



Professional Consultants

August 16, 2016

## **Tara Village Comprehensive Plan Text Amendment**

**Application Package (Revised)**

**Prepared for:**

Tara Village, Inc.

**Submitted to:**

City of Alachua Planning & Zoning  
15100 NW 142nd Terrace  
Alachua, FL 32615

**Prepared by:**

CHW  
132 NW 76th Drive  
Gainesville, FL 32607  
Craig Brashier, AICP

PN# 15-0440

**JACKSONVILLE | GAINESVILLE | OCALA**

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

**planning surveying engineering construction.**

**Application Package**  
**Table of Contents**

- 1. Cover Letter**
- 2. Text Amendment Application**
- 3. Ownership Affidavit**
- 4. Property Deeds**
- 5. Tax Information**
- 6. Justification Report**
- 7. Map Set**

**Application Package**  
**Table of Contents**

- 1. Cover Letter**
- 2. Text Amendment Application**
- 3. Ownership Affidavit**
- 4. Property Deeds**
- 5. Tax Information**
- 6. Justification Report**
- 7. Map Set**



August 16, 2016

Kathy Winburn, AICP, Planning Director  
City of Alachua Planning & Zoning  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32615

Re: Tara Village Comprehensive Plan Text Amendment, Large-scale Comprehensive Plan Amendment (LsCPA) & Planned Development – Residential (PD-R) Rezoning

Dear Kathy:

CHW resubmits these revised Comprehensive Plan Text Amendment, LsCPA and PD-R application packages on behalf of our clients, Tara Village, Inc. The packages include the following for each application:

- Three (3) copies of each revised application packages; and
- One (1) CD-ROM with a PDF of the complete package for each application.

These revisions are submitted in response to the Development Review Team comments received on August 10, 2016. Below are statements summarizing how each comment was addressed.

LsCPA (Map) Application

1. The Needs Analysis on Pages 16-17 has been revised to base the population projection and current household information on more recent BEBR data.
2. The Site Suitability Analysis was revised to include regulated plant and animal species, all other on-site soils, wellfield protection zones, and historic structures.

Comprehensive Plan Text Amendment

1. The Needs Analysis on Pages 9-10 has been revised to base the population projection and current household information on more recent BEBR data.
2. The response to TE Objective 1.1 on Pages 11-12 has been revised to clearly state that CR 235 is the only affected roadway segment.

Rezoning Application

1. The response to Logical Development Pattern on Pages 13-14 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public notification and a neighborhood workshop.
2. The response to Pre-mature Development on Pages 14-15 has been revised to base the population projection and current household information on more recent BEBR data.
3. The response to Not Deviate from Pattern of Development on Pages 16-17 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public

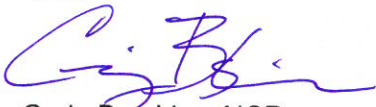


notification and a neighborhood workshop. Compatibility with adjacent parcels is addressed in this response as well as throughout the entire report.

4. Sheet 2 of the PD Master Plan has been revised to replace references to LsCPA application with PD-R Rezoning application.
5. The response to Dimensional Standards on Pages 23-24 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public notification and a neighborhood workshop.
6. The Site Suitability Analysis was revised to include regulated plant and animal species, all other on-site soils, wellfield protection zones, and historic structures.
7. The table on the PD Master Plan Sheet 1 has been revised to identify Common Area / Open Space as area (C).
8. Note 4 on the PD Master Plan Sheet 1 has been revised to indicate that approximately  $\pm 31\%$  of the site will be Open Space.
9. Note 1 on the PD Master Plan Sheet 2 has been revised per staff's recommendation.

We trust this submittal is sufficient for your review, recommendation for approval, and presentation to the Planning and Zoning Board. Please contact me directly if you have any questions or need any additional information.

Sincerely,  
CHW



Craig Brashier, AICP  
Planning Manager

L:\2015\15-0440\Planning\Application\160816 Resubmittal\LTR\_160816\_Cvr LsCPA & PD-R.docx

**Application Package**  
**Table of Contents**

1.    Cover Letter
2.    **Text Amendment Application**
3.    Ownership Affidavit
4.    Property Deeds
5.    Tax Information
6.    Justification Report
7.    Map Set





# City of Alachua Text Amendment Application

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Type: P&Z, CC

☒ **COMPREHENSIVE PLAN**

☐ **LAND DEVELOPMENT REGULATIONS**

## A. APPLICANT

1. Applicant's Status ☐ Applicant ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Planning Manager  
Company (if applicable): CHW  
Mailing address: 132 NW 76th Drive  
City: Gainesville State: FL ZIP: 32607  
Telephone: ( ) (352) 331-1976 FAX: ( ) \_\_\_\_\_ e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Tara Village, Inc.  
Mailing Address: 7717 NW 20th Lane  
City: Gainesville State: FL ZIP: 32605

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

## B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: \_\_\_\_\_  
All FLUE Policy 1.2.a.1. See Justification Report for additional information.
2. Proposed text language and/or explanation of reason for request: \_\_\_\_\_  
See Justification Report for additional information.
3. List any and all new Section/Goal, Objective, or Policy Requested: \_\_\_\_\_  
All FLUE Policy 1.2.a.1. See Justification Report for additional information.

## C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Craig Brashier, AICP, Planning Manager  
Typed or printed name and title of applicant

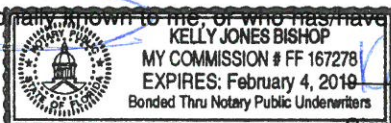
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of May, 2016 by Craig

Brashier, who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

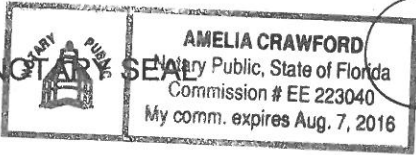
**Application Package**  
**Table of Contents**

1. Cover Letter
2. Text Amendment Application
3. **Ownership Affidavit**
4. Property Deeds
5. Tax Information
6. Justification Report
7. Map Set





## PROPERTY OWNER AFFIDAVIT

Owner Name: Tara Village, Inc.			
Address: 7717 NW 20th Lane Gainesville, Florida 32605		Phone: (352) 870-8772	
Agent Name: Causseaux, Hewett, and Walpole, Inc.			
Address: 132 NW 76th Drive Gainesville, Florida 32607		Phone: (352) 331-1976	
Parcel No.: 03974-004-000 and 03974-005-000			
Acreage: ±21.64		S: 27	T: 8 R: 18
Requested Action: Site-specific Comprehensive Plan Text Amendment			
<b>I hereby certify that:</b> I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>[Signature]</u>			
Printed name: <u>Berit Lassen</u>			
Date: <u>12.16.13</u>			
The foregoing affidavit is acknowledged before me this <u>16<sup>th</sup></u> day of <u>December</u> , 20 <u>13</u> , by <u>Berit Lassen</u> , who is/are personally known to me, or who has/have produced <u>Florida Driver License</u> as identification.			
		<u>[Signature]</u> Signature of Notary Public, State of <u>Florida</u>	

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Text Amendment Application
3. Ownership Affidavit
- 4. Property Deeds**
5. Tax Information
6. Justification Report
7. Map Set



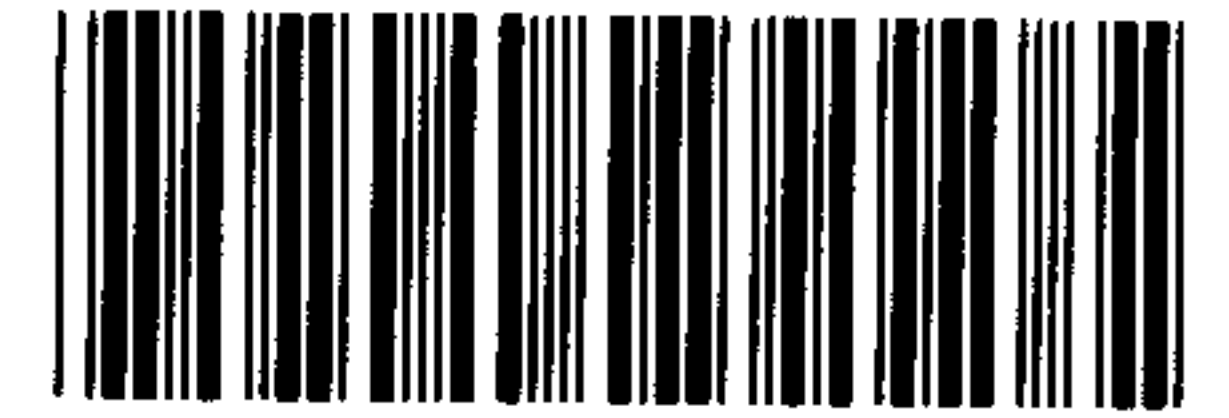
Mar 25, 2010 12:00 PM  
BOOK 3944 PAGE 1138

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK13 Receipt # 438081

This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW  
BOVAY & COOK, P.A.  
901 N.W. 57<sup>th</sup> Street  
Gainesville, FL 32605  
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564193

2 PGS

Tax Parcel I.D. No: 03974-004-000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20<sup>th</sup> Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in the NW ¼ of Section 27, Township 8 South, Range 18 East, Alachua County Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned NW ¼ of Section 27, Township 8 South, Range 18 East for a point of reference and run North 01 deg. 12 min. 59 sec. East, along the West line of said Section 27, a distance of 1076.07 feet to an iron pipe and the True Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East along said West line a distance of 343.08 feet to an iron pipe, said iron pipe being 1229.42 feet South of the NW corner of said Section 27; thence run South 89 deg. 17 min. 43 sec. East parallel with the South line of said NW 1/4, a distance of 1238.91 feet to a concrete monument on the Westerly right of way line of Interstate Highway No. 75 (300 foot right of way); thence run South 21 deg. 27 min. 14 sec. East along said Westerly right of way line, a distance of 748.32 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 904.67 feet to a concrete monument; thence run North 01 deg. 12 min. 59 sec. East, parallel with said West line of Section 27, a distance of 350.00 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 622.68 feet to the True Point of Beginning.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To have and to hold**, the same in fee simple forever.

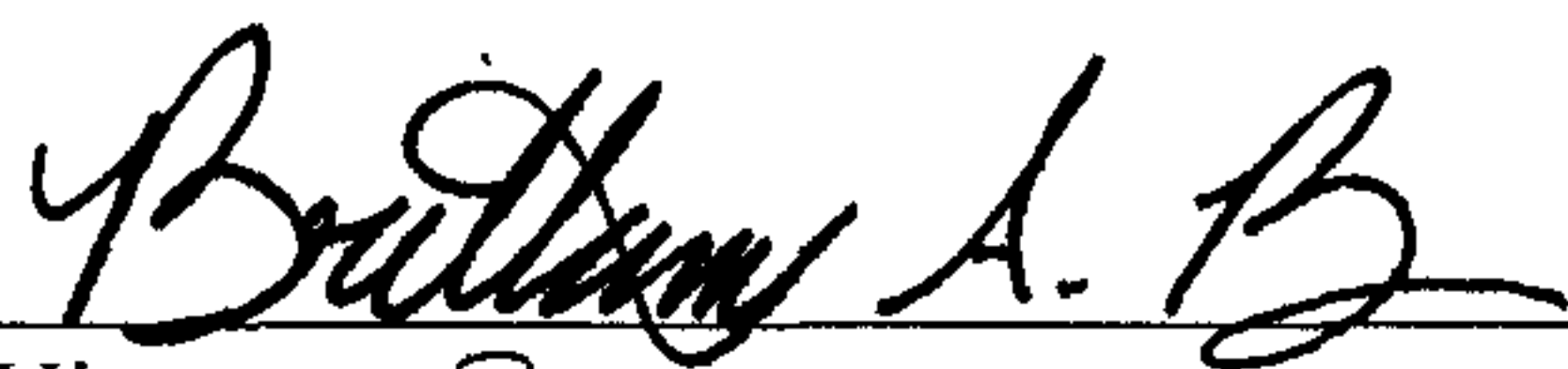
**And** the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

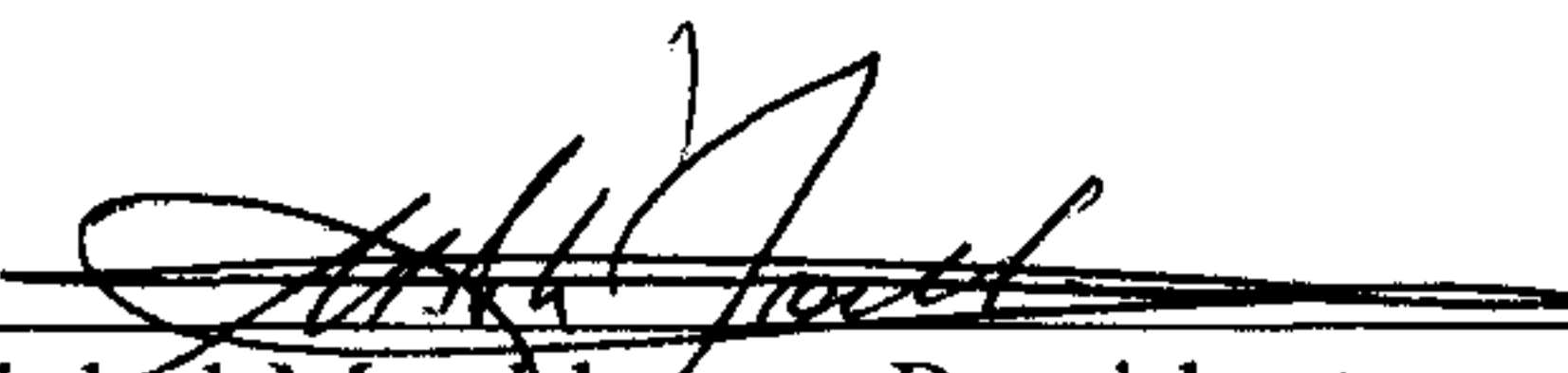
This deed was prepared without the benefit of a title abstract or survey.

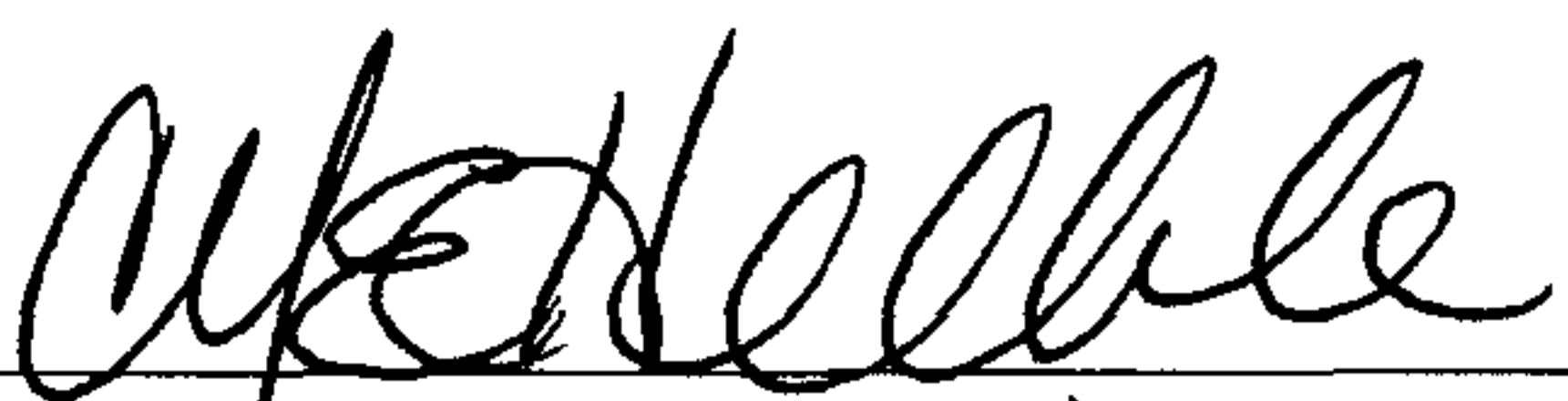
“Grantor” and “Grantee” include the masculine and feminine and singular and plural as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness: Brittany Burns

  
Michel Moukhtara, President  
A.A. Moukhtara Company

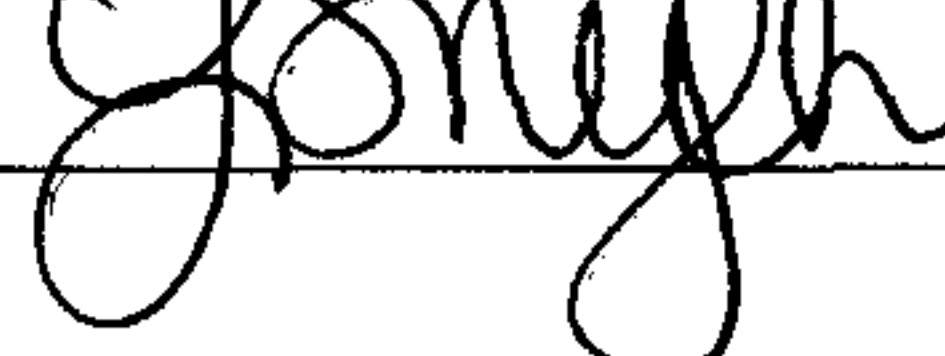
  
Witness: Manssa Heible

**INSTRUMENT # 2564193**  
**2 PGS**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by \_\_\_\_\_ who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Notary Public - State of Florida

Sign: 

My Commission Expires

Print: \_\_\_\_\_





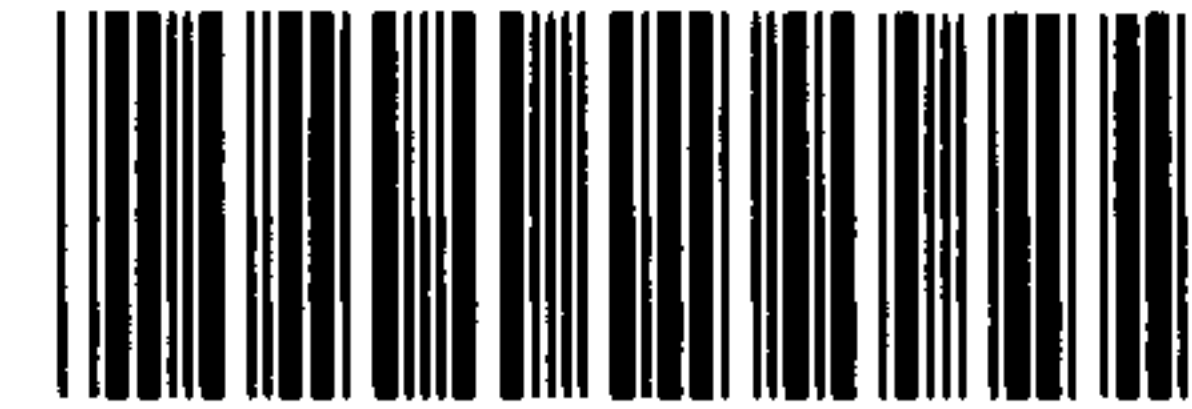
Mar 25, 2010 12:00 PM  
BOOK 3944 PAGE 1147

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK13 Receipt # 438081

This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW  
BOVAY & COOK, P.A.  
901 N.W. 57<sup>th</sup> Street  
Gainesville, FL 32605  
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564197

2 PGS

Tax Parcel I.D. No: 03974-005-000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20<sup>th</sup> Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in Section 27, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the aforementioned Section 27, Township 8 South, Range 18 East for the point of reference, and run North 01 deg. 12 min. 59 sec. East along the west line of said Section 27, a distance of 726.07 feet to an iron pipe and the true Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East, along said West line, a distance of 350.00 feet to an iron pipe, thence run South 89 deg. 17 min. 43 sec. East, parallel with the South line of said Northwest ¼ a distance of 622.68 feet to a concrete monument; thence run south 01 deg. 12 min. 59 sec. west, parallel with said west line, a distance of 350.00 feet to a concrete monument; thence run South 89 deg. 17 min. 43 sec. East, parallel with said South line, a distance of 277.80 feet to a concrete monument; thence run South 01 deg. 12 min. 59 sec. West, parallel with said west line, a distance of 726.07 feet to a concrete monument; said concrete monument lying on said South line; thence run North 89 deg. 17 min. 43 sec. West, along said South line, a distance of 600.32 feet to an iron pipe; thence run North 01 deg. 12 in. 59 sec. East, parallel with said West line, a distance of 726.07 feet; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 300.16 feet to the True Point of Beginning, containing 15.009 acres more or less.

Less that tract of land containing 5.003 acres more or less conveyed by warranty

deed dated December 15, 1981 and recorded in official records Book 1182, page 440, public records of Alachua County, Florida, and Less that tract of land containing 5.003 acres more or less conveyed by Warranty deed dated October 16, 1981, recorded in Official Record Book 1386, page 379, public records of Alachua County, Florida.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To have and to hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

This deed was prepared without the benefit of a title abstract or survey.

“Grantor” and “Grantee” include the masculine and feminine and singular and plural as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

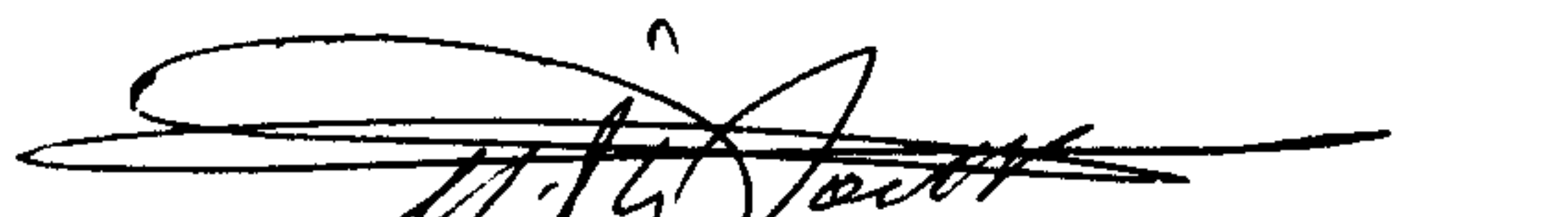
Signed, sealed and delivered in our presence:



Witness: Brittany Burns



Witness: Munssa Helble



Michel Moukhtara, President  
A.A. Moukhtara Company

INSTRUMENT # 2564197 2 PGS

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by \_\_\_\_\_ who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Notary Public - State of Florida  
My Commission Expires

Sign:   
Print: \_\_\_\_\_





**Application Package**  
**Table of Contents**

1. Cover Letter
2. Text Amendment Application
3. Ownership Affidavit
4. Property Deeds
- 5. Tax Information**
6. Justification Report
7. Map Set



2015 Roll Details — Real Estate Account At 12207 NW 157TH ST

Real Estate Account #03974 004 000

Parcel details

Latest bill

Full bill history

Print this page

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

**PAID** 2016-05-23 \$1,884.54  
Receipt #15-0157072

**Owner:** TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605  
**Situs:** 12207 NW 157TH ST

**Account number:** 03974 004 000  
**Alternate Key:** 1014729  
**Millage code:** 1700  
**Millage rate:** 25.1507  
  
**Assessed value:** 71,300  
**School assessed value:** 71,300

**Property Appraiser**  
*Location is not guaranteed to be accurate.*

2015 Annual bill

View

**Ad valorem:** \$1,793.24  
**Non-ad valorem:** \$16.47  
**Total Discountable:** 1809.71  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

COM SW COR OF NW1/4 N ALONG W/L 1076.07 FT TP POB N 343.08 FT E 1238.91 FT TO WLY R/W I-75 S 21 DEG E 748.32 FT W 904.67 FT N 350 FT W 622.68 FT TO POB OR 3944/1138

Location

**Book, page, item:** --  
**Geo number:** 27-08-18-03974004000  
**Range:** 18  
**Township:** 08  
**Section:** 27







2015 Roll Details — Real Estate Account #03974 005 000

Real Estate Account #03974 005 000

Parcel details

Latest bill

Full bill history

Print this page

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

**PAID** 2016-05-23 \$849.50  
Receipt #15-0157072

**Owner:** TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605  
**Situs:** (unknown)

**Account number:** 03974 005 000

**Alternate Key:** 1014730

**Millage code:** 1700

**Millage rate:** 25.1507

**Assessed value:** 32,000

**School assessed value:** 32,000

**Property  
Appraiser**

*Location is not guaranteed to be accurate.*

2015 Annual bill

View

**Ad valorem:** \$804.82  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 804.82  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

COM SW COR OF NW1/4 N ALONG W/L OF NW1/4 726.07 FT TO POB N 350 FT E PAR TO S/L OF NW1/4 622.68 FT S 350 FT W 622.68 FT POB OR 3944/1147

Location

**Book, page, item:** --  
**Geo number:** 27-08-18-03974005000  
**Range:** 18  
**Township:** 08  
**Section:** 27







**Application Package**  
**Table of Contents**

1. Cover Letter
2. Text Amendment Application
3. Ownership Affidavit
4. Property Deeds
5. Tax Information
- 6. Justification Report**
7. Map Set



Professional Consultants



JACKSONVILLE | GAINESVILLE | OCALA

8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244

132 NW 76th Drive, Gainesville, Florida 32607

101 NE 1st Avenue, Ocala, Florida 34470

planning.surveying.engineering.construction.

## **Table of Contents**

	<b>Page No.</b>
Executive Summary .....	1
Need and Justification.....	2
Proposed Comprehensive Plan Text Amendment .....	6
Urban Sprawl Analysis .....	7
Needs Analysis .....	9
Consistency with the Comprehensive Plan .....	11

## **List of Tables**

Table 1: Surrounding Future Land Use and Zoning Designations .....	2
--	---

## **List of Figures**

Figure 1: Aerial Map.....	3
Figure 2: Existing Future Land Use Map.....	3
Figure 3: Proposed Future Land Use Map .....	4
Figure 4: Existing Zoning Map .....	4
Figure 5: Proposed Zoning Map.....	5



## Executive Summary

**To:** Ms. Kathy Winburn, AICP, City of Alachua, Planning Director #15-0440  
**From:** Craig Brashier, AICP, Planning Manager  
**Date:** May 31, 2016  
**Re:** Tara Village Comprehensive Plan Text Amendment Justification Report

<b><u>Jurisdiction:</u></b> City of Alachua	<b><u>Intent of Text Amendment:</u></b> Limit density on the Tara Village parcels to a maximum of 0.93 unit per acre.
<b><u>Description of Location:</u></b> Between NW 157 <sup>th</sup> Street and I-75, approximately one-half mile south of County Road 235	
<b><u>Parcel Numbers:</u></b> 03974-004-000 and 03974-005-000	<b><u>Acres:</u></b> ± 21.64 Acres (Source: Alachua County Property Appraiser's Office )
<b><u>Current Future Land Use Category:</u></b> Agriculture (A) Maximum Density: 1 unit per 5 acres	<b><u>Proposed Future Land Use Category:</u></b> Moderate Density Residential Maximum Density: 0.93 unit per acre* *Restricted by FLUE Policy 1.2.a.1
<b><u>Current Zoning Category:</u></b> Agriculture (A) Maximum Density: 1 unit per 5 acres	<b><u>Proposed Zoning Category:</u></b> Planned Development – Residential (PD-R) Maximum Density: 0.93 unit per acre = 20 total single-family units
<b><u>Proposed Text Amendment:</u></b> Future Land Use Element Policy 1.2.a.1: <u>The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.</u>	

## NEED AND JUSTIFICATION

The proposed text amendment will limit the density on the two (2) parcels that make up the Tara Village site to 0.93 unit per acre. Companion to this text amendment is a Large-scale Comprehensive Plan Amendment (LsCPA) that will change the FLU designation from Agriculture to Moderate Density Residential. The Moderate Density Residential FLU permits a maximum density of 4 units per acre. Without the proposed text amendment, a maximum of 87 units would be permitted on the ±21.64-acre Tara Village site.

There is also a concurrent rezoning that seeks to change the Zoning Atlas for the ±21.64 undeveloped acres from Agriculture (A) to Planned Development-Residential (PD-R). The Tara Village PD-R will ensure a rural character, large-lot single-family subdivision, limited to twenty (20) single-family detached and platted lots.

The proposed 0.93 unit per acre density is consistent with and similar to adjacent residential development. The adjacent lots to the north in Shady Lane Acres are approximately 2 acres in size (a density of 1 unit per 2 acres). This is actually a density associated with the Moderate Density Residential (MOD) Future Land Use (FLU) category rather than the Agricultural FLU, which limits density to one (1) unit per five (5) acres. Further, the median Tara Village PD-R lot size will be substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft<sup>2</sup> (45' x 90').

Table 1 below identifies the Future Land Use and Zoning designations surrounding Tara Village. Figure 1 on the following page identifies the subject parcels' general location. Figures 2 through 5 illustrate pre- and post-LsCPA and Rezoning Adoption Future Land Use (FLU) and Zoning categories.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Agriculture (A)	Agriculture (A)
South	Agriculture (A)	Agriculture (A)
East	I-75 R.O.W.	I-75 R.O.W.
West	Moderate Density Residential (MOD)	Planned Development (PD) & Residential Single Family-1 (RSF-1)

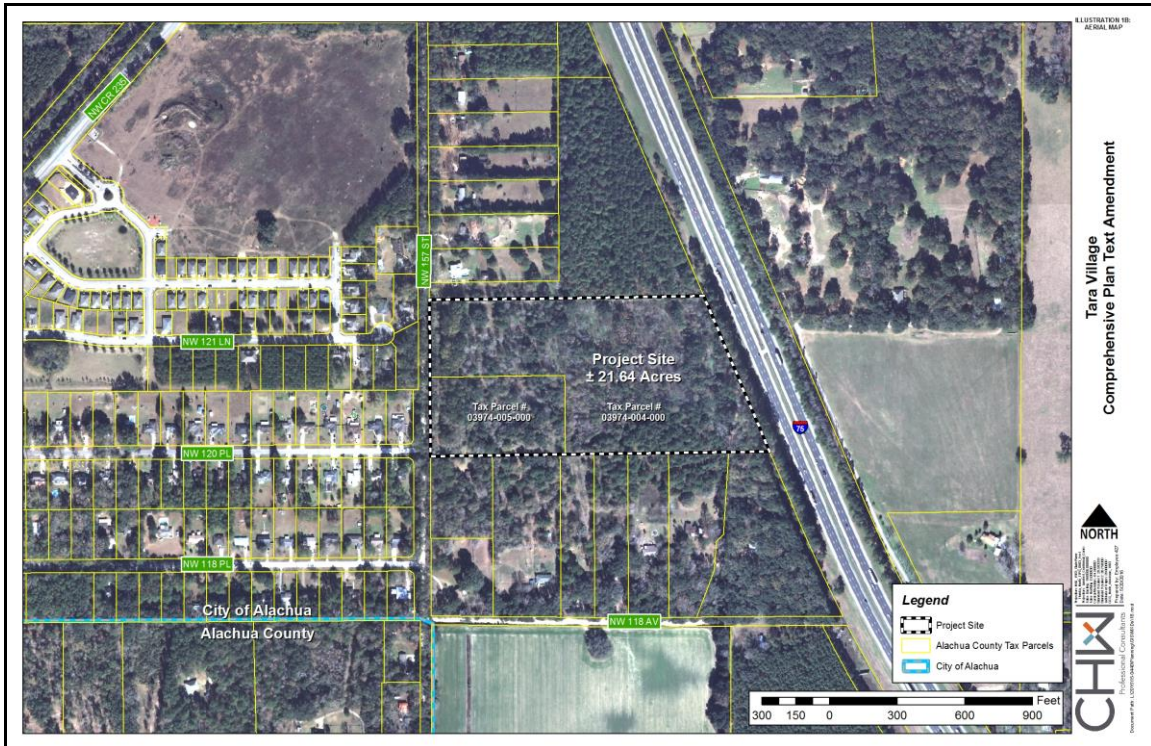


Figure 1: Aerial Map

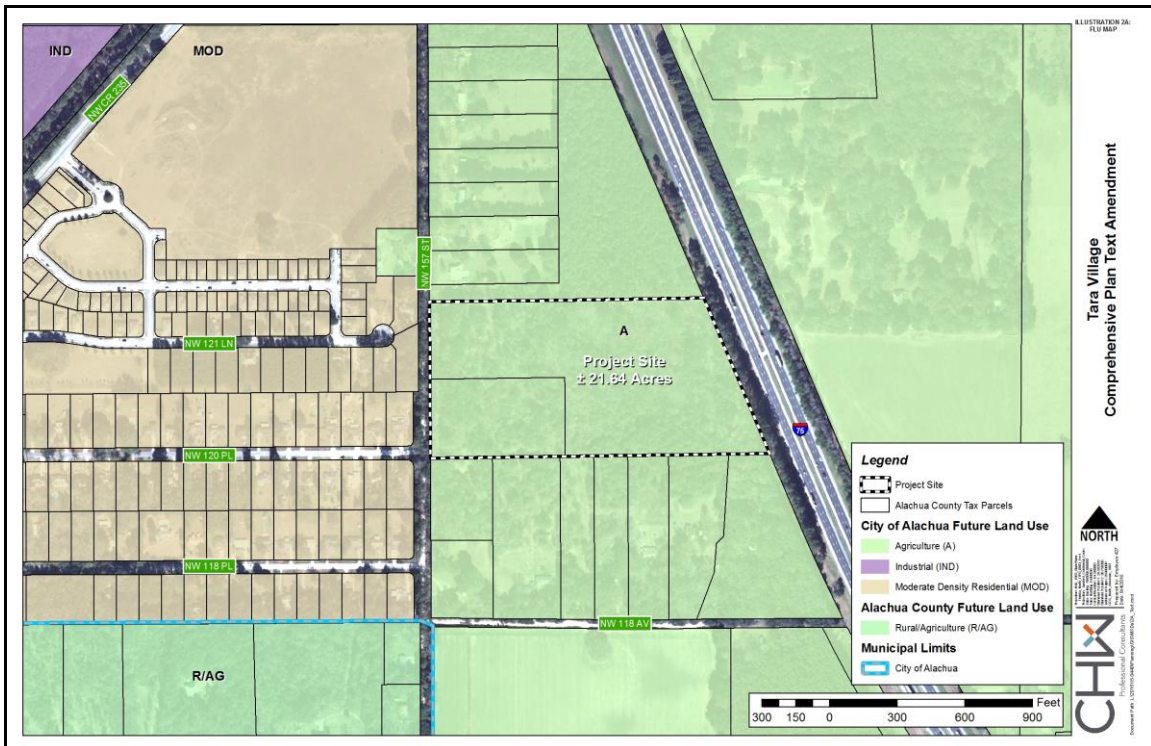


Figure 2: Existing Future Land Use





Figure 3: Proposed Future Land Use

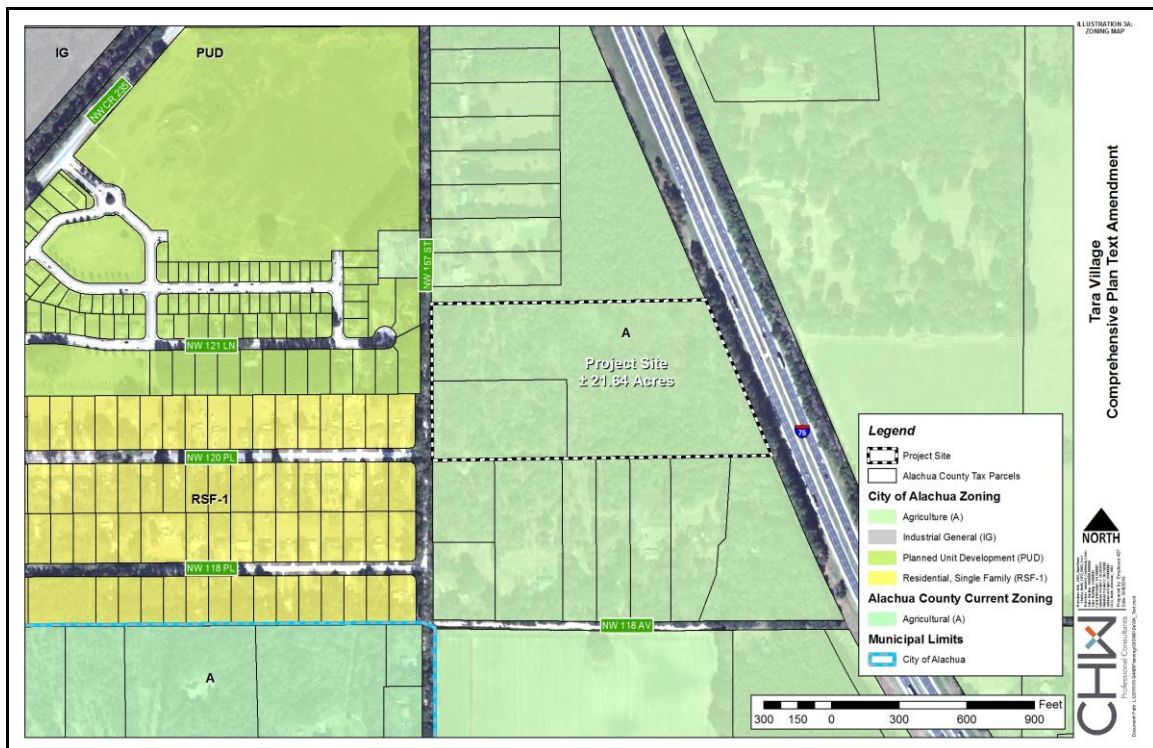
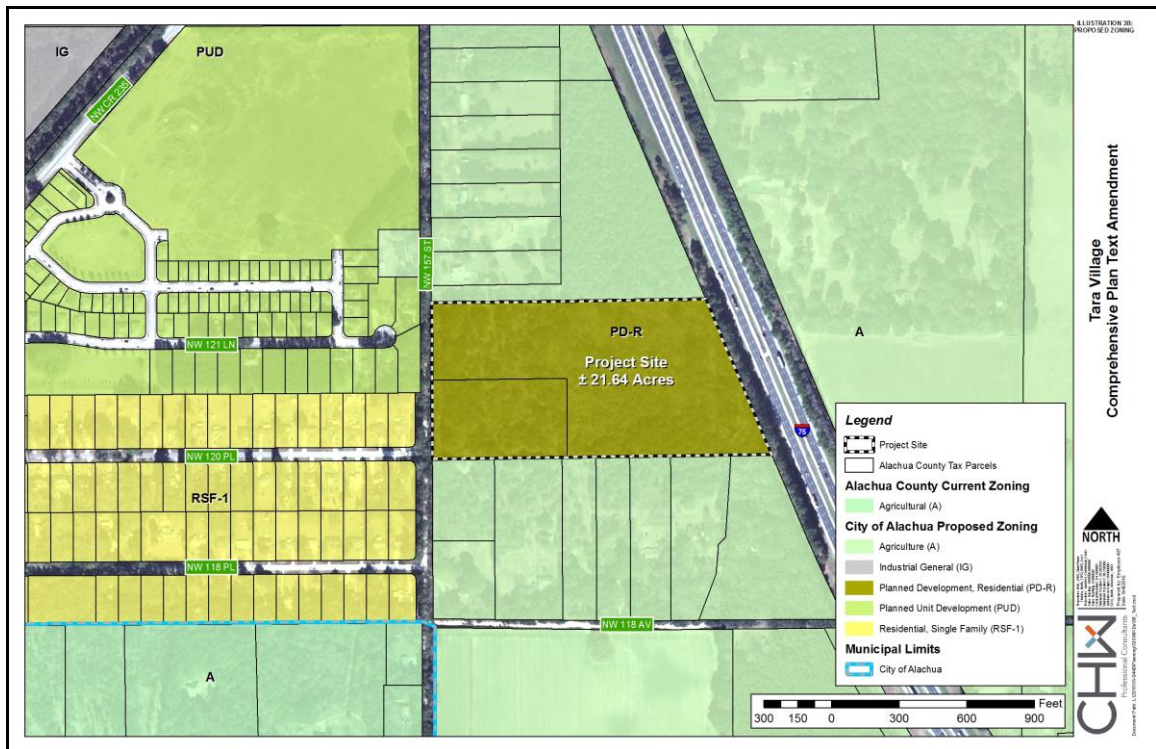


Figure 4: Existing Zoning





## PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

The proposed policy language is provided in underline format.

City of Alachua Comprehensive Plan  
Future Land Use Element

GOAL 1: Future Land Use Map 2015: 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 designate three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre):  
The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

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

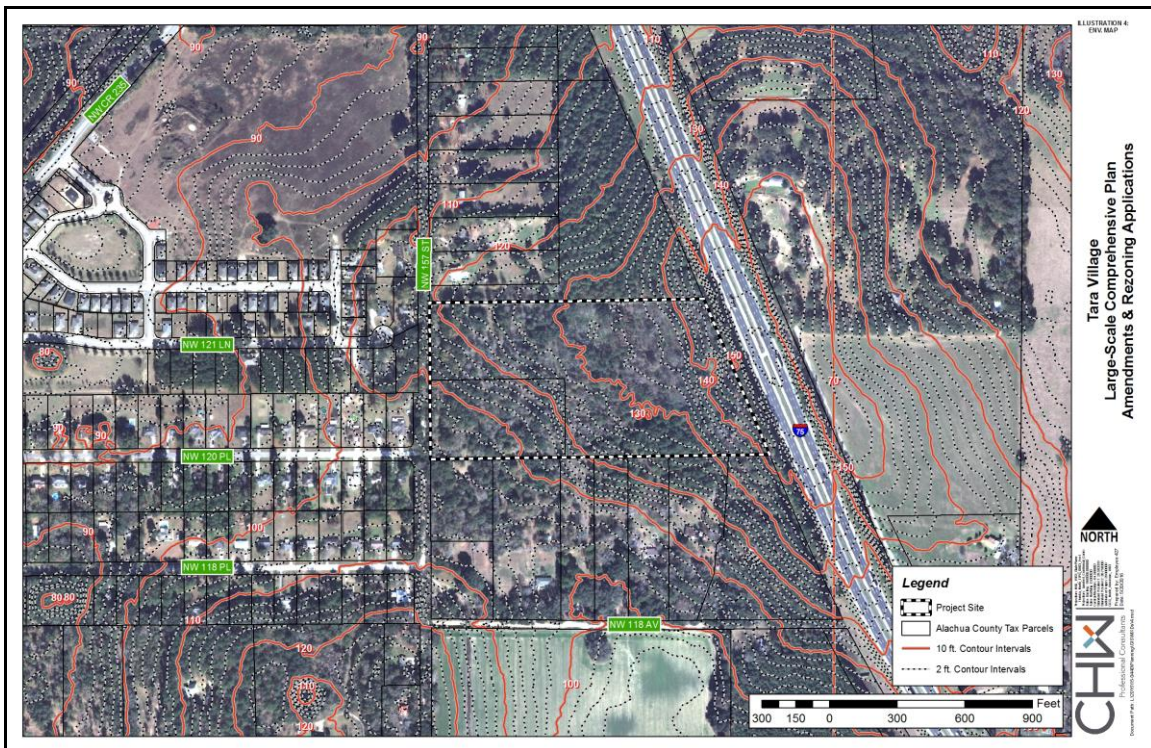
Policy 1.2.a.1: The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.

## URBAN SPRAWL ANALYSIS

Chapter 163.3177, Florida Statutes, identifies eight (8) standards to help determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. The amendment must achieve at least four (4) of the eight (8) standards to meet this determination. The proposed Tara Village Planned Development is consistent with the following four (4) standards:

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.

**Response: The Tara Village Development is not located within wetlands or within flood zones, as substantiated by Figure 6 below.**



**Figure 6: Wetlands, Flood Zones, and Topography**

**Stormwater management facilities for additional on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. These facilities will meet all applicable Federal, State, and local requirements for stormwater treatment and retention. Stormwater system permits will be coordinated with the Suwannee River Water Management District and the State of Florida Department of Environmental Protection.**

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

**Response: As previously stated, the concurrent Tara Village Planned Development contains more than 30% dedicated open space, equating to approximately seven (7) acres. These seven (7) acres are available for both passive and active recreation opportunities.**

3. Promotes the efficient and cost effective provision or extension of public infrastructure and services.

**Response: The Tara Village Planned Development will utilize existing public facilities proximate to the site. There is a 6" pressurized water main along the site's western boundary. Sanitary sewer will be extended approximately 340 ft. from Savannah Station easterly to the site. The sewer extension will run south from Savannah Station through the existing NW 157<sup>th</sup> Street right-of-way to the project boundary.**

4. Preserves agricultural areas and activities.

**Response: The Tara Village project will not result in the loss of active agriculture area or activities. Although the site currently has an Agriculture zoning designation, it does not support any active agricultural activities.**

## **NEEDS ANALYSIS**

### **Introduction**

Tara Village, Inc. proposes to develop two (2) parcels totaling approximately 21.64 acres with a maximum development potential of 20 single-family units. The Tara Village development will be a rural character, larger-lot single-family subdivision, with a gross density of 0.93 units per acre.

### **Demographics**

According to the Bureau of Economic and Business Research (BEBR) April 2015 population estimates, Alachua County's population is 253,603<sup>1</sup>. Based on the same BEBR report, the City of Alachua's estimated population is 9,788. This equates to approximately 281.7 persons per square mile and an estimated total households of 4,147. The total household estimate is derived by using 2.36 persons per dwelling unit which is the most recent concurrency standard used by the City of Alachua staff.

The majority of Alachua's population lives in single-family homes. According to the City's 2010 Evaluation and Appraisal Report (EAR), Alachua's housing stock is comprised of 75% single-family housing units. Further, the majority of households own their home, with 2010 homeownership rates topping 78%, as compared to only 69% statewide<sup>2</sup>. This is the most currently available data for housing stock and homeownership and is still believed to be accurate based on the types of residential development within the City since 2010.

### **Historic Demographic Trends**

As is the case with Florida at large, Alachua's population has been increasing, primarily due to in-migration, as opposed to a population increase due to the birth rate outpacing the number of deaths. This is evidenced by the population increase rates far outpacing an increase in persons per household<sup>3</sup>.

According to the 1990 and 2000 US Census, Alachua's population grew from 4,529 to 6,098, an increase of approximately 35%. Between 2000 and 2010, Alachua saw an increase in the population growth rate as well as an increase in population numbers. Between 2000 and 2010, Alachua's population grew from 6,098 to 9,139, an increase of almost 50%. Between 2010 and 2015, Alachua's population grew from 9,059 to 9,788, an increase of 8% over the five-year period. Essentially, this means that the actual growth rate for this 25 year period (1990 - 2015) grew by ±116%.

### **Future Needs**

According to the Bureau of Economic and Business Research (BEBR) April 2015 population estimates, Alachua County's population is 253,603. Based on the same BEBR report, the City of Alachua's estimated population is 9,788. Growth

---

<sup>1</sup> Source: Bureau of Economic and Business Research (<https://www.bibr.ufl.edu>)

<sup>2</sup> Source: US 2015 Census ([www.census.gov](http://www.census.gov))

<sup>3</sup> Source: US 1990, 2000, and 2010 Census ([www.census.gov](http://www.census.gov))



projections within Alachua County over the next 30 years range from 5,097 (BEBR Low) to 127,197 (BEBR High) new residents. The BEBR Medium projection estimates a population growth of 64,897 by year 2045. BEBR does not project growth on a municipality level.

The City of Alachua currently represents  $\pm 4\%$  of the total County population. If calculated so that the City of Alachua maintains  $\pm 4\%$  of the County's overall population, the City of Alachua will receive approximately 2,952 additional residents by 2045 based to BEBR Medium projections. Since the City of Alachua has frequently outpaced average population growth within Alachua County, it is anticipated that this estimate is conservative. This analysis anticipates the City of Alachua's population will grow to 11,984 by 2035 and 12,740 by 2045<sup>4</sup>.

Using the City's concurrency standard of 2.36 persons per dwelling unit and BEBR Medium projections, approximately 5,077 dwelling units will be required to meet the housing demand by 2035, and 5,398 dwelling units will be necessary to meet the demand by 2045. Using the estimated number of City of Alachua households in 2015 of 4,147, an additional 930 dwelling units will be necessary by 2035, and 1,251 additional dwelling units by 2045.

The City's housing supply, as identified in the 2010 EAR, is comprised of 75% single-family dwelling units<sup>5</sup>. Assuming this percentage does not change, of the 930 additional dwelling units necessary by 2035 to satisfy housing demand, Alachua's housing market will require 698 additional single-family units. Again, assuming this percentage does not change, of the 1,251 additional dwelling units necessary by 2045 to satisfy housing demand, Alachua's housing market will require 938 additional single-family units.

---

<sup>4</sup> Source: Bureau of Economic and Business Research (<https://www.bibr.ufl.edu>)

<sup>5</sup> Source: City of Alachua 2010 EAR

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

### *FUTURE LAND USE ELEMENT (FLUE)*

FLUE 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.

**Response: The MOD allows for a maximum density of up to four (4) units per acre. This Comprehensive Plan text amendment limits density to 0.93 unit per acre, substantially less than the maximum allowed by the MOD FLU category.**

FLUE 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. 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.

**Response: The proposed text amendment and Tara Village Planned Development restrict the project to densities consistent with surrounding development, provide strategically placed open space, and help meet a demand for larger single-family residential lots in the City of Alachua. Additionally, the Tara Village Planned Development will assist with improving NW 157<sup>th</sup> Street to allow for more convenient and safe connectivity from the site north to County Road 235. Neighboring properties will benefit from this, as NW 157<sup>th</sup> Street is currently not improved to City standards.**

FLUE Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

### *TRANSPORTATION ELEMENT (TE)*

TE 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.

**Response: The density permitted by the proposed text amendment will not result in a degradation of transportation LOS standards. The Tara Village Planned Development will generate fewer than 1,000 Average Daily Trips (ADT). Per LDR section 2.4.14(H)(2)(b)(i), affected roadway segments are those that fall within one-half (½) mile of Tara Village Planned Development's boundaries. County Road 235 from Alachua's southern limits to County Road 241 is the only affected roadway segment monitored for concurrency that is accessible within ½ mile of the project's boundary.**

**I-75 falls within the ½ mile radius, but the nearest interchange is ±2.5 miles to the north at US 441.**

**According to the most recent Development Monitoring Report made available by City staff, there are 10,380 available AADT and 915 available Peak Hour trips for County Road 235. Therefore, post adoption of the Tara Village LsCPA there will continue to be a substantial surplus of available trips.**

*COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE  
ELEMENT (CFNGAR)*

CFNGAR Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250gallons per day per equivalent residential unit (ERU) on an average annual basis.

**Response: The density permitted by the proposed text amendment, 20 single-family units, would demand 5,000 gallons per day of sanitary sewer capacity. Currently, there is surplus capacity of 798,890 gallons per day.**

CFNGAR Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

**Response: The density permitted by the proposed text amendment, 20 single-family units, would demand 5,500 gallons per day of potable water capacity. Currently, there is surplus capacity of 1,055,450 gallons per day.**

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

**Response: The density permitted by the proposed text amendment, 20 single-family units, will demand ±34.46 tons of available capacity per year. Currently, there is a 50-year build-out capacity.**

*RECREATION ELEMENT (RE)*

RE OBJECTIVE 1.2: Facilities, Levels of Service and Hierarchy of Parks. The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

RE 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.

**Response: The density permitted by the proposed text amendment, 20 single-family units, will demand 0.24 acres of available recreation capacity per year. Currently, there are 39.21 acres of available recreation capacity.**

*PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)*

Objective 2.2: Level of Service Standards. The City shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

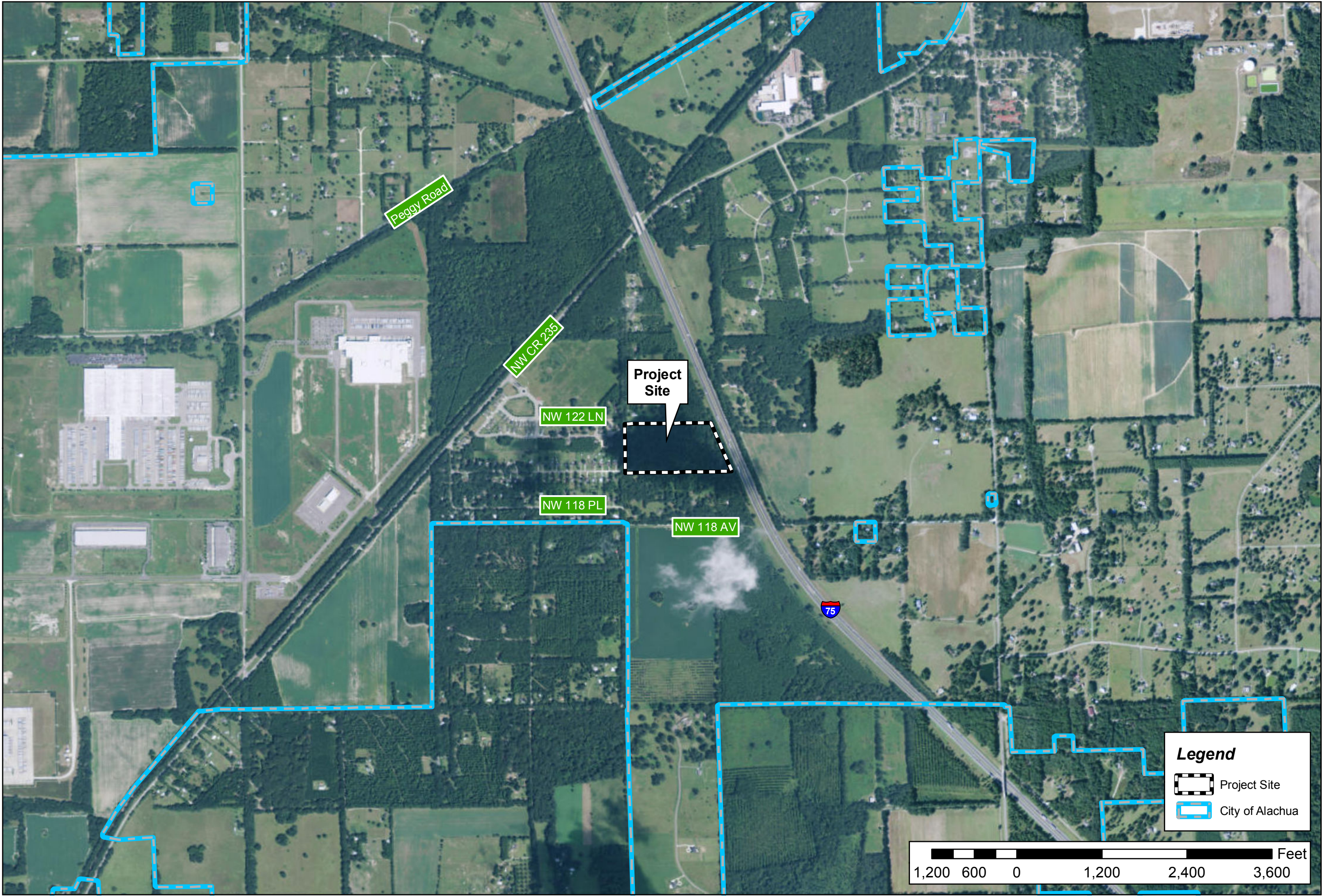
Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity (see definition) for elementary, middle, and high schools.

**Response: The density permitted by the proposed text amendment, 20 single-family units, will demand three (3) student stations in elementary, one (1) in middle, and two (2) in high schools. A Public School Generation Form for Residential Development in the City of Alachua has been submitted with the LsCPA and PD-R rezoning applications. The estimated student generation information will be reviewed by Alachua County Public Schools for compliance with the school concurrency management program and inter-local agreement.**

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Text Amendment Application
3. Ownership Affidavit
4. Property Deeds
5. Tax Information
6. Justification Report
7. **Map Set**





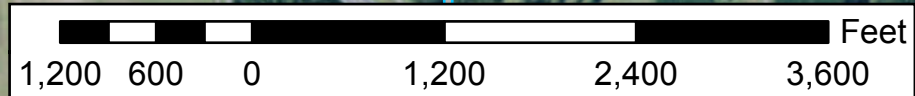
**Tara Village**  
**Comprehensive Plan Text Amendment**



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_CoordinateSystem  
Datum: North American 1983  
Spheroid: GRS\_1911  
Prime Meridian: 1065000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.533333  
Standard Parallel 2: 29.533333  
Latitude of Origin: 29.000000  
False Easting: 1065000.000000  
False Northing: 0.000000  
Units: Meter  
GCS: North\_American\_1983  
Prepared by: Employee 427  
Date: 5/20/2016

**Legend**

- Project Site
- City of Alachua



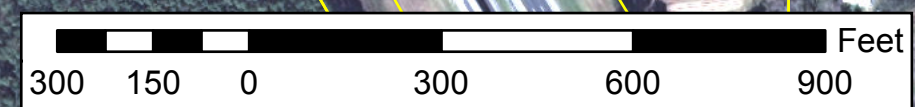


**Tara Village**  
**Comprehensive Plan Text Amendment**



**Legend**

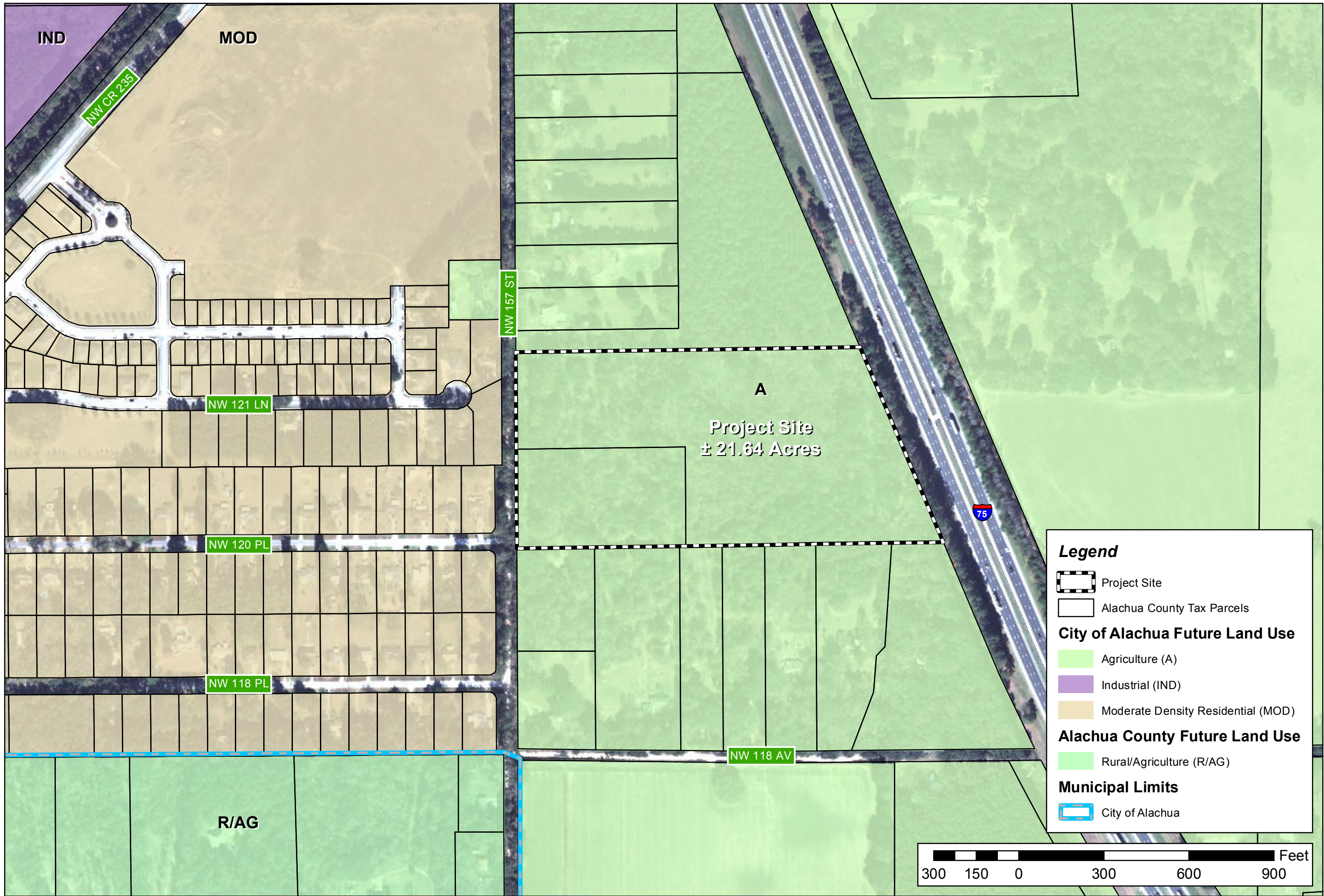
- Project Site
- Alachua County Tax Parcels
- City of Alachua



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_CoordinateSystem  
Datum: North American 1983  
Spheroid: GRS 1980  
Prime Meridian: -84.250000  
Central Meridian: -84.250000  
Standard Parallel 1: 29.533333  
Standard Parallel 2: 20.000000  
Latitude of Origin: 20.000000  
Units: Meter  
GCS: North American 1983  
Prepared by: Employee 427  
Date: 5/20/2016



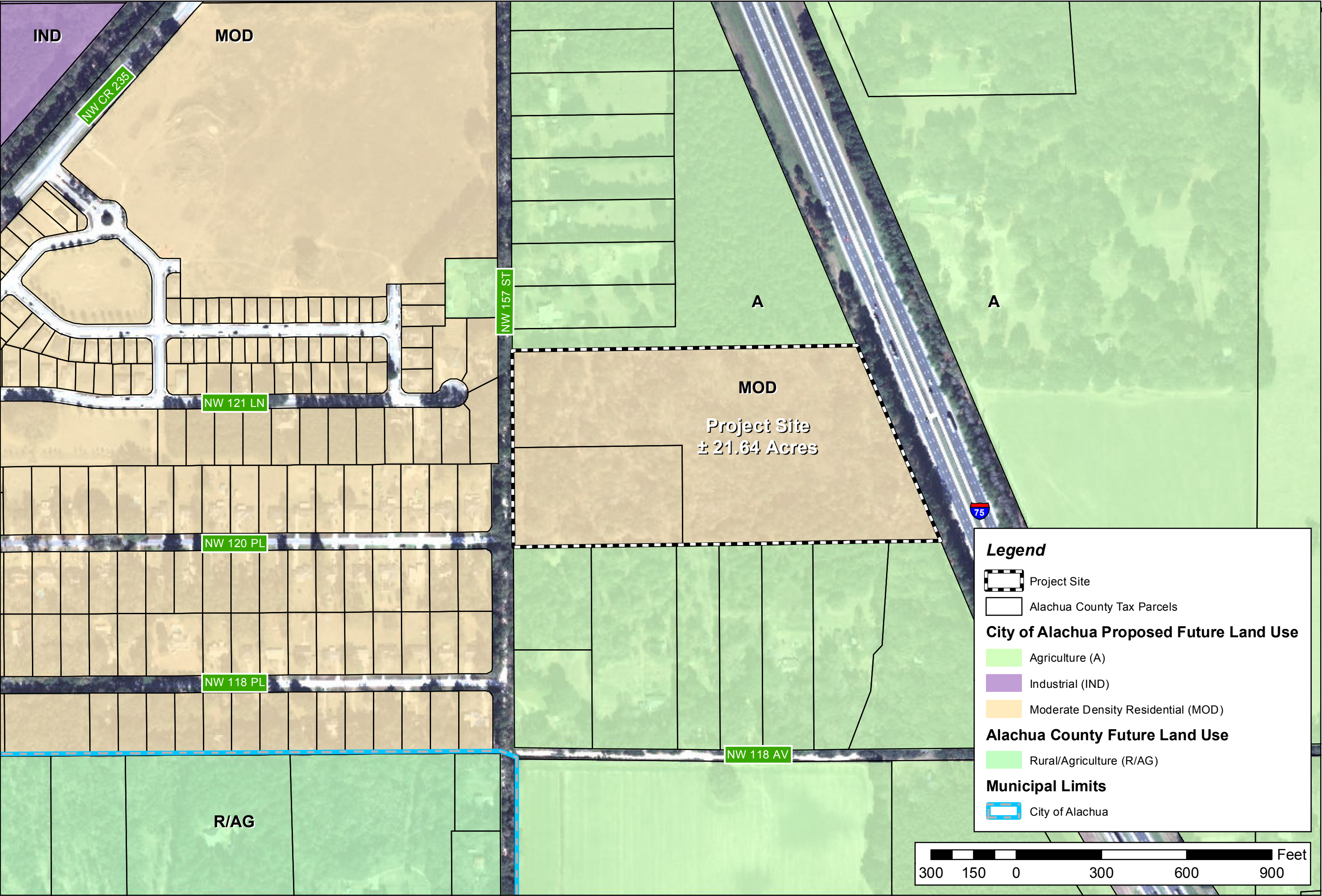
Tara Village  
Comprehensive Plan Text Amendment



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_CoordinateSystem  
Datum: North American 1983  
Spheroid: GRS\_1980  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6378137.0  
Units: Feet  
False Easting: 1568500.000000  
False Northing: 1000000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.583333  
Latitude of Origin: 28.000000  
GCS\_North\_American\_1983  
Projected by: Employee 427  
Date: 8/4/2016



Tara Village  
Comprehensive Plan Text Amendment



**Legend**

- Project Site
- Alachua County Tax Parcels

**City of Alachua Proposed Future Land Use**

- Agriculture (A)
- Industrial (IND)
- Moderate Density Residential (MOD)

**Alachua County Future Land Use**

- Rural/Agriculture (R/AG)

**Municipal Limits**

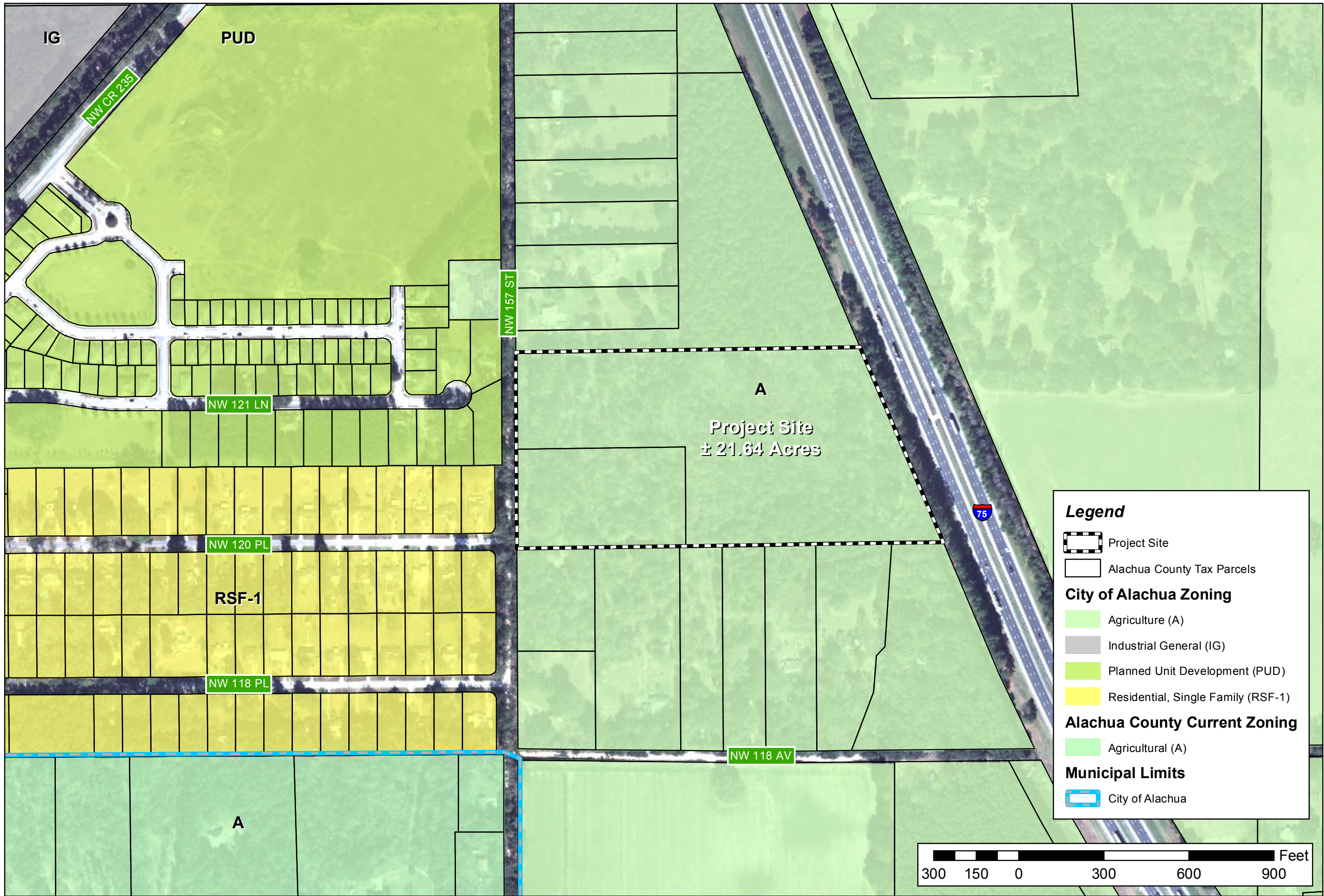
- City of Alachua



Projection: NAD\_1983\_StatePlane  
Florida\_North\_Central\_FIPS\_3600  
Feet Easting: 1166500.0000.00  
Feet Northing: 1500000.0000.00  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.666667  
Latitude of Origin: 29.000000  
GCS: North\_American\_1983  
Prepared by: Employee 427  
Date: 8/4/2016



Tara Village  
Comprehensive Plan Text Amendment



**Legend**

- Project Site
- Alachua County Tax Parcels

**City of Alachua Zoning**

- Agriculture (A)
- Industrial General (IG)
- Planned Unit Development (PUD)
- Residential, Single Family (RSF-1)

**Alachua County Current Zoning**

- Agricultural (A)

**Municipal Limits**

- City of Alachua



Projection: NAD\_1983\_StatePlane  
Florida\_North\_Arctic\_5000\_Feet  
Units: Feet  
False Easting: 1568500.000000  
False Northing: 1655000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.563333  
Standard Parallel 2: 29.563333  
Latitude of Origin: 29.000000  
Datum: North\_American\_1983  
GCS: North\_American\_1983  
Prepared by: Employee 427  
Date: 8/4/2016



Tara Village  
Comprehensive Plan Text Amendment



Projection: NAD 1983, StatePlane  
Florida North Zone  
FIPS Code: 3600  
FIPS Name: FL3600  
FIPS Easting: 1168500 0000 00  
FIPS Northing: 1645000 0000 00  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.583333  
Latitude of Origin: 29.000000  
GCS: North\_American\_1983  
Datum: North\_American\_1983  
Spheroid: GRS80  
Datum: North\_American\_1983  
Units: Meter  
Prepared by: Employee 427  
Date: 8/4/2016

