



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: September 13, 2016
Quasi-Judicial Hearing

SUBJECT: A request for consideration of a final plat of Lot 18 of Pilot Forest, , which proposes the replat a single lot within an existing subdivision (minor subdivision review)

APPLICANT/AGENT: Stacy Hall, PSM, George F. Young, Inc.

PROPERTY OWNER: Paul Elkins

PARCEL ID NUMBER: 03980-003-018

FLUM DESIGNATION: Moderate Density Residential

ZONING: RSF-1

OVERLAY: NA

ACREAGE: ± .51

PROJECT PLANNER: Adam Hall, AICP

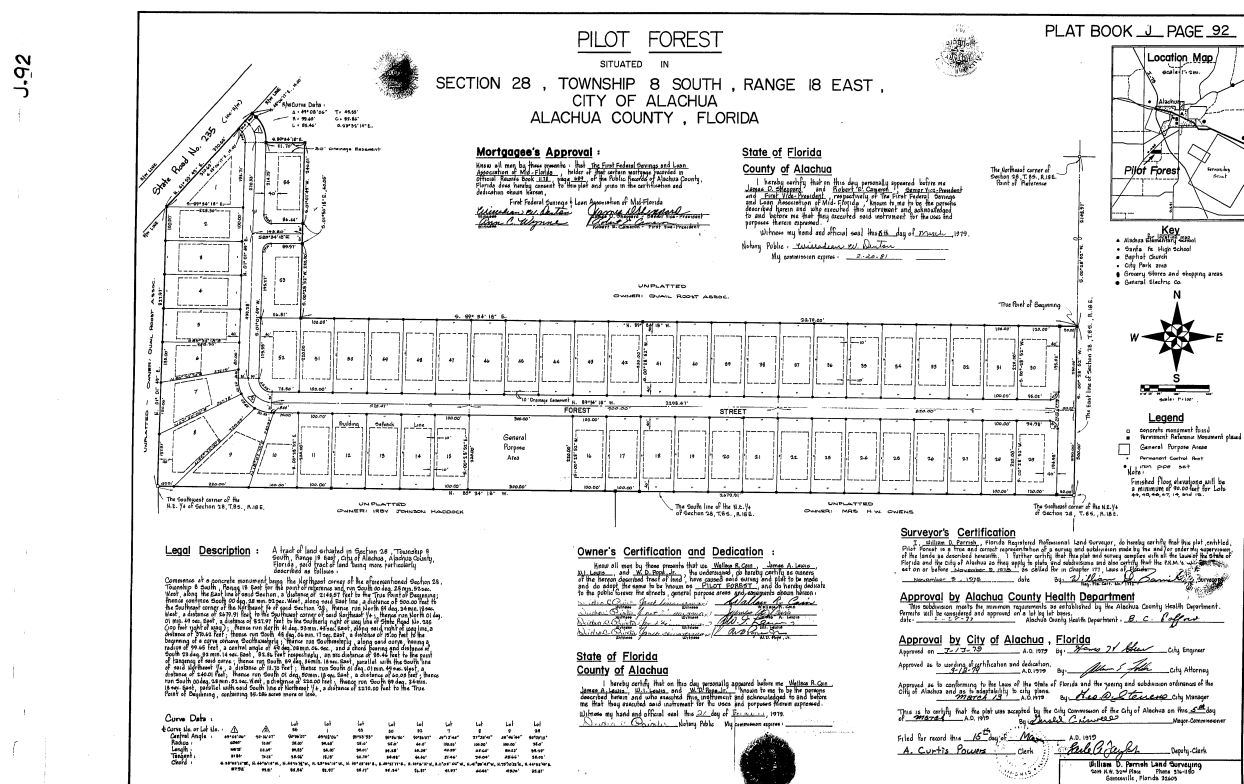
RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve.

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 transmits the application to the City Commission, with a recommendation to approve.*

This application is a request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent for Paul Elkins, property owner, for the approval of a final plat to revise a single lot within an existing subdivision (replat).

The proposed replat would not create any additional lots; it is intended to modify the building setbacks as the existing residence is encroaching on the setbacks as created by the approved subdivision plat. The proposed setbacks conform to current dimensional standards set forth in the City of Alachua Land Development Regulations. While the encroachment has rendered the building to be a non-conforming structure, real estate lenders have refused to issue any mortgages for the property because of the encroachment. According to the current property owner, this has made their property unsalable. The City did not initiate or require the initiation of this application.

The current platted building setbacks for this property are as follows: front, 40 feet; sides, 10 feet; rear, 40 feet. The new proposed building setbacks are: front, 40 feet; sides, 15 feet; rear, 20 feet. While the rear building setback will decrease by 20 feet, the side building setback will increase by 5 feet. The size of the building envelope (11,200 square feet) will not change as a result of this replat.



Section 2.4.10 (F)(1)(b) indicates that that minor subdivision shall constitute “revisions of single lots within an existing platted subdivision. Section 2.4.10(F) (2) & (3) of the City’s Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

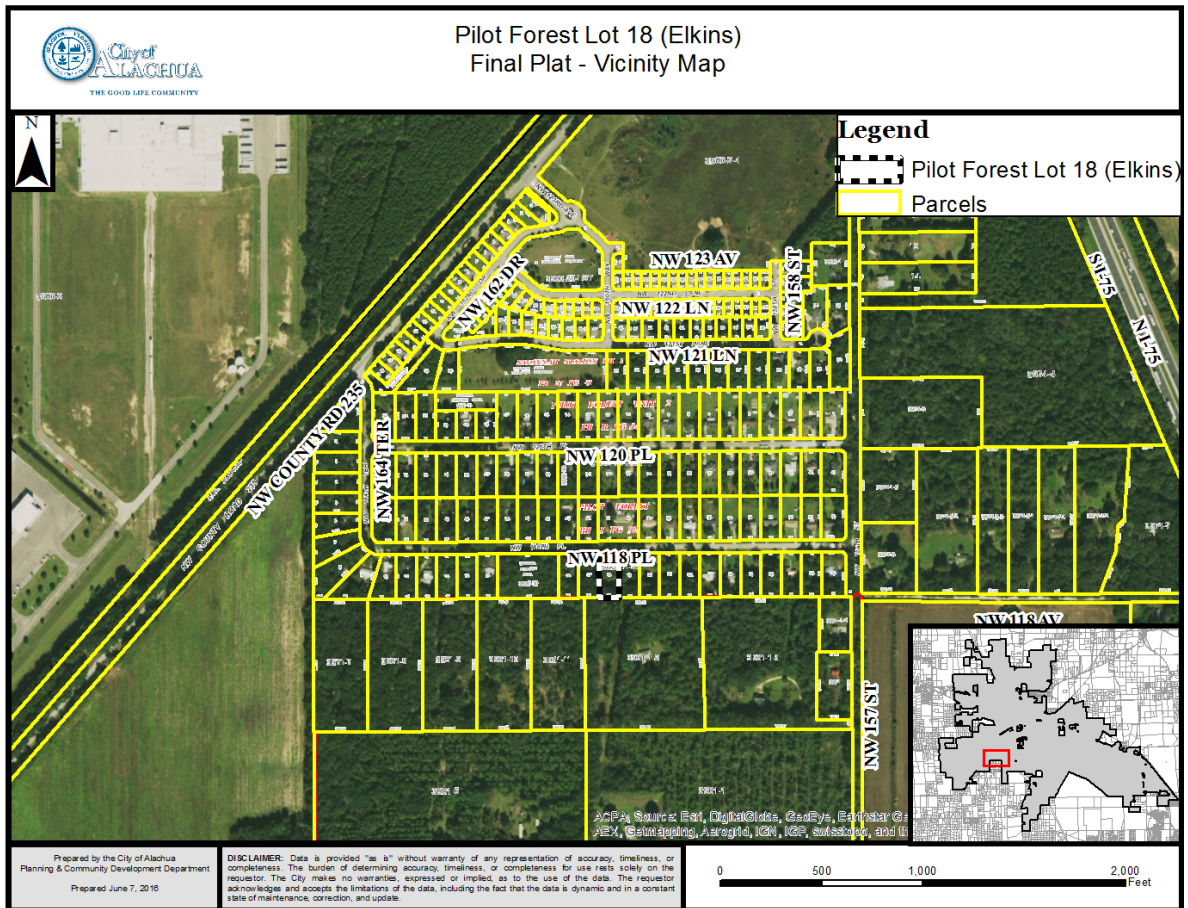
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

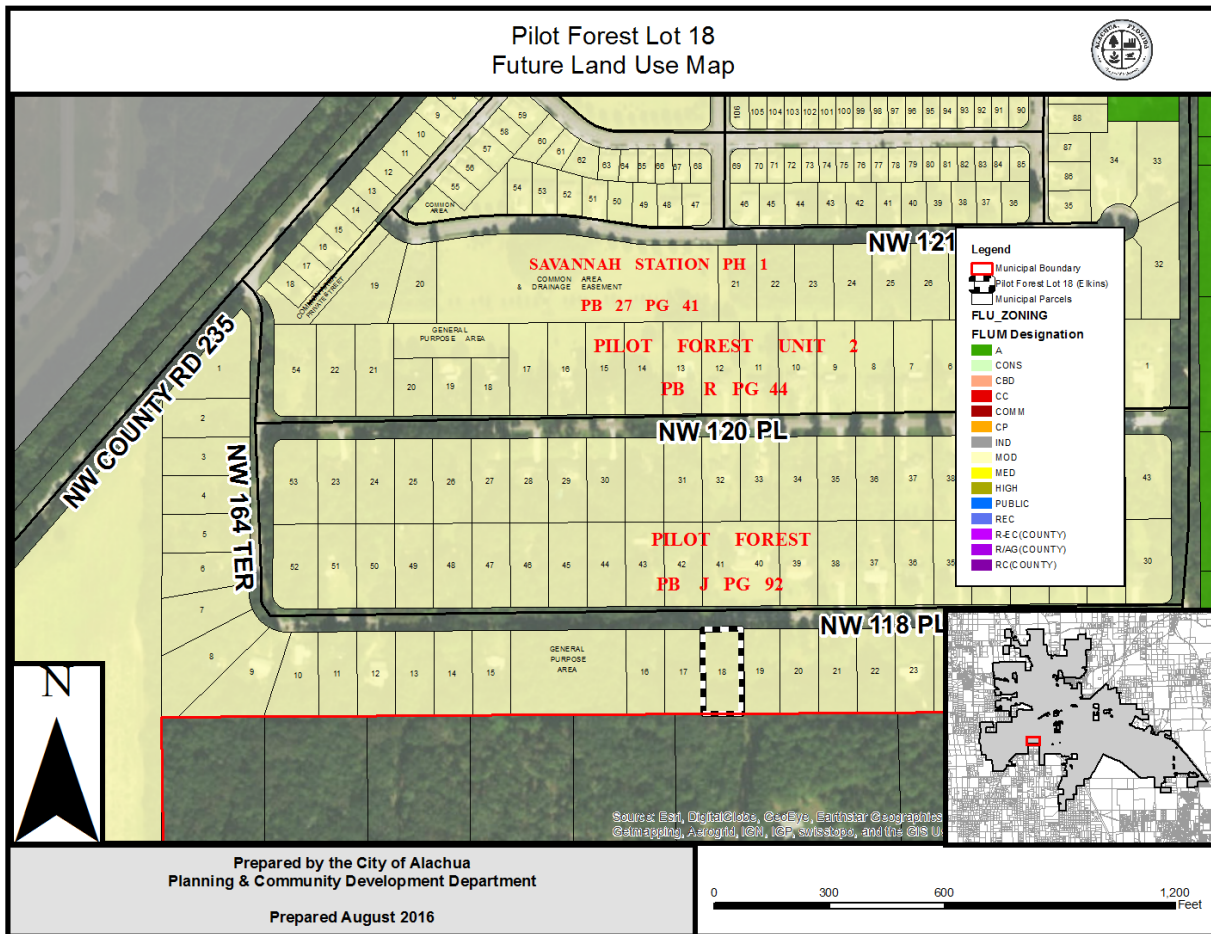
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Moderate Density Residential	RSF-1
South	Single Family Residential	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
East	Single Family Residential	Moderate Density Residential	RSF-1
West	Single Family Residential	Moderate Density Residential	RSF-1

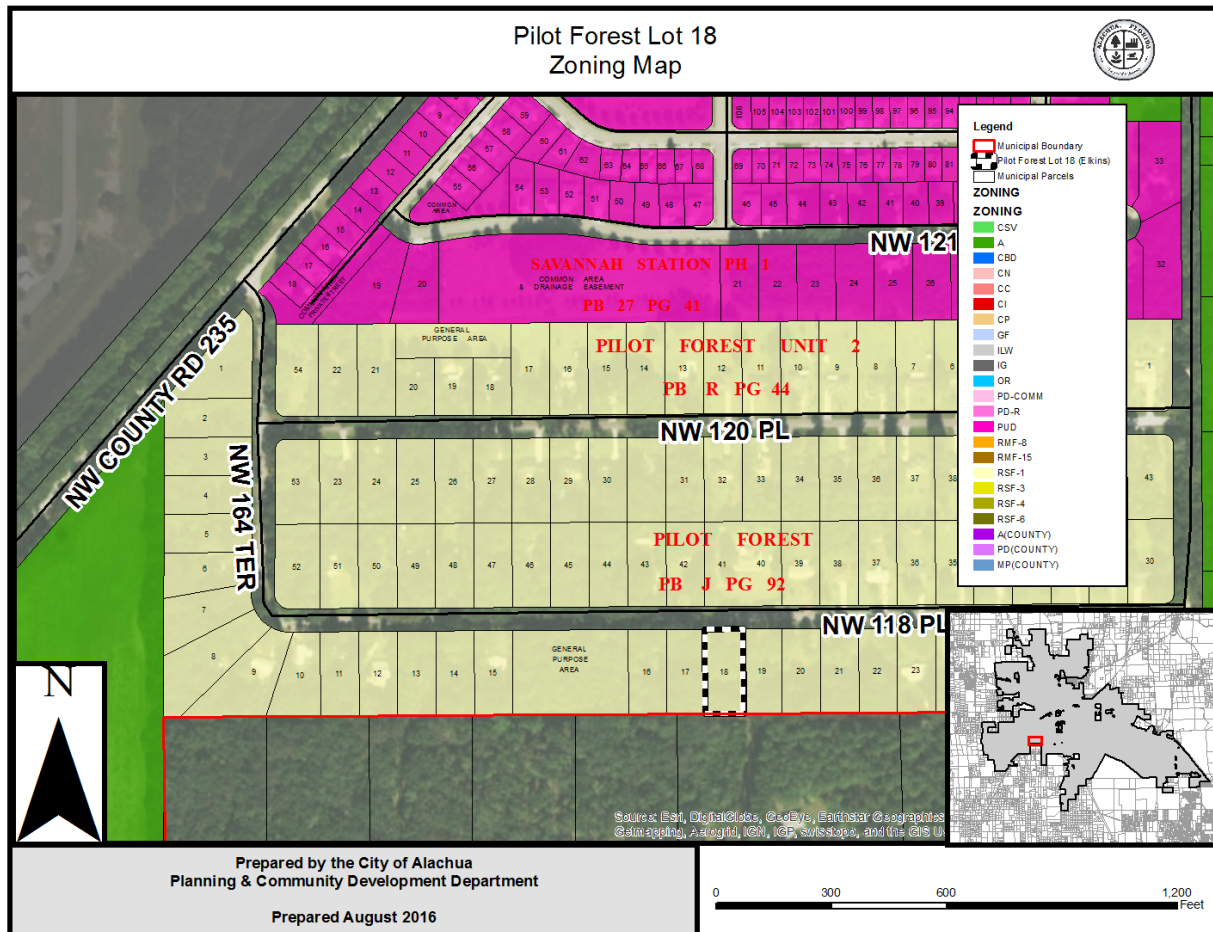
Map 1. Vicinity Map (1)



Map 2. Vicinity Map (2)



Map 4. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

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

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: The subject property has an Moderate Density Residential FLUM Designation, which permits a maximum density of four (4) dwelling unit per acre. This replat will not change the existing, conforming density of the subject property.

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

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 within water and wastewater service areas. The subject property is already connected to the City's potable water system (the subdivision is served by individual private spetics). No additional demand upon the potable water system will be created as a result of this replat. 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 all other 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.

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

GOAL 1: To facilitate the provision of safe ,sanitary, health and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Analysis of Consistency with Goal 1: This project would facilitate the preservation of an existing housing opportunity.

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 support the maintenance of a housing opportunity within the City, supporting Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

Objective 1.10:Wetlands: The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10: There are no seasonally or

permanently flooded wetlands located on the property according to the latest data from the National Wetlands Inventory and Suwannee River Water Management District.

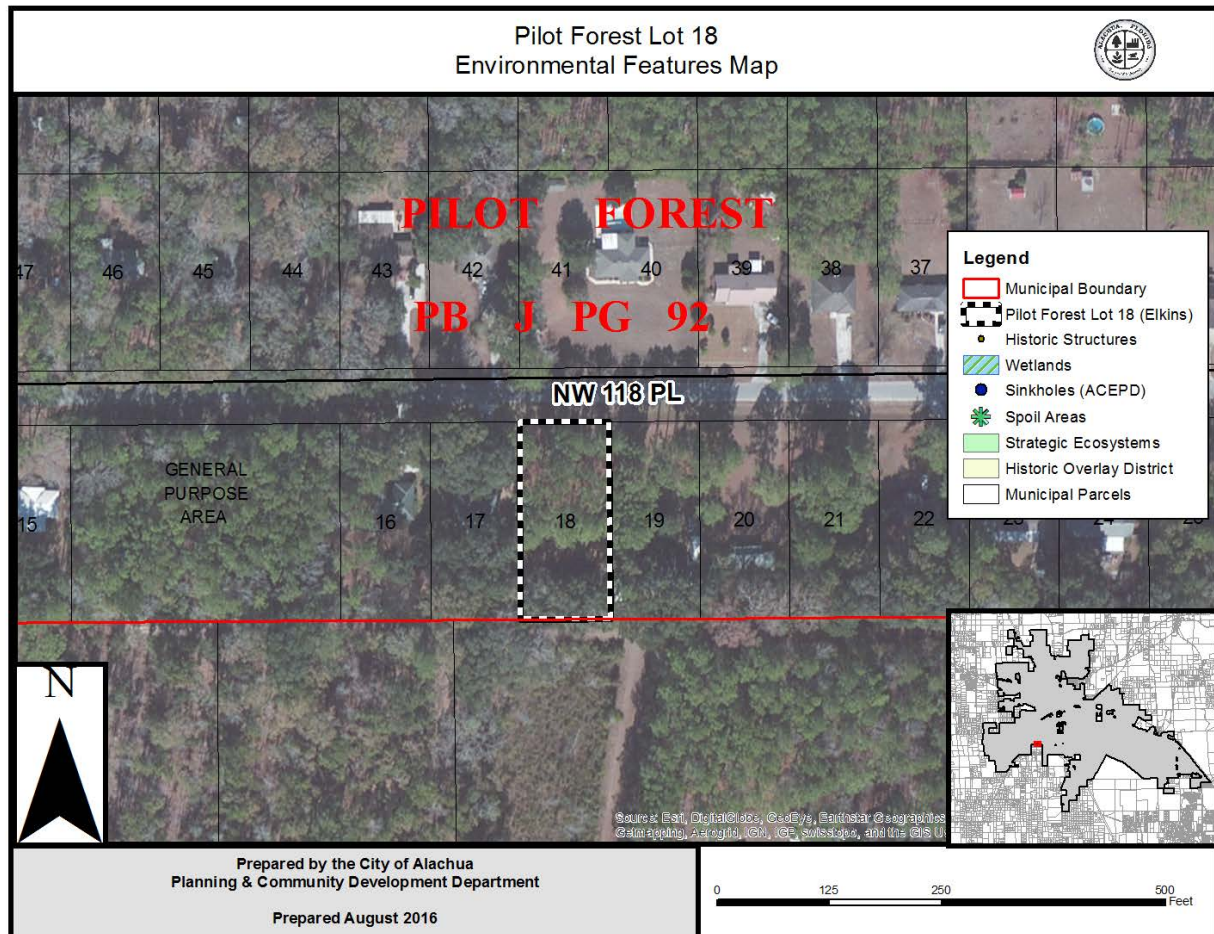
Policy 2.1.a:The City hereby establishes the following level of service standards for solid waste disposal facilities:

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

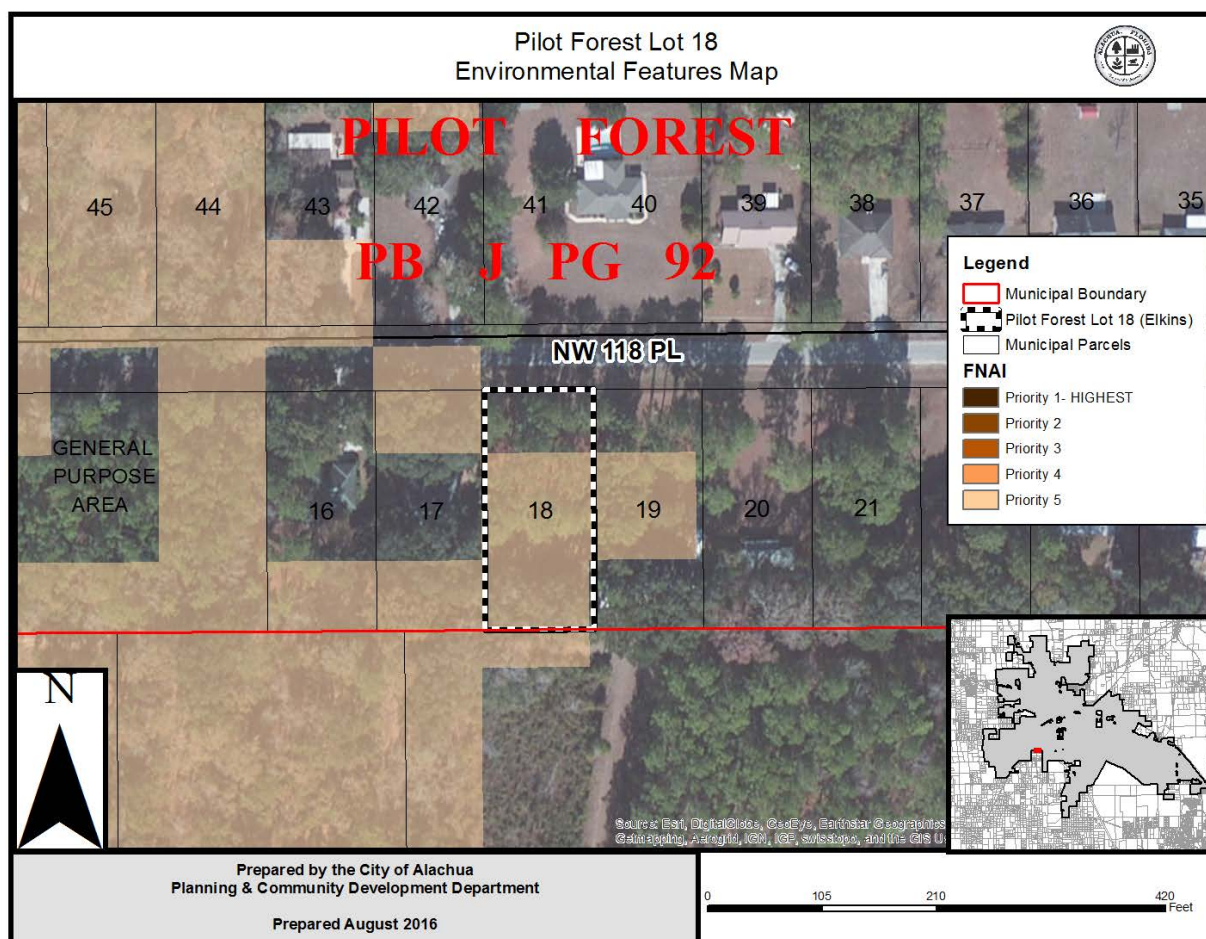
Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

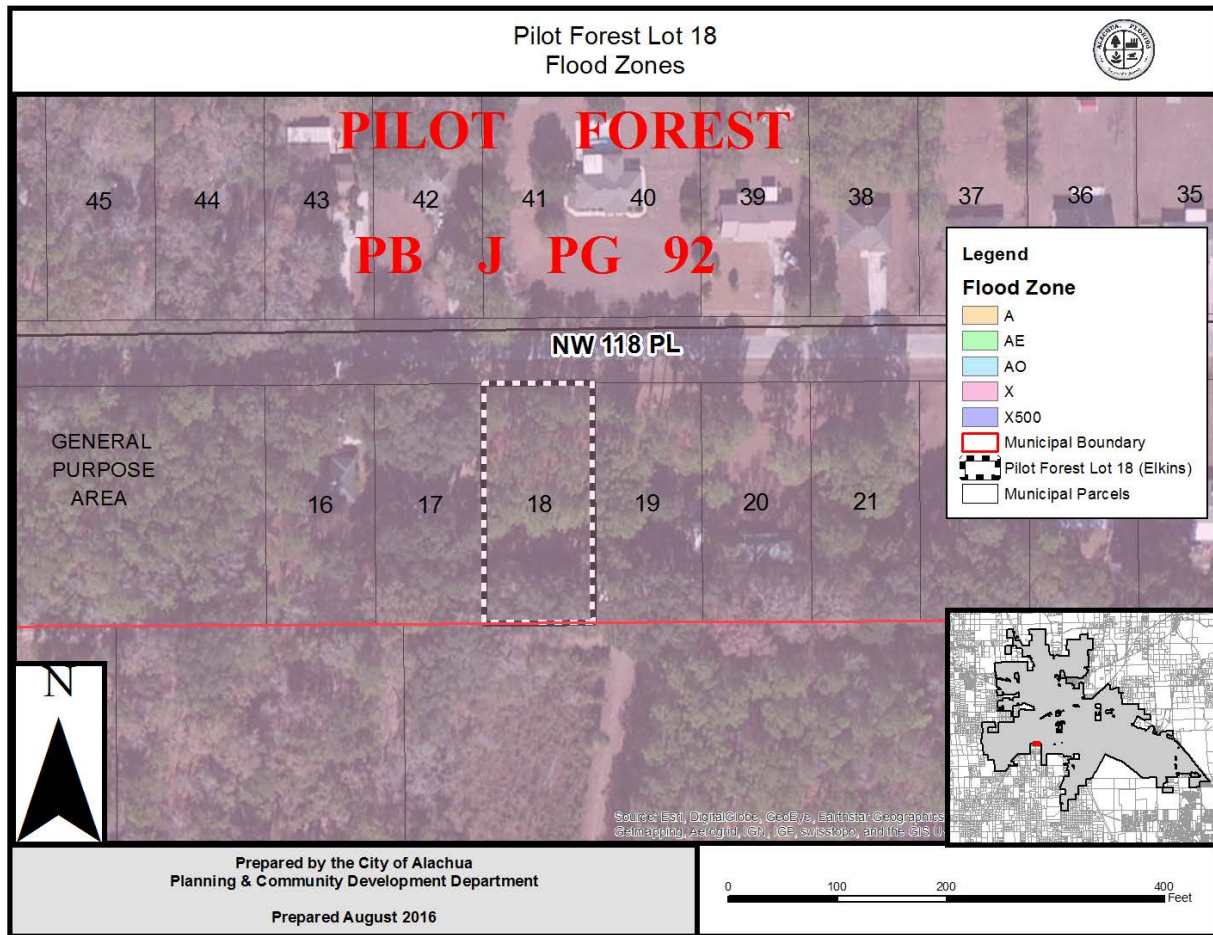
Map 5. Environmental Features (1)



Map 6. Environmental Features (2)



Map 7. Flood Zone Map



Wetlands

According to best available data from the Suwannee River Water Management District, 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 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. The property was developed in 1983 when a single family residence was constructed on it. While Priority 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 is one (1) soil types found on the subject property:

Gainesville Sand (0% - 5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil has slight limitations for dwellings, small commercial buildings, local roads, and septic tanks.

Evaluation: No new structures are proposed as a part of this proposed replat. There are no significant limitations for dwellings, therefore there are no issues related to the soils located on the subject property.

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). See Map 7 above.

Evaluation: The subject property contains areas classified as 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(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) of the City of Alachua Land Development Regulations outline eleven (11) types of development that are exempt from the requirements of concurrency compliance. 2.4.14 (C) (1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities. The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. ***The impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.***

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
NA	CR 235 from SCL to CR 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)(a) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	10 (5/5)	1 (0/1)	1 (1/0)
¹ Source: ITE Trip Generation, 9th Edition. ² Formulas: AADT – 9.52 trips per dwelling x 1 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 1 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 1 dwellings (64% entering/36% exiting.)			

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

Traffic System Category	CR 235 (SCL to CR 241)
Average Annual Daily Trips	
Maximum Service Volume ²	14,580
Existing Traffic ³	5,165
Reserved Trips ⁴	0
Available Capacity ⁴	9,415
Increase in Daily Trips Generated by Development ⁵	0
Residual Capacity Post-Approval⁶	9,415
Traffic System Category	US 441 (From CR 25A to 126 th) (6) ¹
PM Peak Trips	
Maximum Service Volume ²	1,314
Existing Traffic ³	491
Reserved Trips ⁴	0
Available Capacity ⁴	823
Increase in PM Peak Hour Trips Generated by Development ⁵	0
Residual Capacity Post-Approval⁶	1,314
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014. ⁴ Source: City of Alachua July 2015 Development Monitoring Report. ⁵ See Table 3. ⁶ The application is for a Final Development Order, however, the proposed application is exempt from concurrency compliance regulations.	

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 ¹	2,300,000
Less Actual Potable Water Flows ¹	1,190,000
Reserved Capacity ²	112,897
Available Capacity	997,103
Potential Demand Generated by Development ³	0
Residual Capacity	997,103

Percentage of Permitted Design Capacity Utilized	56.65%
<i>Sources:</i> 1 City of Alachua Public Services Department, April 2016 2 City of Alachua July 2016 Development Monitoring Report. 3 Proposed development not located within potable water service area	

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	615,000
Reserved Capacity ²	73,307
Available Capacity	811,693
Potential Demand Generated by Development ³	0
Residual Capacity	811,693
Percentage of Permitted Design Capacity Utilized	45.89%
<i>Sources:</i> 1 City of Alachua Public Services Department, April 2016 2 City of Alachua July 2016 Development Monitoring Report. 3 Proposed development not located within Wastewater Service Area	

Evaluation: The developed lot within the existing subdivision is served by private septic, and will not impact the capacity of the City's sanitary sewer system.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,152	7,145.24
Reserved Capacity ²	4,633.55	845.62
Potential Demand Generated by Development ³	0	0
New River Solid Waste Facility Capacity⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)		
2 City of Alachua July 2015 Development Monitoring Report.		
3 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.		
4 New River Solid Waste Facility, March 2015.		

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

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	48.94
Reserved Capacity ¹	0.52
Potential Demand Generated by Development ³	0.00
Residual Recreational Capacity After Impacts	39.14
<i>Sources:</i> ¹ City of Alachua July 2015 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2014; Policy 1.2.b, Recreation Element</i> (Formula: 9,479 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 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 ¹	9.89 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.89 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	35.95%
¹ Source: City of Alachua July 2016 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.52 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

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

Public School Facilities Impacts

Accord to Policy 2.4.b of the Public School Facilities Element of the City of Alachua Comprehensive Plan, single family lots of record that received final subdivision approval prior to the adoption of the Public School Facilities Element are exempt from the school concurrency requirements.

EXHIBIT "A"
TO
PAUL ELKINS

MINOR SUBDIVISION FINAL PLAT APPLICATION

PILOT FOREST LOT 18 REPLAT
STAFF REPORT

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