



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

March 14, 2017

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property.

APPLICANT/AGENT: Jamie Poulos, Poulos & Bennett, LLC.

PROPERTY OWNER: RL REGI Florida, LLC

LOCATION: Approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street (CR 235A)

PARCEL ID NUMBER(S): 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

ACREAGE: ±35.82

PROJECT PLANNER: Justin Tabor, AICP

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

RECOMMENDED MOTION: *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent for RL REGI Florida, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Medium Density Residential (4 – 8 units per acre) to Moderate Density Residential (0 – 4 units per acre). The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006, and is approximately 35.82 acres in size. The subject property is located west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

The subject property presently has a Medium Density Residential FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential, which permits residential development at a density lower than the density permitted by the current FLUM Designation. The Medium Density Residential FLUM Designation permits a density of 4 – 8 dwelling units per acre (a maximum of 286 dwelling units for the subject property); the Moderate Density Residential permits a density of 0 – 4 dwellings per acre (a maximum of 143 dwelling units for the subject property).

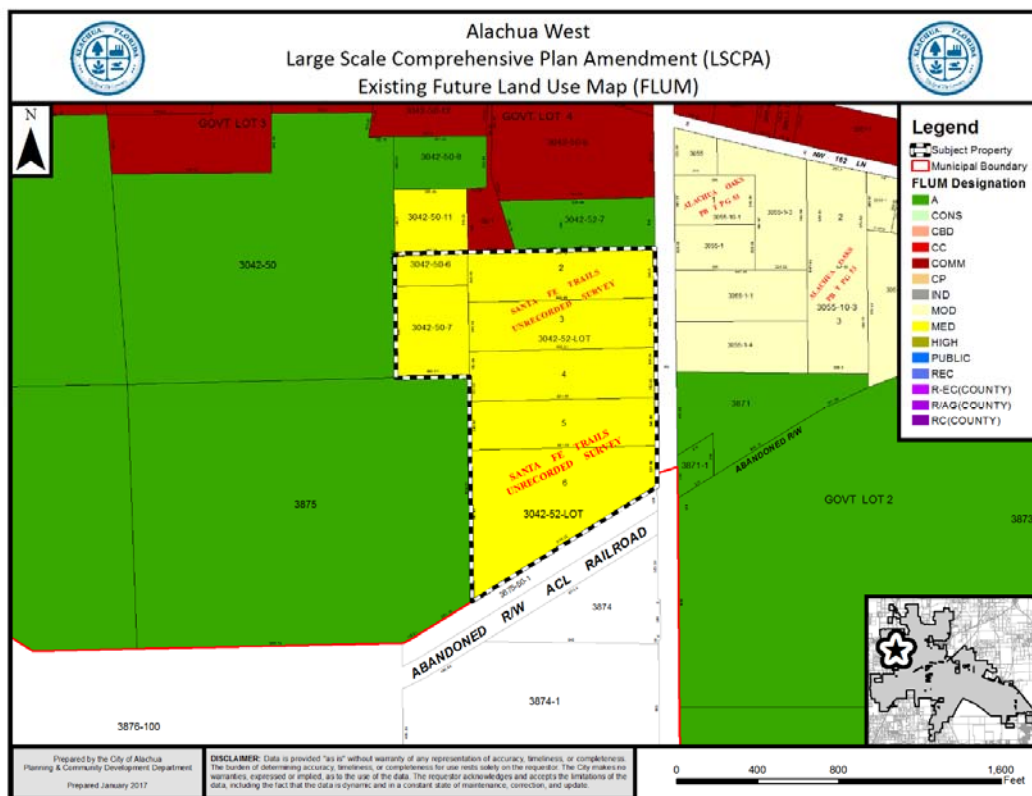
Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential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

FLUM DESIGNATION COMPARISON

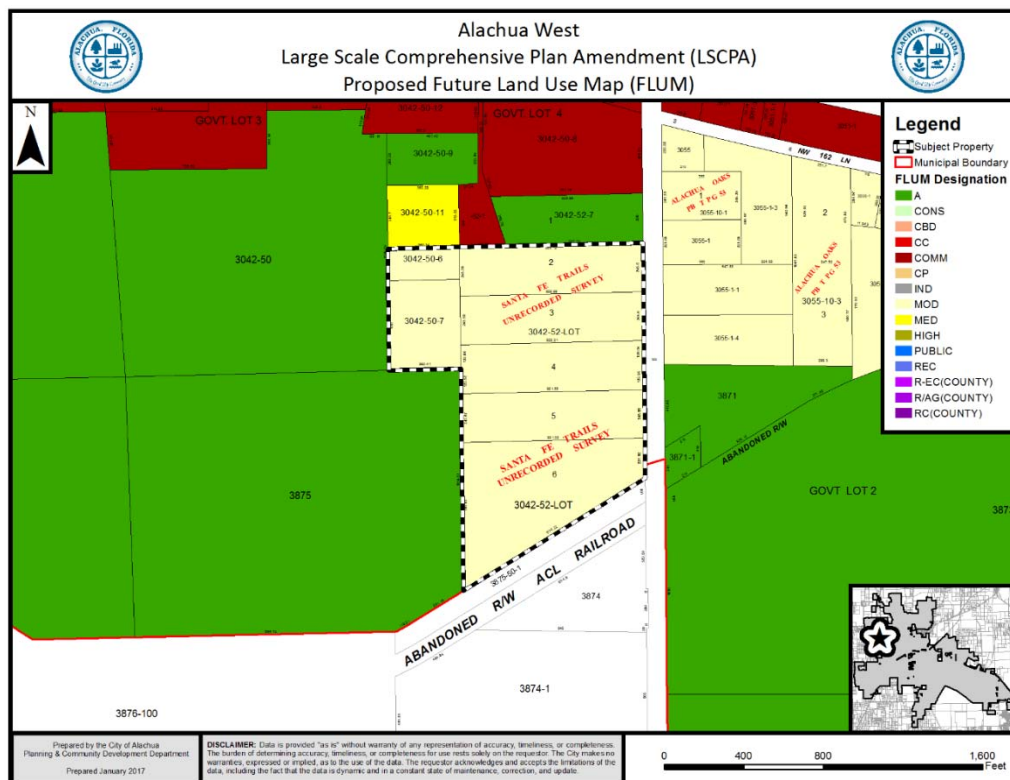
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map (“FLUM”) Designations:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM District:	Medium Density Residential	Moderate Density Residential
Max. Gross Density:	4 – 8 dwellings/acre 286 dwelling units	0 – 4 dwellings/acre 143 dwelling units
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Single Family Dwelling Units (attached and detached), Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Apartments, Townhomes, Live/Work Units, Residential Planned Unit Developments, Traditional Mixed-Use Neighborhood Planned Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship
* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Map 1. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Policy 1.2.b of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

Policy 1.2.b: *Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:*

- 1. Single family, conventional dwelling units and single family, attached 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. Apartments and townhomes;*
- 7. Live/work units;*
- 8. Residential Planned Unit Developments;*
- 9. Traditional Mixed-use Neighborhood Planned Developments;*
- 10. Supporting community services, such as schools, houses of worship, parks, and community centers*

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

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*

EXISTING USES

The subject property is currently undeveloped, except for one dilapidated barn on site.

SURROUNDING USES

The subject property is located west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 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.

Map 3. Vicinity Map

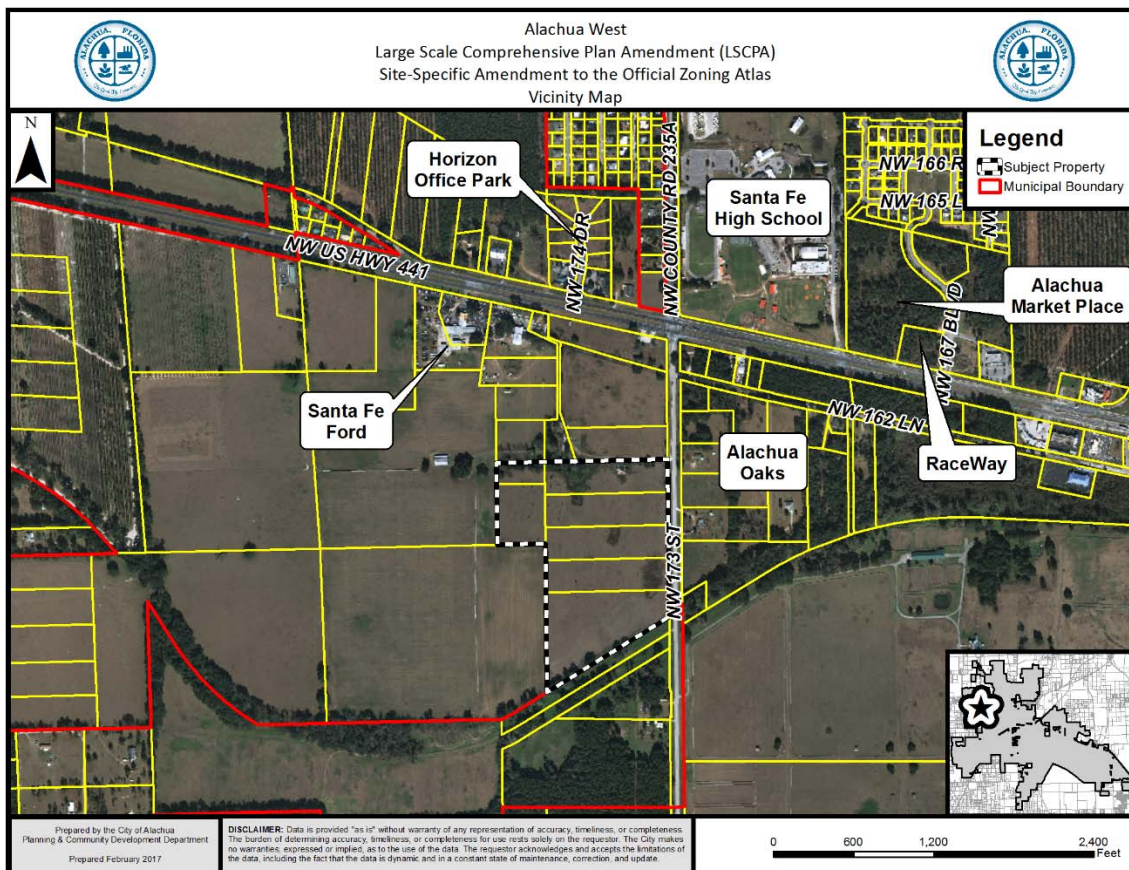


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Agriculture; Commercial; Medium Density Residential	Agriculture (A); Commercial Intensive (CI)
South	Vacant Lands; Single Family Residence	Rural/Agriculture (County)	Agricultural (County)
West	Vacant Lands	Agriculture	Agriculture (A)
East	Vacant Lands; Single Family Residences	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 1 (RSF-1)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03042-050-006	Vacant	Medium Density Residential	Moderate Density Residential	±1.33
03042-050-007	Vacant	Medium Density Residential	Moderate Density Residential	±3.72
03042-052-002	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-003	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-004	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-005	Vacant	Medium Density Residential	Moderate Density Residential	±5.15
03042-052-006	Vacant	Medium Density Residential	Moderate Density Residential	±10.01

NEEDS ANALYSIS

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

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

The applicant cites the Growth Trends Analysis performed by the City in September 2016, which estimates the population of the City will increase by 5,528 people from 2015 to 2025. Using an average number of persons per household of 2.6 persons (2010 US Census, US Census Bureau) for the City of Alachua, this population growth would demand 2,126 new

housing units. The applicant also cites expanding growth within the nonresidential sector, including the biotechnology industry and new employment centers, as creating a demand for residential development which could be accommodated by the proposed amendment.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for residential use. The proposed amendment would change the FLUM Designation of the property from Medium Density Residential to Moderate Density Residential, which permits residential development at a density of 0 – 4 dwellings per acre.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is located approximately 1,000 feet of the intersection of NW US Highway 441 and NW 173rd Street (CR 235A), and is within one (1) mile of the US 441/I-75 interchange. Residential development exists along NW 173rd Street to the east of the subject property, and areas proximate to the site along NW US Highway 441 and along NW 173rd Street to the south of the subject property are developed.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The subject property is located between developed areas of the City and presently has a FLUM Designation that permits residential uses.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within

the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property presently has a Medium Density Residential FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential, which permits residential development at a density lower than the density permitted by the current FLUM Designation. The reduction in permitted density would lessen the potential impacts any development of the subject property may cause to surrounding agricultural areas.

- (VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Existing water and wastewater infrastructure are located along NW 173rd Street (CR 235A).

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Existing water and wastewater infrastructure are located along NW 173rd Street (CR 235A). Any development of the subject property will be required by the City's Comprehensive Plan to connect to potable water and wastewater services.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located proximate to existing residential development and other developed areas along NW US Highway 441 and NW 173rd Street (CR 235A). Utility services and lines, including service and lines for water, wastewater, and electric, are located proximate to the subject property.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed amendment would result in a reduction in residential density permitted on the subject property, thereby increasing compatibility of its development with surrounding agricultural uses.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The subject property is located along NW 173rd Street proximate to existing residential development, and is located near developed areas near the US 441-I-75 interchange and surrounding area to the west of the interchange. The subject property is located north of the Dollar General, Sysco, and Wal-Mart distribution centers and other lower-density residential uses.

- (XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is surrounded by a mix of commercial and residential uses.

- (XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property fronts NW 173rd Street (CR 235A), which is classified as a collector road by the City's Comprehensive Plan. NW 173rd Street intersects with NW US Highway 441 approximately 1,000 feet north of the subject property, providing access between the subject property and nearby commercial areas.

- (XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property is currently designated for residential uses. Any development of the property will be required to provide open space in accordance with the requirements of the City's Land Development Regulations (LDRs).

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

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

Evaluation & Findings: According to the best available data, the subject property is located with Flood Zone “X” (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property does not appear to contain sink holes or pits and spoils areas. The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

Evaluation & Findings: The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. In addition, the subject property fronts NW 173rd Street (CR 235A), which is classified as a collector road by the City’s Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment would provide for residential development opportunities near employment centers in an area of the City where limited opportunities presently exist.

4. Promotes conservation of water and energy.

Comment: The proposed amendment would result in a reduction of the number of residential dwellings permitted on the subject property, thereby resulting in a potential reduction in the impact the development of the property would cause to water and energy resources. The City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further,

applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations (LDRs).

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

Evaluation & Findings: *No current agricultural activities take place on the property.*

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

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

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

Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing commercial and industrial development.*

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

Evaluation & Findings: *The proposed amendment would result in a reduction of the permitted residential density of the subject property, reducing potential impacts of any development of the subject property to surrounding agricultural uses. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element

- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

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

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

Analysis of Consistency with Objective 1.2, and Policy 1.2.a: The proposed amendment would result in a reduction of the maximum permitted density of the subject property (from 286 dwelling units to 143 dwelling units). Development at a lower density than presently permitted on the subject property furthers compatibility with existing surrounding agricultural uses and lower-density residential uses.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new

development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering 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. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to recreational facilities.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat

requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e: The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

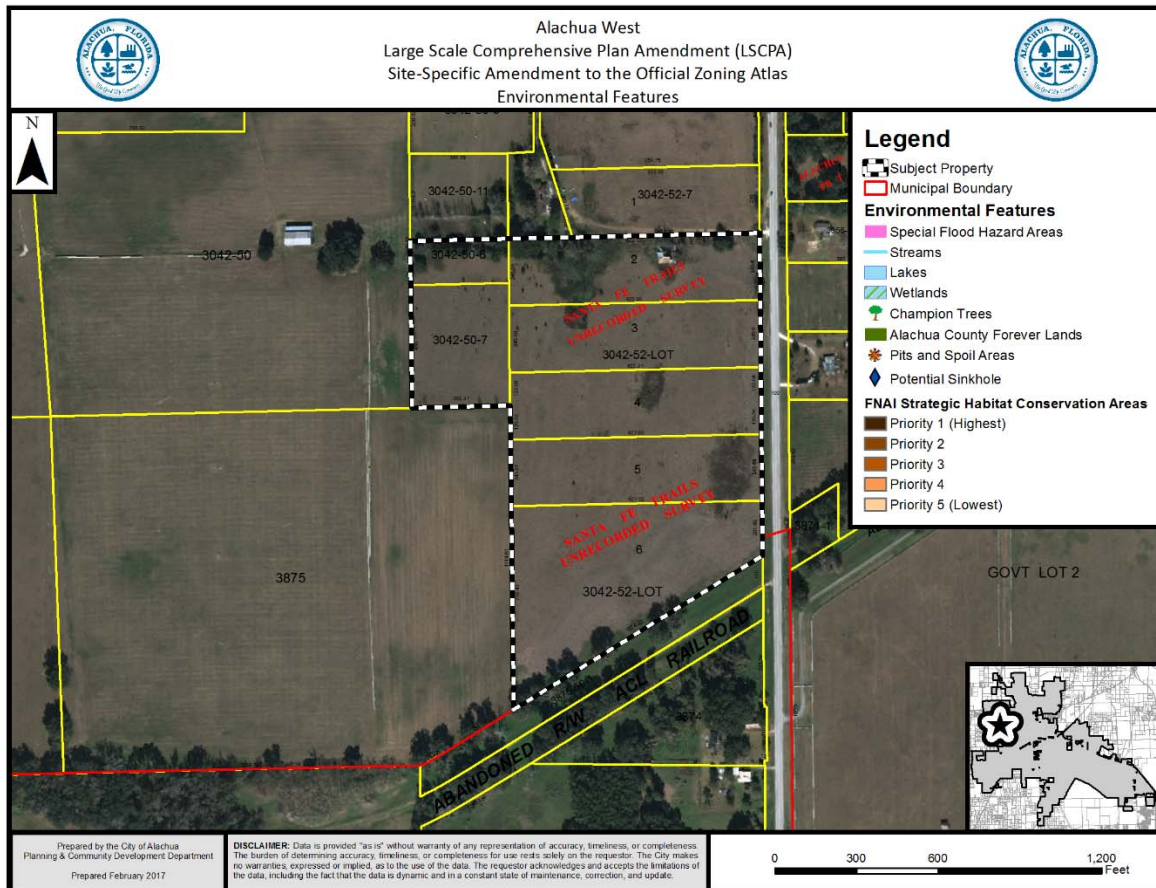
Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

Evaluation: With the exception of the preceding, there are no other concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

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

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Norfolk Loamy Fine Sand (5-8% slopes)

Hydrologic Soil Group: B

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

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Medium Density Residential	Moderate Density Residential
Max. Gross Density:	4 – 8 dwelling units/acre	0 – 4 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density	286 dwelling units	143 dwelling units

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing and proposed impacts are based upon the maximum development potential.

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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing FLUM Designation	Residential Condominium/Town homes ² (ITE Code 230)	1,662 (831/831)	126 (21/105)	149 (100/49)
Proposed FLUM Designation	Single-Family Detached Housing ³ (ITE Code 220)	1,361 (680/681)	107 (27/80)	143 (67/76)
Net Reduction in Potential Trips		-302 (-151/-150)	-19 (6/-25)	-6 (-33/27)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 5.81 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).
³ Formulas: AADT – 9.52 trips per dwelling unit x 143 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.75 trips per dwelling unit x 143 dwelling units (25% entering/75% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 143 dwelling units (63% entering/37% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹
Maximum Service Volume ²	14,580	35,500
Existing Traffic ³	3,780	24,411
Reserved Trips ⁴	102	2,260
Available Capacity ⁴	10,698	8,829
Potential Impact Generated by Proposed FLUM Designation	1,361	1,361
Residual Capacity after Proposed Amendment⁵	9,337	7,468
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) ¹	US 441 Segment 5 (107/1407) ¹
Maximum Service Volume ²	1,314	3,200
Existing Traffic ³	359	2,319
Reserved Trips ⁴	11	214
Available Capacity ⁴	944	667
Potential Impact Generated by Proposed FLUM Designation	143	143
Residual Capacity after Proposed Amendment⁵	801	524

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 2015, Florida Department of Transportation, District Two (published September 2016).
⁴ Source: City of Alachua February 2017 Development Monitoring Report.
⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Evaluation: As shown in Table 4, the maximum potential trips would be decreased by approximately 302 average daily trips and by 6 PM peak hour trips. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 143 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 143 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,190,000
Reserved Capacity*	139,670
Potential Potable Water Demand from Proposed Amendment **	39,325
Residual Capacity	931,005
Percentage of Permitted Design Capacity Utilized	59.52%
<i>Sources:</i> * City of Alachua February 2017 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would reduce the maximum potential demand from the development of the subject property from 78,650 gallons per day to 39,325 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	100,080
Projected Potential Wastewater Demand from Proposed Amendment **	35,750
Residual Capacity	749,170
Percentage of Permitted Design Capacity Utilized	50.06%
<i>Sources:</i> * City of Alachua February 2017 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would reduce the maximum potential demand from the development of the subject property from 71,500 gallons per day to 35,750 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	1.86
Residual Recreational Capacity After Impacts	36.68
Sources: ¹ City of Alachua February 2017 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 143 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	10.01 acres
Acreage Required to Serve Demand Generated by Development ²	0.37 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.38 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	37.43%
Sources: ¹ Source: City of Alachua February 2017 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (1.86 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 proposed amendment would reduce the maximum potential demand from the development of the subject property from 3.72 acres of recreational acres to 1.86 acres, and for passive park space, from 0.74 acres to 0.37 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ²	6,671.81	1,217.61
Projected Solid Waste Demand from Application ³	1,355.62	247.40
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, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua February 2017 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 143 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, March 2016		

Evaluation: The proposed amendment would reduce the maximum potential demand from the development of the subject property from 494.8 tons per year to 247.4 tons per year. Concurrency and

impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated February 8, 2017, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”

TO

**RL REGI FLORIDA, LLC
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT**