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Executive Summary

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Executive Summary

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

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Development:</u> A twenty (20) lot single-family, rural character subdivision	
<u>Description of Location:</u> Between NW 157 th Street and I-75, approximately one-half mile south of County Road 235		
<u>Parcel Numbers:</u> 03974-004-000 and 03974-005-000	<u>Acres:</u> ± 21.64 Acres (Source: Alachua County Property Appraiser's Office)	
<u>Current Future Land Use Category:</u> Agriculture (A) Maximum Density: 1 unit per 5 acres	<u>Proposed Future Land Use Category:</u> Moderate Density Residential Maximum Density: 0.93 unit per acre* *Restricted by FLUE Policy 1.2.a.1	
<u>Current Zoning Category:</u> Agriculture (A) Maximum Density: 1 unit per 5 acres	<u>Proposed Zoning Category:</u> Planned Development – Residential (PD-R) Maximum Density: 0.93 unit per acre = 20 total single-family units	
<u>Current Allowable Intensity:</u> Agriculture = 0.2 du/ac x 21.64 acres = 4 single-family units	<u>Proposed Entitlements:</u> 20 single-family units	
<u>Evaluation Summary (§2.4.2, LDRs):</u> Consistent with Comprehensive Plan Consistent with Ordinances Logical Development Pattern Timely Development Compatible with Adjacent Lands Maintaining Local Character Maintaining Development Pattern Discouraging Sprawl Discouraging Spot Zoning Public Facilities Environmental Impacts	<u>Positives:</u>	<u>Negatives:</u>
	+	
	+	
	+	
	+	
	+	
	+	
Evaluation Summary Total	+11	

STATEMENT OF PROPOSED CHANGE

Tara Village, Inc. proposes to amend the Future Land Use Map (FLUM) on approximately 21.64 undeveloped acres from Agriculture (A) to Moderate Density Residential (MOD). Companion to this Large-scale Comprehensive Plan Amendment (LsCPA) is a Comprehensive Plan text amendment that will limit the maximum density to 0.93 units per acre. 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, permitting twenty (20) single-family detached and platted lots.

The gross density upon adoption of the LsCPA and Comprehensive Plan text amendment will be 0.93 units per acre, which 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 is substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft² (45' x 90').

NW 157th Street, an unimproved public right-of-way, provides a means of ingress and egress for the Tara Village Planned Development. Improvements to NW 157th Street from County Road 235 to the Tara Village PD-R's southern boundary will be necessary. The specifics regarding timing, cost, etc. relating to NW 157th Street improvements will be articulated in a *Planned Development Agreement* as required by Land Development Regulations (LDR) section 3.6.2.(A)(7). Table 1 below identifies the Future Land Use and Zoning designations surrounding Tara Village:

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 on the following page identifies the site's general location. Figures 2 through 5 illustrate pre- and post-LsCPA and Rezoning Adoption Future Land Use (FLU) and Zoning categories.

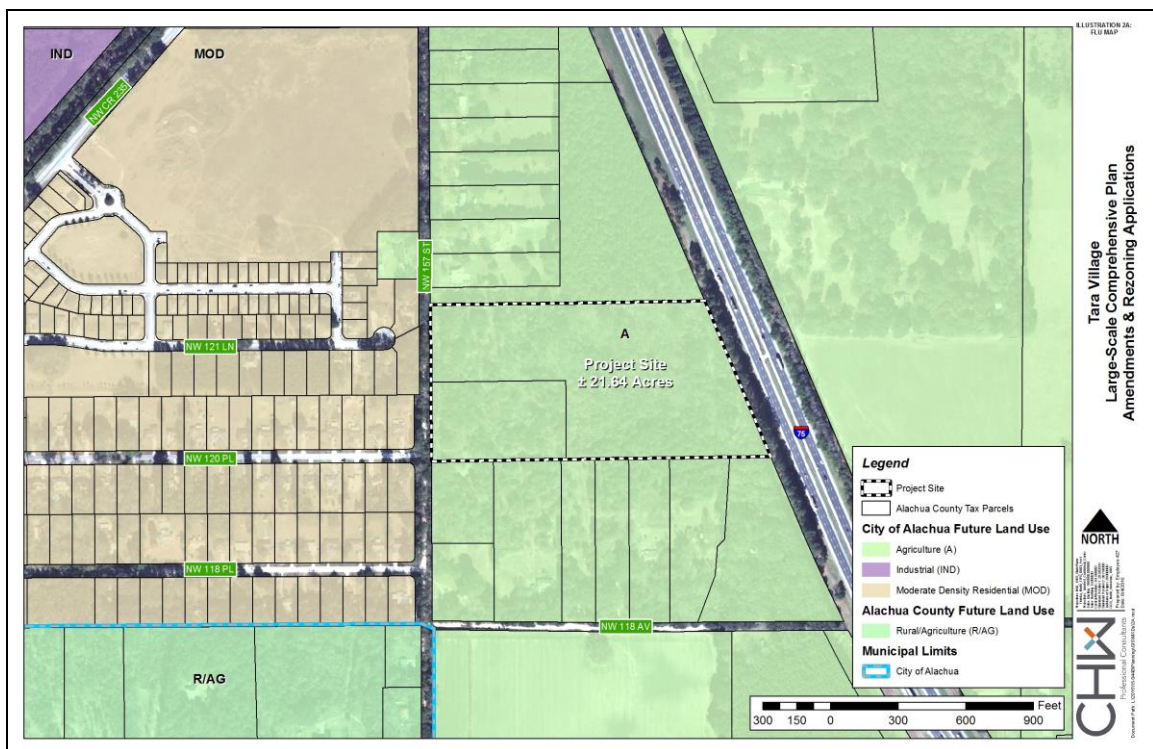
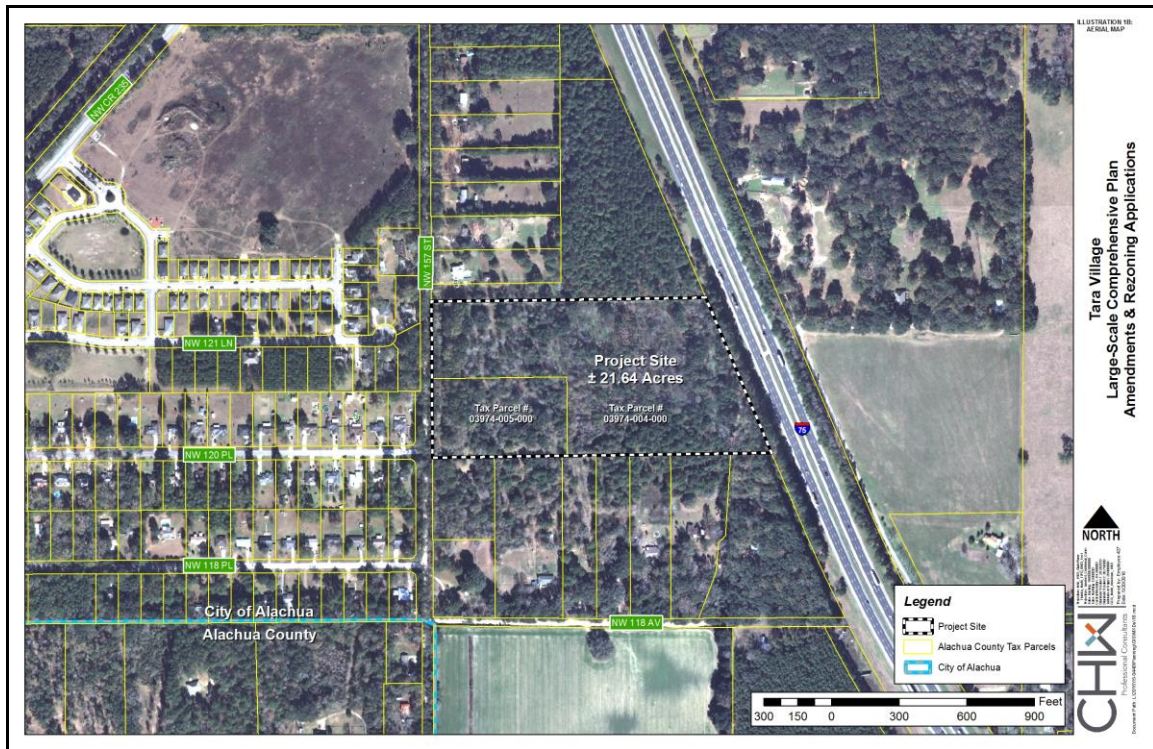




Figure 3: Proposed Future Land Use

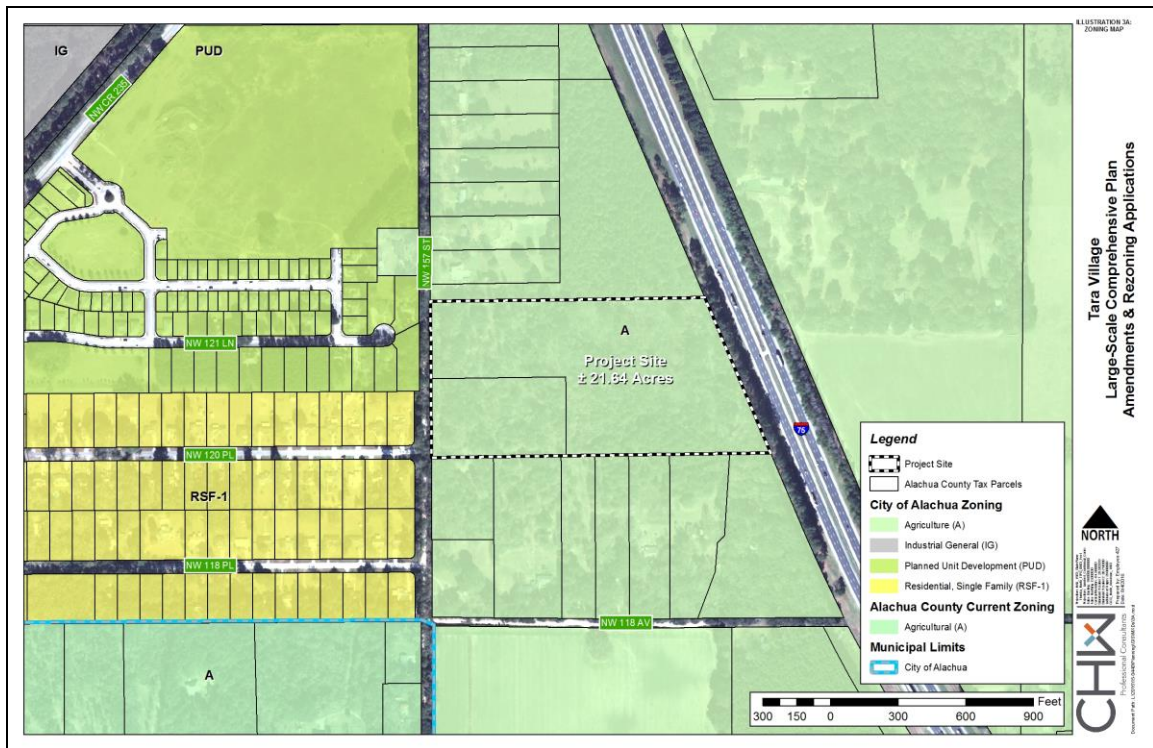


Figure 4: Existing Zoning

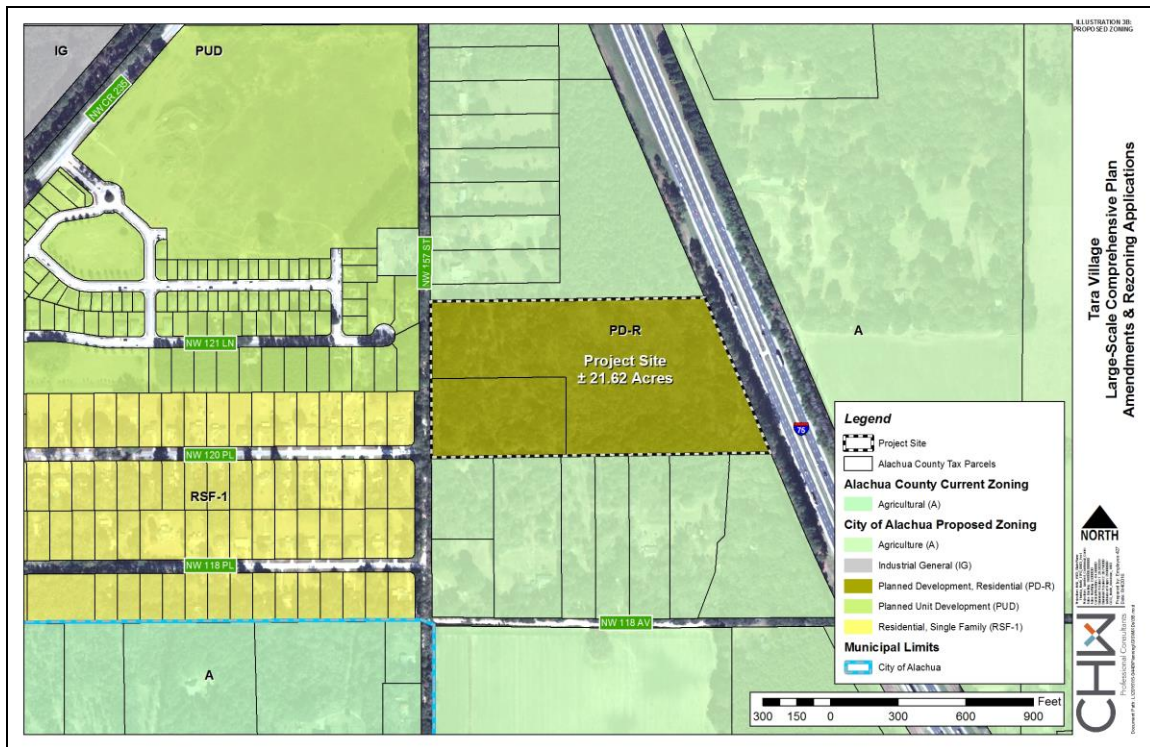


Figure 5: Proposed Zoning

The Tara Village project does not contain multi-family, single-family attached (i.e. townhome), or commercial/office components. Although these uses can be designed to be sensitive to, and compatible with, rural development, Tara Village is comprised solely of larger lot single-family development.

Therefore, total impacts (e.g. traffic, demand for public facilities, etc.) are similar as surrounding development, noting that maximum development potential is limited to only 20 single-family units. In addition to open space and larger lots, infrastructure will be minimized for compatibility with the surrounding properties by providing one cul-de-sac roadway.

Site Suitability Analysis

Based on data from the Natural Resources Conservation Service (NRCS), an area of Bivans Sand is located on the site. This soil typically has characteristics that pose limitations for certain urban development uses. A more detailed geotechnical analysis will be conducted prior to any development activity on the site. If the presence of any unsuitable soils is determined to create any limitations on the proposed development, these soils will be removed and replaced with suitable soils prior to development.

Other soils on site include Kendrick Sand (2%-5% Slopes, Hydro Group B), Gainesville Sand (0%-5% Slopes, Hydro Group A), and Norfolk Loamy Fine Sand (5%-8% Slopes, Hydro Group B). These soils are commonly found throughout the area and do not create substantial development challenges.

Based on a search of the Florida Natural Areas Inventory (FNAI) data, no *Documented* or *Documented-Historic* elements were found within the Biodiversity Matrix Unit (24585) that includes the project site. A copy of the FNAI report is included as an attachment to the end of this Justification Report.

The project site is not located within the City of Alachua's Downtown Wellfield Protection Zone or Turkey Creek Wellfield Protection Zone. The wellfield protection zone areas are identified in the Future Land Use map series of the City's Comprehensive Plan.

A review of the Florida Department of State, Division of Historical Resources National Register indicates that there are no registered historical structures on the project site. There is only one (1) dilapidated structure on the site which was built in 1977 according to the Alachua County Property Appraiser information.

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.

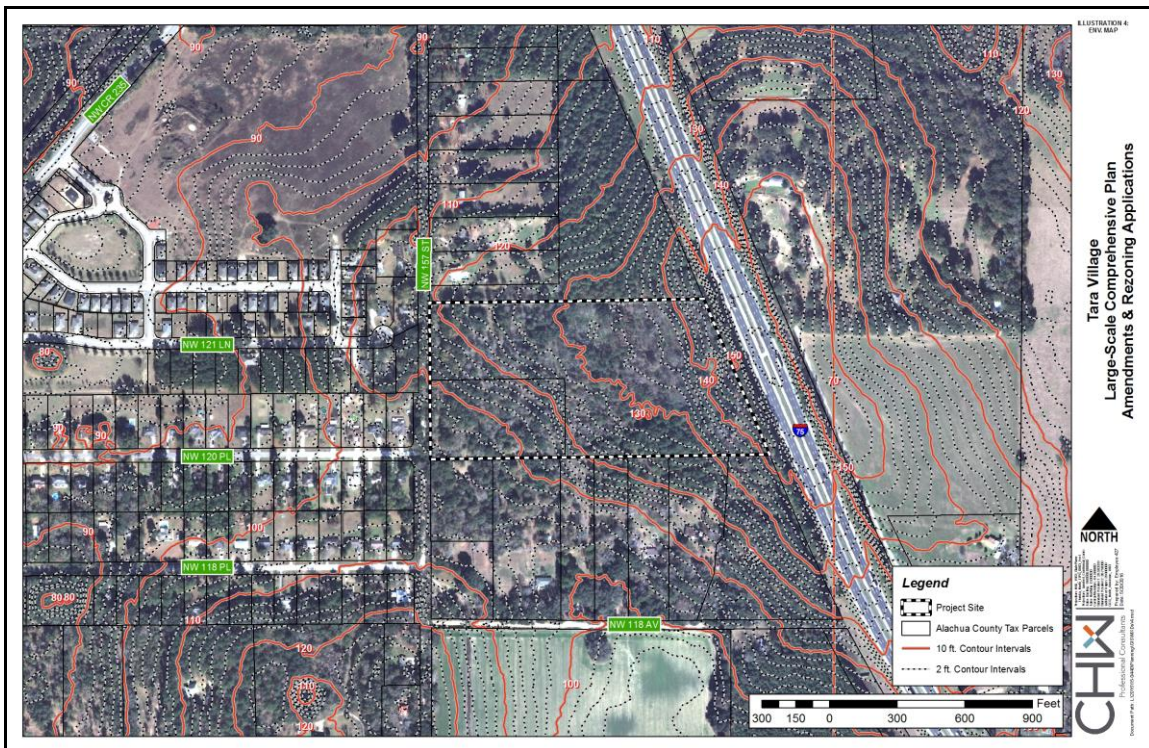


Figure 6: Wetlands, Flood Zones, and Topography

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 157th 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.

CONCURRENCY IMPACT ANALYSIS

The following concurrency analysis is based upon:

1. The maximum development potential currently afforded by the existing FLUM and Zoning Atlas designations; and
2. The maximum development potential permitted by the accompanying Comprehensive Plan text amendment.

Based on the following analysis, there are sufficient existing capacities to service the site at maximum development potential of 20 single-family units.

Table 2 below identifies the only roadway within ½ mile of the Tara Village PD-R. Pursuant to the LDRs, for developments generating less than 1,000 ADT, a one-half mile radius defines the affected roadway envelope. Although I-75 is within the ½ mile radius, the nearest point of accessibility is the US 441/I-75 intersection approximately 2.5 miles north of the site. Therefore, analysis was not performed for I-75.

Table 2: Affected Roadway Segment

Roadway Segment	Segment Description
CR 235	SCL to CR 241

Table 3A: Existing Potential Trip Generation Calculations

ITE Land Use ¹	Units	Daily		Peak Hour	
		Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	4	9.52	38.08	1.02	4.08
Total			38.08	-	4.08

1. ITE Trip Generation Manual, 9th Ed.

Table 3B: Proposed Potential Trip Generation Calculations

ITE Land Use ¹	Units	Daily		Peak Hour	
		Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	20	9.52	190.40	1.02	20.40
Total			190.40	-	20.40

1. ITE Trip Generation Manual, 9th Ed.

Table 3C: Net Difference in Potential Trip Generation Calculations

ITE Land Use	Existing AADT	Proposed AADT	Net AADT	Existing Peak Hour	Proposed Peak Hour	Net Peak Hour
Single-Family Detached Housing (ITE 210)	38.08	190.40	152.32	4.08	20.40	16.32
Total	-	-	152	-	-	16

The resulting trips are far less than 1,000 per day. Per the LDR, proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress / egress, or to the nearest intersecting major street, whichever is greater. County Road 235 is the only affected roadway, noting that the closest I-75 access point is approximately 2.5 miles to the Tara Village Planned Development's north.

One hundred percent (100%) of the trips are applied to County Road 235, which as Tables 3D and 3E show there is excess AADT and PM Peak Hour capacity. We anticipate that 60% of the trips will travel north on County Road 235, leaving 40% traveling south. For concurrency purposes, being that there are no other accessible, affected roadways within ½ mile, capacity is measured for only County Road 235.

Table 3D: AADT Potential Impacts

AADT¹	
Traffic System Category	CR 235
Maximum Service Volume	14,580
Existing Traffic	4,200
Reserved Trips	0
Available Capacity	10,380
Projected Trip Generation	190
Available Capacity with PD-R Approval	10,190

1. Source: City of Alachua March 2016 Development Monitoring Report

Table 3E: Peak Hour Potential Impacts

Peak Hour¹	
Traffic System Category	CR 235
Maximum Service Volume	1,314
Existing Traffic	399
Reserved Trips	0
Available Capacity	915
Projected Net Trip Generation	20
Available Capacity with PD-R Approval	895

1. Source: City of Alachua March 2016 Development Monitoring Report

PUBLIC FACILITIES IMPACT ANALYSIS

Note: The following analysis is based on figures provided by the City of Alachua in their March 2016 Development Monitoring Report.

Table 4: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flow ¹	1,131,000
Reserved Capacity ¹	113,550
Residual Capacity ¹	1,055,450
Residual Capacity with PD Zoning Approval 20 Dwelling Units (DU) x 275 Gallons/DU/day = 5,500 gpd	1,049,950
Percentage of Permitted Design Capacity Utilized	54.35%

1. Source: City of Alachua March 2016 Development Monitoring Report.

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA.

Table 5: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ¹	74,110
Residual Capacity ¹	798,890
Residual Capacity with PD Zoning Approval 20 Dwelling Units (DU) x 250 Gallons/DU/day = 5,000 gpd	793,890
Percentage of Permitted Design Capacity Utilized	47.07%

1. Source: City of Alachua March 2016 Development Monitoring Report.

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA.

Table 6: Solid Waste Impact

System Category	Tons per year
20 DU x 2.36 persons ¹ /DU x 0.73 tons/capita per year	34.46
Existing Demand	7,145.24
Reserved Capacity	932.25
Total average solid waste disposal for the facility²	50-Year Capacity

1. *City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.36 persons / d.u.*

2. *Source: City of Alachua March 2016 Development Monitoring Report.*

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA.

Table 7: Recreation Impact

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ¹	48.94
Reserved Capacity	0.45
Available Recreation Acreage	39.21
Residual Capacity with PD Zoning Approval 20 DU x 2.36 persons/DU x 5 acres/1,000 persons ² = 0.24 acres	38.97

1. *City of Alachua March 2016 Development Monitoring Report.*

2. *City of Alachua, Recreation Element, Policy 1.2.b*

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed LsCPA.

In summary, Tables 2 through 7 illustrate that there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation/open space capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The maximum of 20 single-family residential units will not degrade adopted Level of Service (LOS) standards.

Public School Facilities

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.

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 FLU allows for a maximum density of up to four (4) units per acre. The companion Comprehensive Plan Text Amendment and PD-R Rezoning applications limit density to 0.93 units 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 Tara Village project restricts the development to lower densities, provides for substantial open space, and allows for larger lots (± 0.5 -acre). Additionally, the Tara Village project will likely be required to participate in improving NW 157th 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 157th Street is currently not improved to City standards.

FLUE Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

FLUE Policy 2.5.1: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: As proposed, the Tara Village project exceeds the minimum open space requirements of FLU Policy 2.5.1, incorporating ± 7 acres of open space, which equates to greater than thirty (30) percent of the total development. In addition, larger lot sizes decrease the amount of actual development that could otherwise occur in the MOD FLU category, thereby maintaining the area's rural character.

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.

Policy 5.2.1: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: As more fully substantiated within the Concurrency Analysis section, there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation capacity to service the development. The Tara Village LsCPA will not result in a degradation of concurrency level of service standards.

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 Tara Village LsCPA 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 Tara Village development, at maximum build-out of twenty (20) single-family units, will 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 Tara Village development, at maximum build-out of twenty (20) single-family units, will demand $\pm 5,500$ 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 Tara Village development, at maximum build-out of twenty (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 Tara Village development, at maximum build-out of twenty (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.

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 253,603¹. 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% statewide². 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 household³.

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

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

² Source: US 2015 Census (www.census.gov)

³ Source: US 1990, 2000, and 2010 Census (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 2045⁴.

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 units⁵. 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.

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

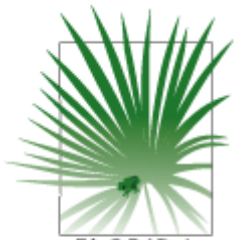
⁵ Source: City of Alachua 2010 EAR

NEIGHBORHOOD MEETING

ARTICLE 1: GENERAL PROVISIONS

Consistent with City of Alachua Land Development Regulations (LDR) *Section 2.2.4*, a neighborhood meeting was held on May 26, 2016. The materials presented at the meeting, a summary of the discussion, and a copy of the sign-in sheet are included with this application. Public notice for the neighborhood meeting was published in the Gainesville Sun, and mailed to property owners within 400 feet of the LsCPA and Rezoning.

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FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

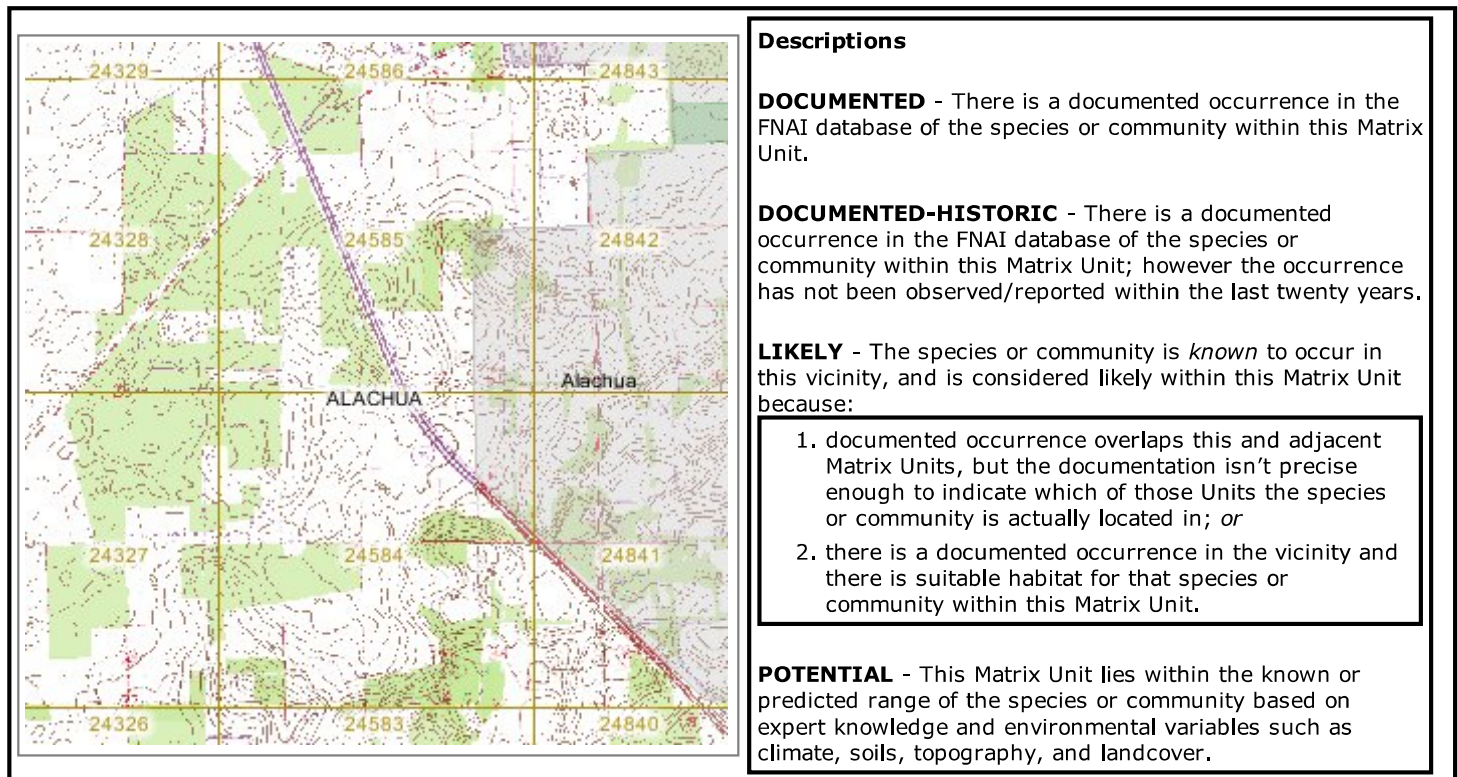
UNOFFICIAL REPORT

Created 8/16/2016

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24585



Matrix Unit ID: 24585

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24585

23 **Potential** Elements for Matrix Unit 24585

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
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<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Brickellia cordifolia</i> Flyr's Brickell-bush	G2G3	S2	N	E
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Forestiera godfreyi</i> Godfrey's Swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Salix floridana</i> Florida Willow	G2	S2	N	E
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Sideroxylon alachuense</i> Silver Buckthorn	G1	S1	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Application Package
Table of Contents

1. Cover Letter
2. LsCPA Application
3. Ownership Affidavit
4. Property Deeds
5. Property Tax Information
6. Neighborhood Workshop Materials
7. Justification Report
8. **CHW Map Set**

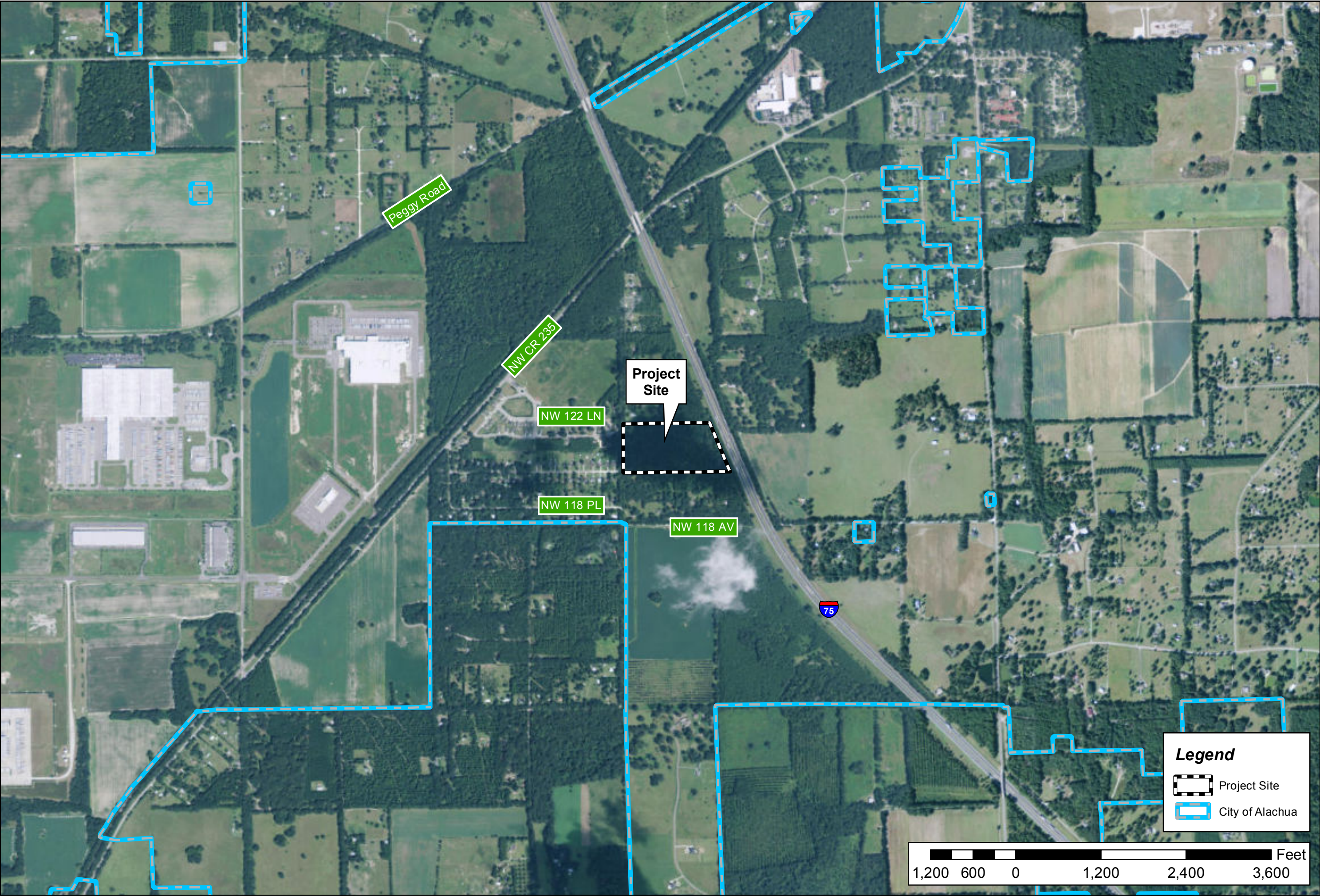


ILLUSTRATION 1A:
CONTEXT MAP

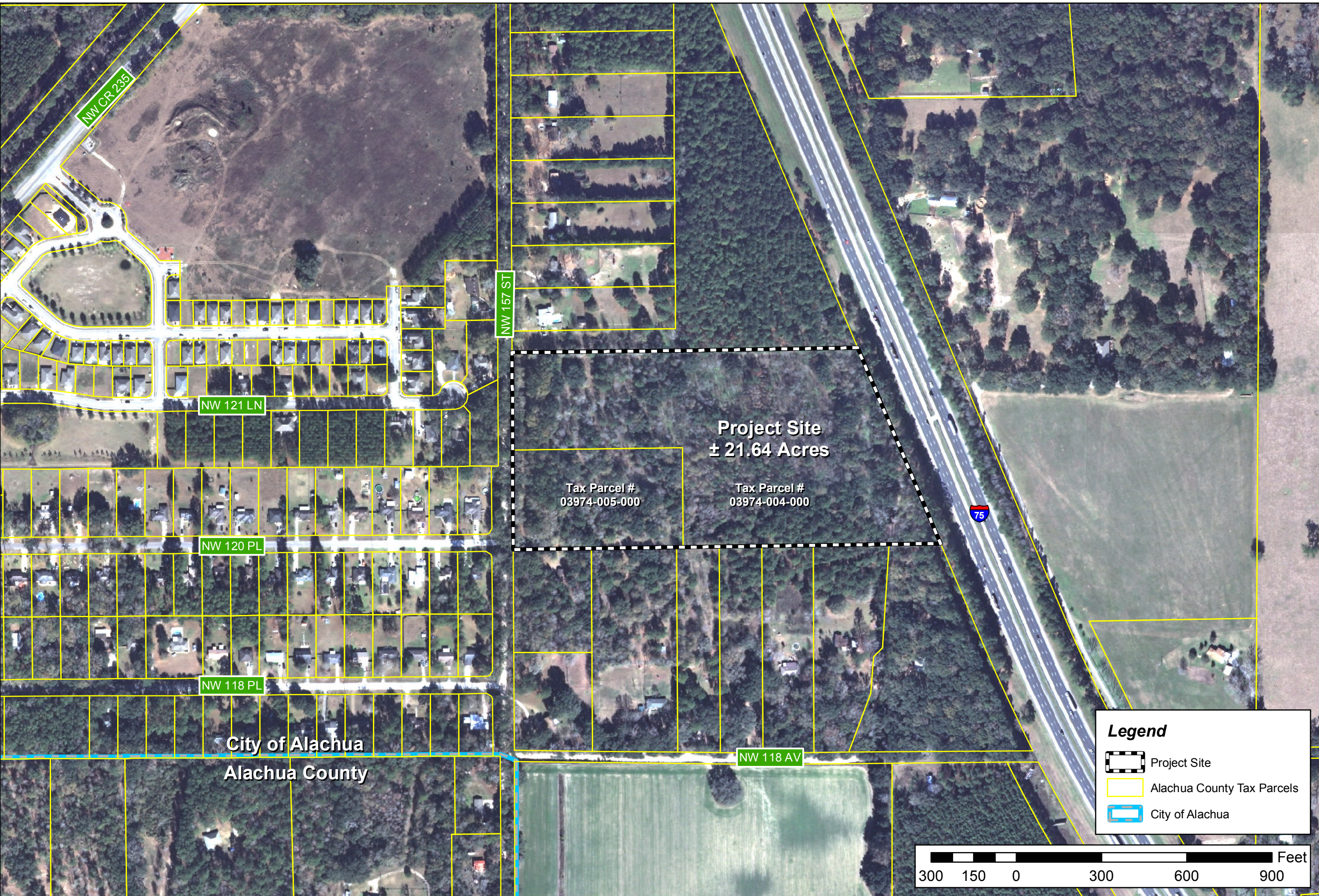
Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Projection: NAD_1983_StatePlane
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False Northing: 1640000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
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Latitude of Origin: 29.000000
Datum: North_American_1983
Units: Feet
Prepared by: Employee 427
Date: 5/10/2016

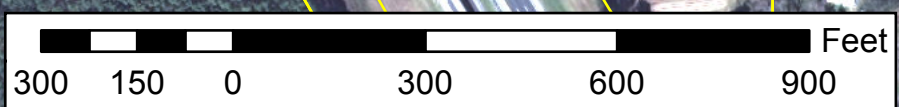


Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

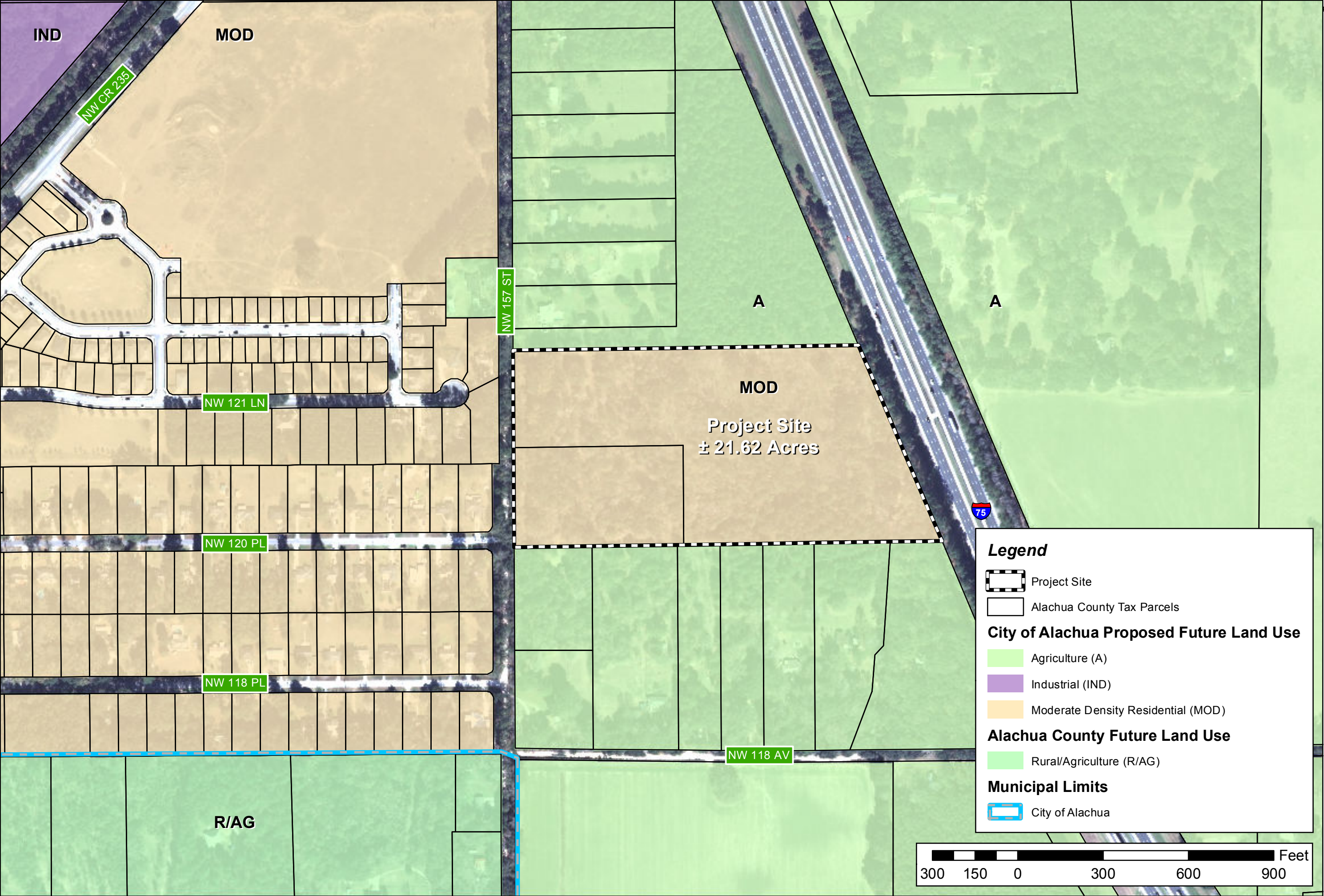


Legend

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





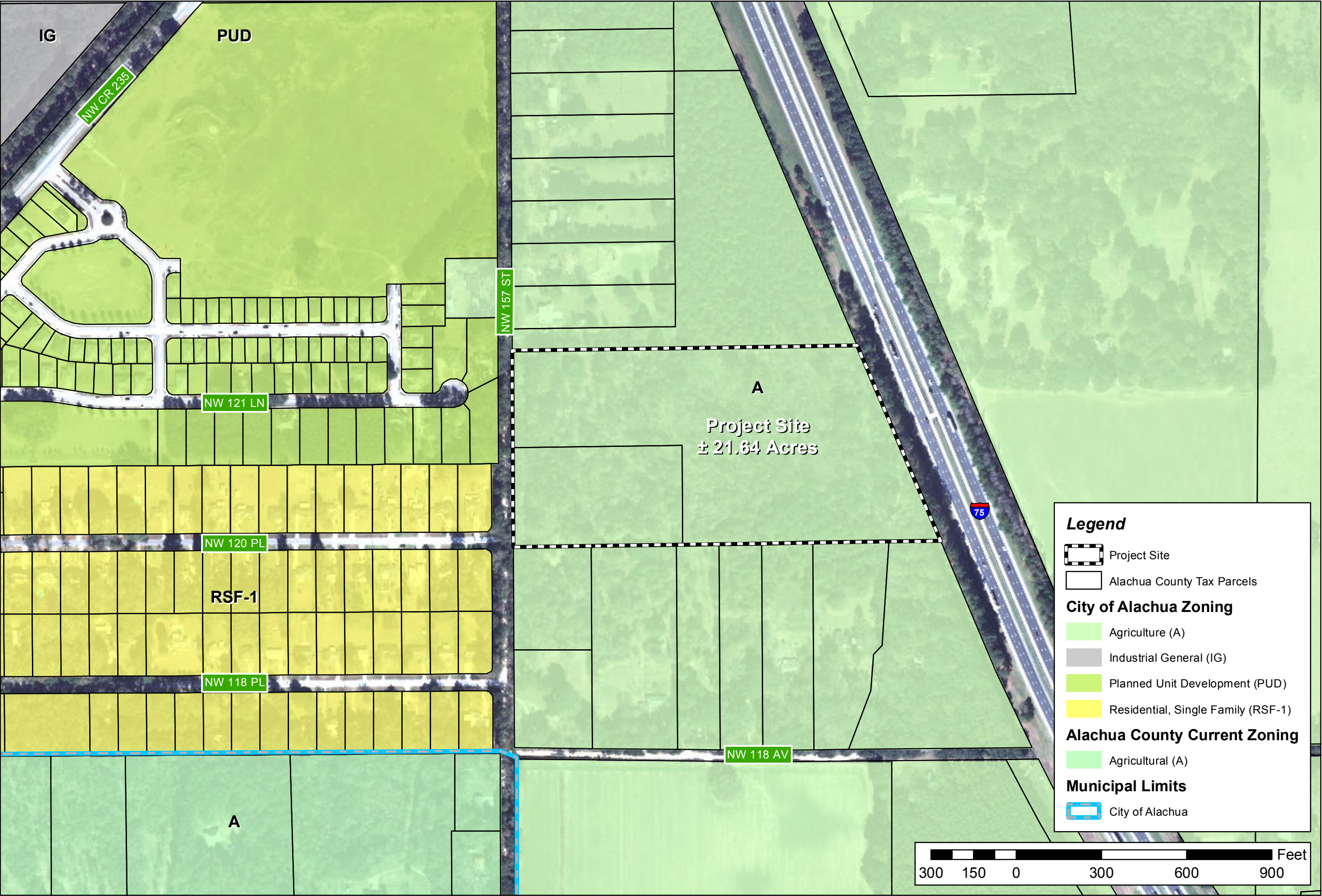


Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Projection: NAD_1983_StatePlane_Florida_North_Arrow_Coordinate_System
False Easting: 1166500.0000 00
False Northing: 1166500.0000 00
Central Meridian: -84.500000
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Latitude of Origin: 29.000000
Datum: North_American_1983
Units: Feet
Prepared by: Employee 427
Date: 8/4/2016

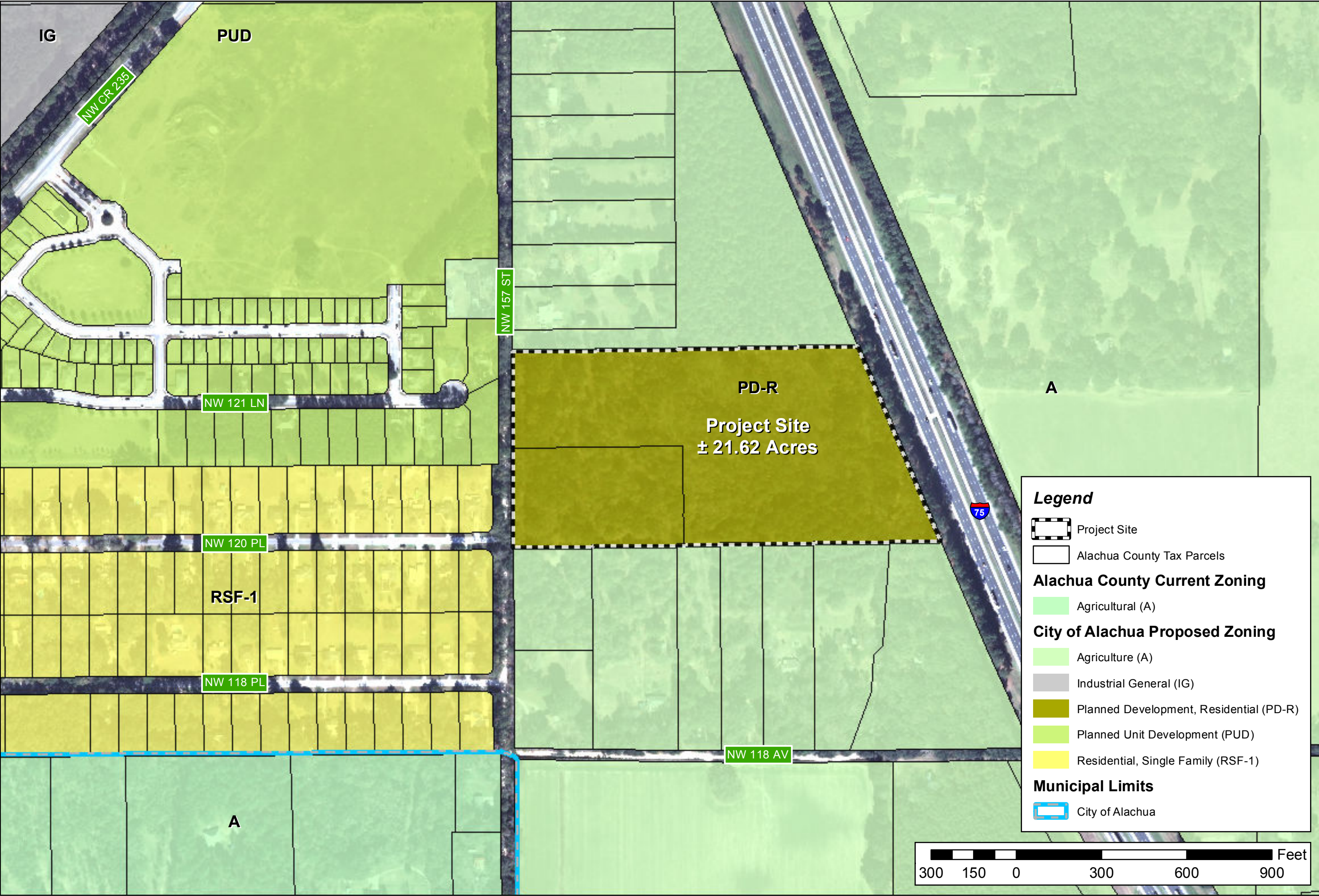




Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Projection: NAD_1983_StatePlane
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Feet Northing: 1168500.0000.00
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
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

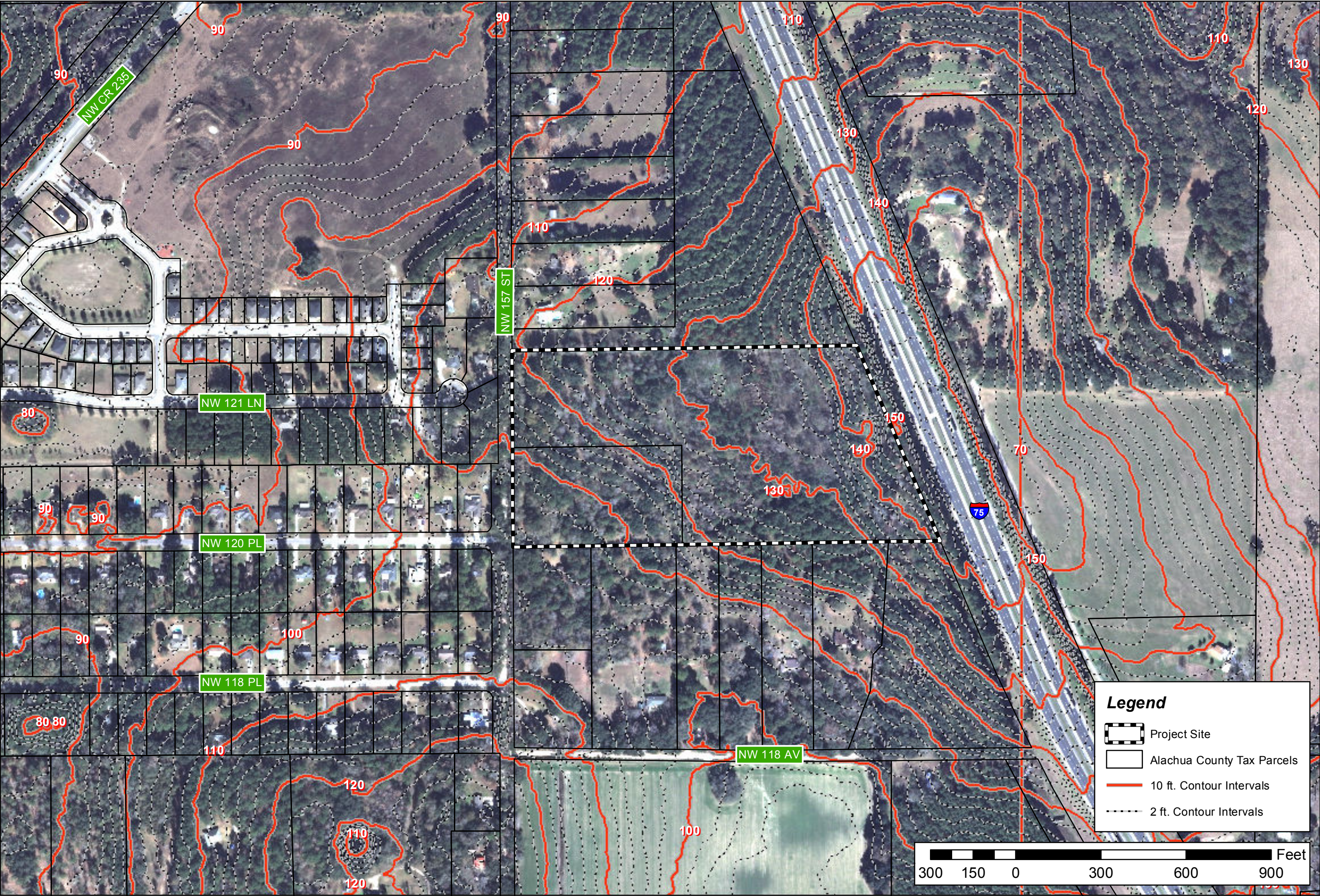


ILLUSTRATION 4:
ENV. MAP

Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

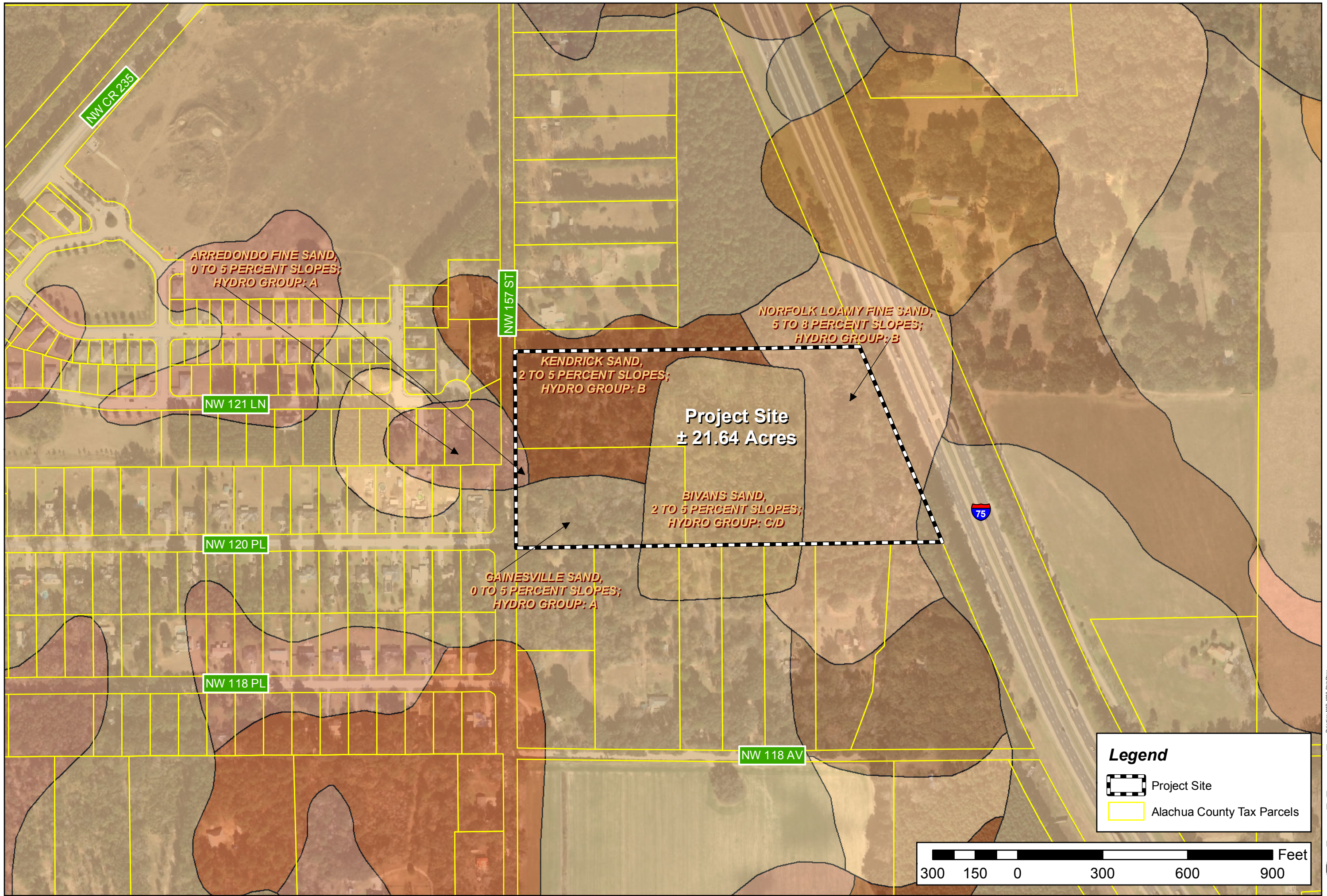


Professional Consultants
Document Path: L:\2015\15-0440\Planning\GIS\MXDs\4.mxd



NORTH

Projection: NAD_1983_StatePlane_Florida_North_Arrow_Coordinate_System
Datum: North American 1983
Spheroid: GRS_1980
Prime Meridian: -84.500000
Central Meridian: -84.500000
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Standard Parallel 2: 29.568333
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False Easting: 1568500.000000
False Northing: 1568500.000000
Units: Feet
Prepared by: Employee 427
Date: 5/11/2016



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Projection: NAD_1983_StatePlane
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GCS_North_American_1983
Prepared by: Employee 427
Date: 5/20/2016