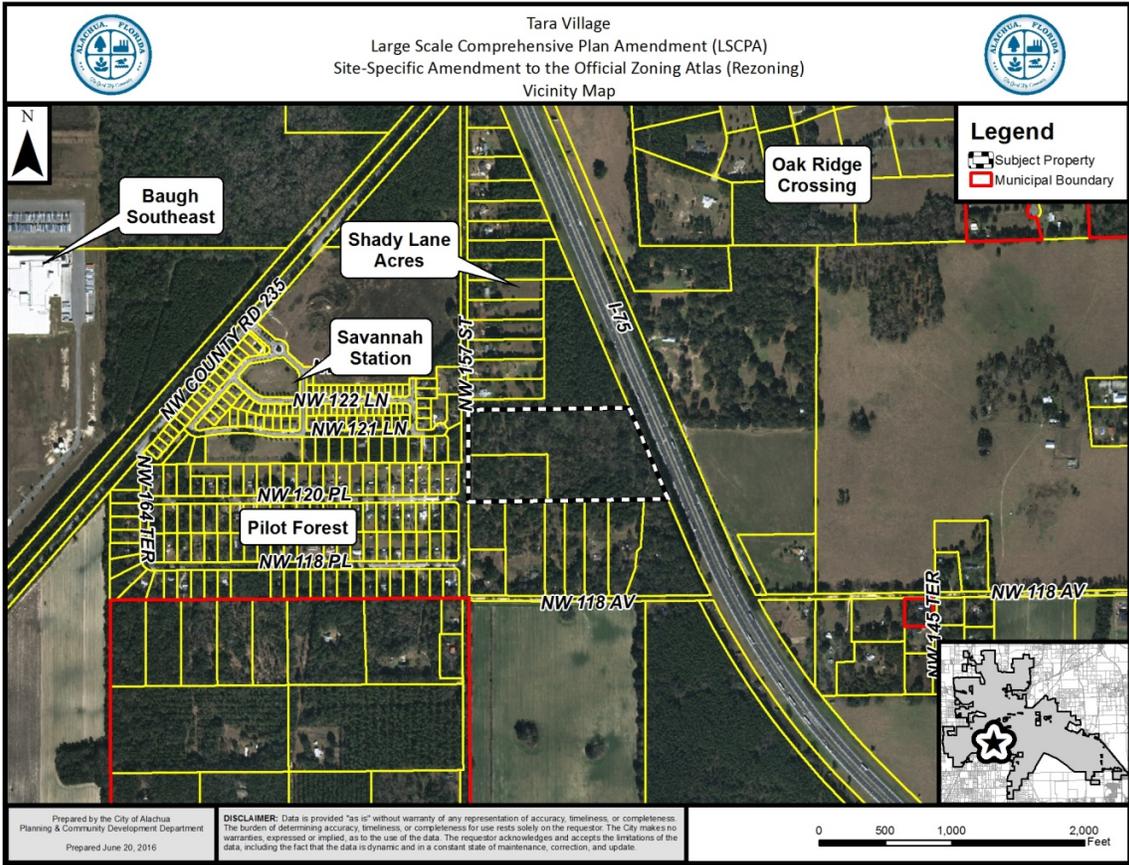
The subject property is located in the 12000 block of NW 157<sup>th</sup> Street, east of the Savannah Station subdivision.

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

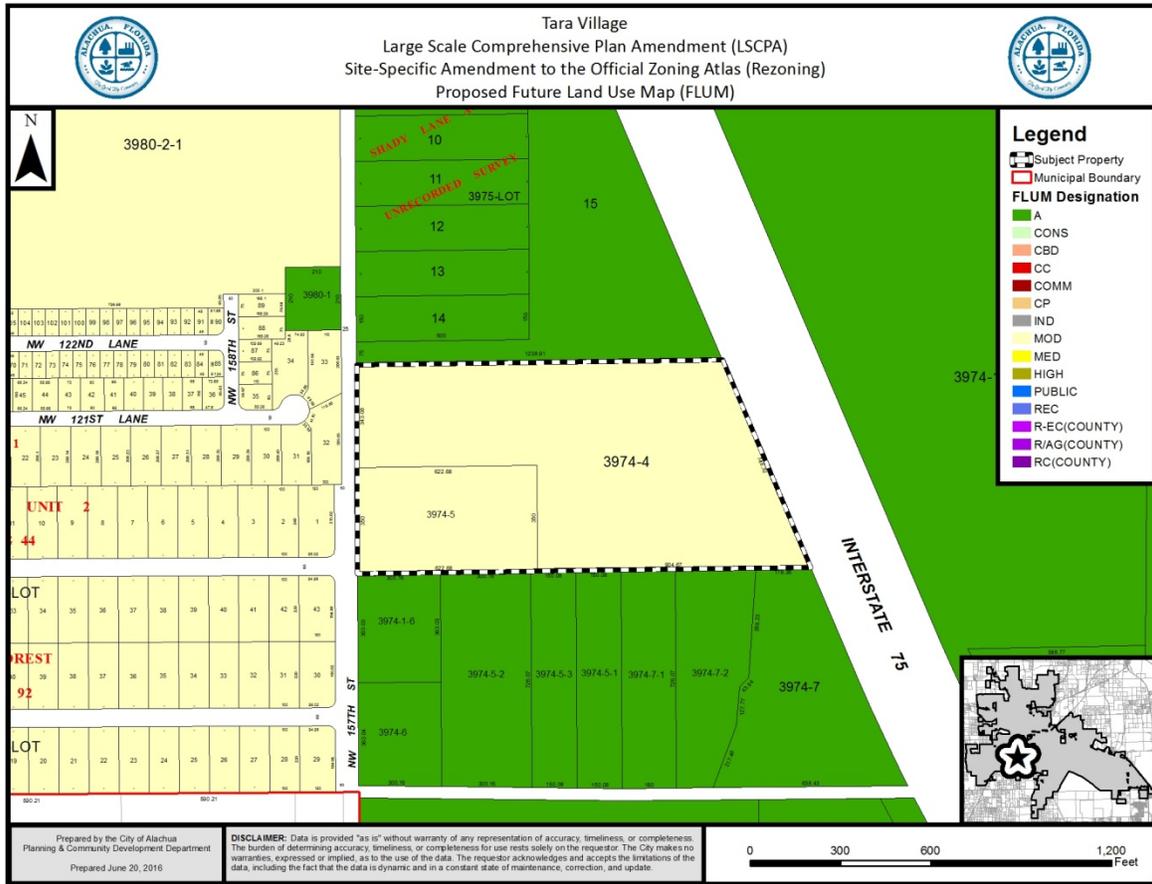
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential Dwelling Units (Shady Lane Acres) and vacant agricultural lands	Agriculture	Agriculture (A)
South	Single Family Residential Dwelling Units	Agriculture	Agriculture (A)
West	Single Family Residential Dwelling Units (Savannah Station; Pilot Forest)	Moderate Density Residential	Planned Unit Development (PUD); Residential Single Family – 1 (RSF-1)
East	Interstate-75	N/A	N/A

## Map 2. Vicinity Map



### Map 3. Proposed Amendment to the Future Land Use Map



**Table 2. Parcels Subject to this Comprehensive Plan Amendment**

Parcel No.	Existing Use(s)	FLUM Designation	Proposed FLUM Designation	Acreage
03974-004-000	Vacant	Agriculture	Moderate Density Residential	±17
03974-005-000	Vacant	Agriculture	Moderate Density Residential	±5

## NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on Thursday, May 26, 2016 at the Hathcock Community Center to educate the owners of nearby land and any other interested members of the public about the project. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, five (5) individuals attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

## NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

Using Florida Bureau of Economic and Business Research (BEBR) medium projections, the applicant estimates that the City's population will increase by 2,952 by 2045. Using current average household rates, this population increase would necessitate an additional 1,251 dwelling units within the City to accommodate this increased population. This projected population increase can be considered conservative. The proposed development would add an additional 20 single family lots to the City's inventory of vacant residential lots.

## URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of "Urban Sprawl" as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight "Urban Form" criteria in which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

An evaluation of the eight urban form criteria is listed below. The applicant's analysis of the eight urban form criteria is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

- 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

*Comment: According to the best available data, the subject property is located with Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property does not appear to contain sink holes, pits and spoils areas, endangered species, and is comprised of unprioritized FNAI lands. If any environmentally sensitive lands are found during the development phase, applicable protection standards must be followed for any development within those environmentally sensitive lands.*

- 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

*Comment: The subject property is located approximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development if the parcels are within the Water and Wastewater Service Areas as defined in the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services, and any cost for infrastructure and/or services required as a result of this amendment would be efficient and cost effective.*

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a**

**range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

*Comment: The proposed amendment would provide for larger-lot residential development opportunities similar to those that exist in the immediate vicinity.*

**4. Promotes conservation of water and energy.**

*Comment: This section is not applicable to the proposed amendment; however, the City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further, applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations.*

**5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

*Comment: No current agricultural activities take place on the property.*

**6. Preserves open space and natural lands and provides for public open space and recreation needs.**

*Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

**7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

*Comment: The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population.*

**8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).**

*Comment: The proposed amendment would not constitute transit-oriented development or a new town.*

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes to amend the FLUM Designation from Agriculture to Moderate Density Residential on the subject property. The Moderate Density Residential FLUM designation is compatible with the FLUM designations of lands located to the west of the subject property. While the lands located to the north and south of the subject property have Agriculture FLUM designations, the existing densities that exist exceed the maximum densities permitted in the Comprehensive Plan. The maximum density permitted in the Comprehensive Plan for the Agriculture FLUM designation is .2 unit per acre. Properties to the north (Shady Lane Acres) have an approximate gross density of .5 unit per acre. Properties to the south (unplatted) have an approximate gross density of .3 unit per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

### **Future Land Use Element**

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, Objective 1.2, and Policy 1.2.a:*** As proposed, the maximum density permitted under this future land use category is 4 units per acre; however, a companion Comprehensive Plan Text Amendment, if approved, would limit the density of the subject property to a gross maximum density of .93 units per acre. This gross maximum permitted density falls under the maximum density in the Moderate Density Residential future land use category (4 units per acre).

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist

in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

***Analysis of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development such as a preliminary plat or site plan must comply with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

**GOAL 9: Water and Wastewater Service:**

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Policy 9.2:*** The subject property is within the potable water and wastewater service area, and as such must connect to those systems at the time of development.

**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.

## **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:*** The proposed amendment would not degrade the level of service standard for any impacted roadway segment. A complete analysis can be found in the Public Facilities Impact analysis in this report.

## **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 any future development on the subject property will be required to 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 any future development on the subject property will be required to connect to the potable water system.

**Conservation and Open Space Element**

**OBJECTIVE 1.3: Listed Species**

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

**Policy 1.3.a:** The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

**Policy 1.3.b:** The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

**Policy 1.3.c:** The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

**Policy 1.3.d:** The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall

include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3:*** An environmental conditions and site suitability analysis has been provided separately in this report. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

#### OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S.

Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

***Analysis of Consistency with Objective 1.5:*** An environmental conditions and site suitability analysis has been provided separately in this report. The following soils can be found on the subject property Arredondo Fine Sand (0-5% slopes), Bivans Sand (2% - 5% slopes), Gainesville Sand (0%- 5% slopes), Kendrick Sand (2-5% slopes), Norfolk Loamy Fine Sand (5-8% slopes). All soils, except for the Bivans Sand soil, only pose slight limitations for local roads and streets and dwellings. Before areas contained Bivans Sand soil can be developed a more detailed geotechnical analysis should be conducted to determine how the limitations will be addressed.

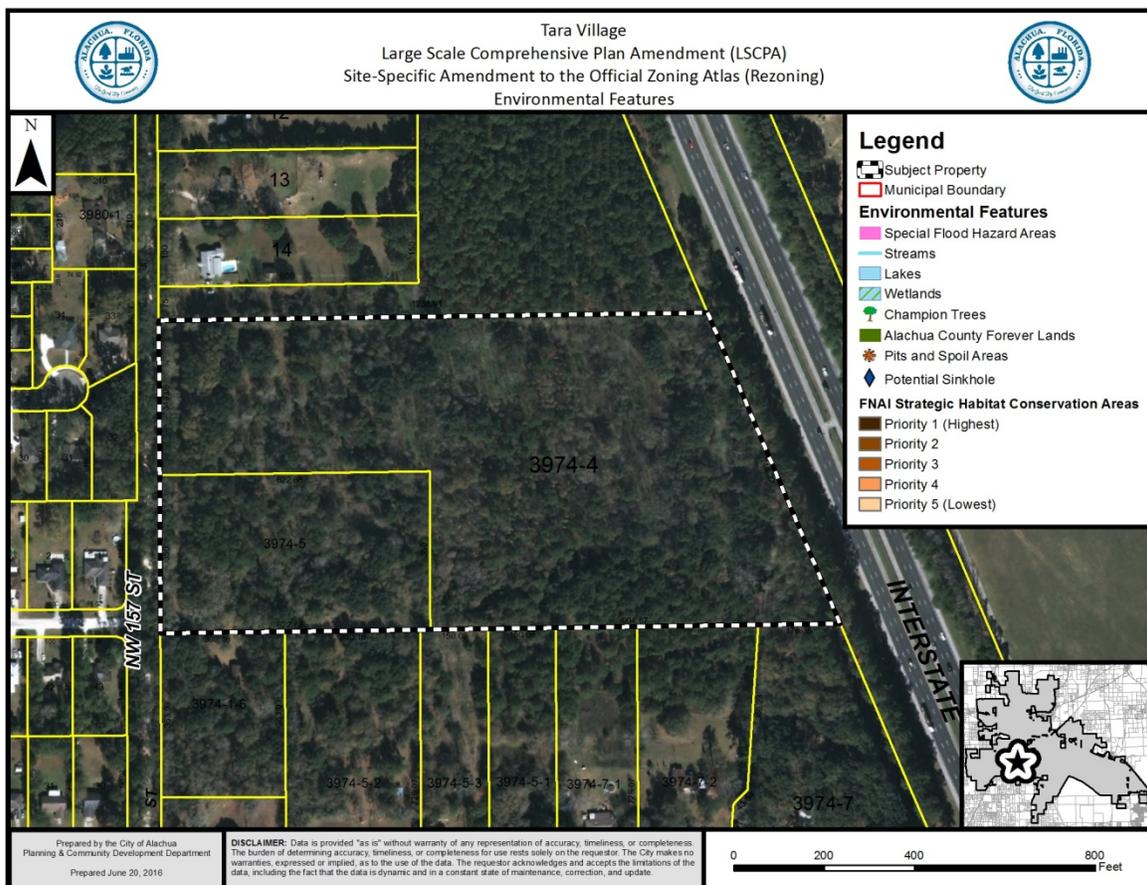
## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

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

## Map 4. 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 site does not contain habitat identified as important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"), however, if a regulated plant or animal species is identified during the development process, the applicant

must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

**Evaluation:** The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **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 five (5) soil type found on the subject property:

### *Arredondo Fine Sand (0-5% slopes)*

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

### *Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

### *Gainesville Sand (0%- 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

### *Kendrick Sand (2-5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Norfolk Loamy Fine Sand (5-8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

**Evaluation:** All soils, except for the Bivans Sand soil, only pose slight limitations for local roads and streets and dwellings. Before areas contained Bivans Sand soil can be developed a more detailed geotechnical analysis should be conducted to determine how the limitations will be addressed.

## **Flood Potential**

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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:** There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zone**

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

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

## Historic Structures and Markers

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

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

## **PUBLIC FACILITIES IMPACT**

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	<b>Existing FLUM Designation</b>	<b>Proposed FLUM Designation</b>
<b>FLUM Designation:</b>	Agriculture (21.6 acres)	Moderate Density Residential (21.6 acres)
<b>Max. Gross Density:</b>	.2 du/acre	.93 du/ acre*
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Maximum Density</b>	<b>4 dwelling units</b>	<b>20 dwelling units</b>

\*While the Moderate Density Residential Future Land Use Map (FLUM) Designation maximum density is 4 dwelling units per acre, a companion Comprehensive Plan Text Amendment would limit the parcels subject to this Future Land Use Amendment to .93 dwelling units per acre.

The analysis of each public facility provided below represents an analysis of the total new impacts generated by the amendment. Existing and proposed impacts are based upon the maximum development potential.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

## Traffic Impact

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

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235 from SCL to 241	2U	County Maintained Major Collector	N/A	D

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

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

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing <sup>2</sup> (ITE Code 220)	190 (95/95)	15 (4/11)	20 (13/7)
<b>Totals</b>	<b>190</b>	<b>15</b>	<b>20</b>

*1 Source: ITE Trip Generation, 9th Edition.  
 2 Formulas: AADT – 9.52 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 20 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 20 dwellings (64% entering/36% exiting.)*

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

Traffic System Category	CR 235 (SCL to CR 241) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,580
Existing Traffic <sup>3</sup>	5,165
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	9,415
Projected Change in Daily Trips	190
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>9,225</b>
<b>PM Peak Hour Traffic Analysis</b>	
Maximum Service Volume <sup>2</sup>	1,314
Existing Traffic <sup>3</sup>	491
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	823
Projected Change in PM Peak Hour Trips	20
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>803</b>

*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 2014, Florida Department of Transportation, District II, September 2015.  
 4 Source: City of Alachua July 2016 Development Monitoring Report.  
 5 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

**Evaluation:** The maximum potential daily trips will be increase by approximately 190 on the affected roadway segment; the maximum potential PM peak hour trips will be increase by approximately 20 on the affected roadway segment. It is anticipated that the proposed

amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segment, and the impact of 20 single-family residential dwellings are therefore acceptable. This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan review or preliminary plat review stage.

**Potable Water Impacts**

**Table 7. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,190,000
Reserved Capacity*	112,897
Projected Potential Potable Water Demand from Proposed Amendment **	5,500
<b>Residual Capacity</b>	<b>991,603</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>56.9%</b>
<i>Sources:</i> * City of Alachua July 2016 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

**Evaluation:** This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

**Sanitary Sewer Impacts**

**Table 8. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	73,307
Projected Potential Wastewater Demand from Proposed Amendment **	5,000
<b>Residual Capacity</b>	<b>806,693</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>46.2%</b>
<i>Sources:</i> * City of Alachua July 2016 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

**Evaluation:** This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	48.94
Reserved Capacity <sup>1</sup>	0.52
Potential Demand Generated by Development <sup>3</sup>	0.24
<b>Residual Recreational Capacity After Impacts</b>	<b>38.90</b>

Sources:  
 1 City of Alachua July 2016 Development Monitoring Report.  
 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons])  
 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 20 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>	9.89 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.05 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.94 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>35.85%</b>

1 Source: City of Alachua July 2016 Development Monitoring Report.  
 2 Formula: Recreation Demand Generated by Development (0.24 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.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	4,866.01	888.05
Projected Solid Waste Demand from Application <sup>3</sup>	188.80	34.46
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	

Sources:  
 1 University of Florida, Bureau of Economic & 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 year)  
 2 City of Alachua July 2016 Development Monitoring Report  
 3 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 20 dwellings x 0.73 = 34.46 TPY)  
 4 New River Solid Waste Facility, March 2016

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

## Public School Impact

On August 17, 2016, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. 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 amendment 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 subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.



**EXHIBIT "A"**  
**TO**  
**TARA VILLAGE, INC.**

**LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION**

**TARA VILLAGE**  
**STAFF REPORT**