



# City of Alachua

## Planning & Community Development Department

### Addendum "A" to Staff's Report

March 23, 2015

## SUBJECT

A request to amend the Official Zoning Atlas from Agriculture ("A") and Planning Unit Development ("PUD") to Community Commercial ("CC"), Commercial Intensive ("CI"), and Governmental Facilities ("GF") on an approximate 154.5 acre subject property.

## SUMMARY

This application was presented to the Planning and Zoning Board on March 10, 2015. A motion was made to defer the decision until the next Planning and Zoning Board meeting, which would be in approximately 30 days. Rather than delaying the application for an additional 30 days, the applicant requested a vote of no from the Planning and Zoning Board. Accordingly, the board voted 3-1 to not accept staff's recommendation and to transmit this application to the City Commission with the recommendation to not approve.

This report is to provide additional information to address concerns and comments raised at the Planning and Zoning Board Hearing held on March 10, 2015. Comments and concerns raised at the March 10 Hearing related to uses allowed in the Governmental Facilities ("GF"), Community Commercial ("CC"), and Commercial Intensive ("CI") Zone Districts, Future Land Use Map Designation of the Subject property, environmental issues (sinkholes, karst sensitivity, and other environmental features), and traffic impact and concurrency.

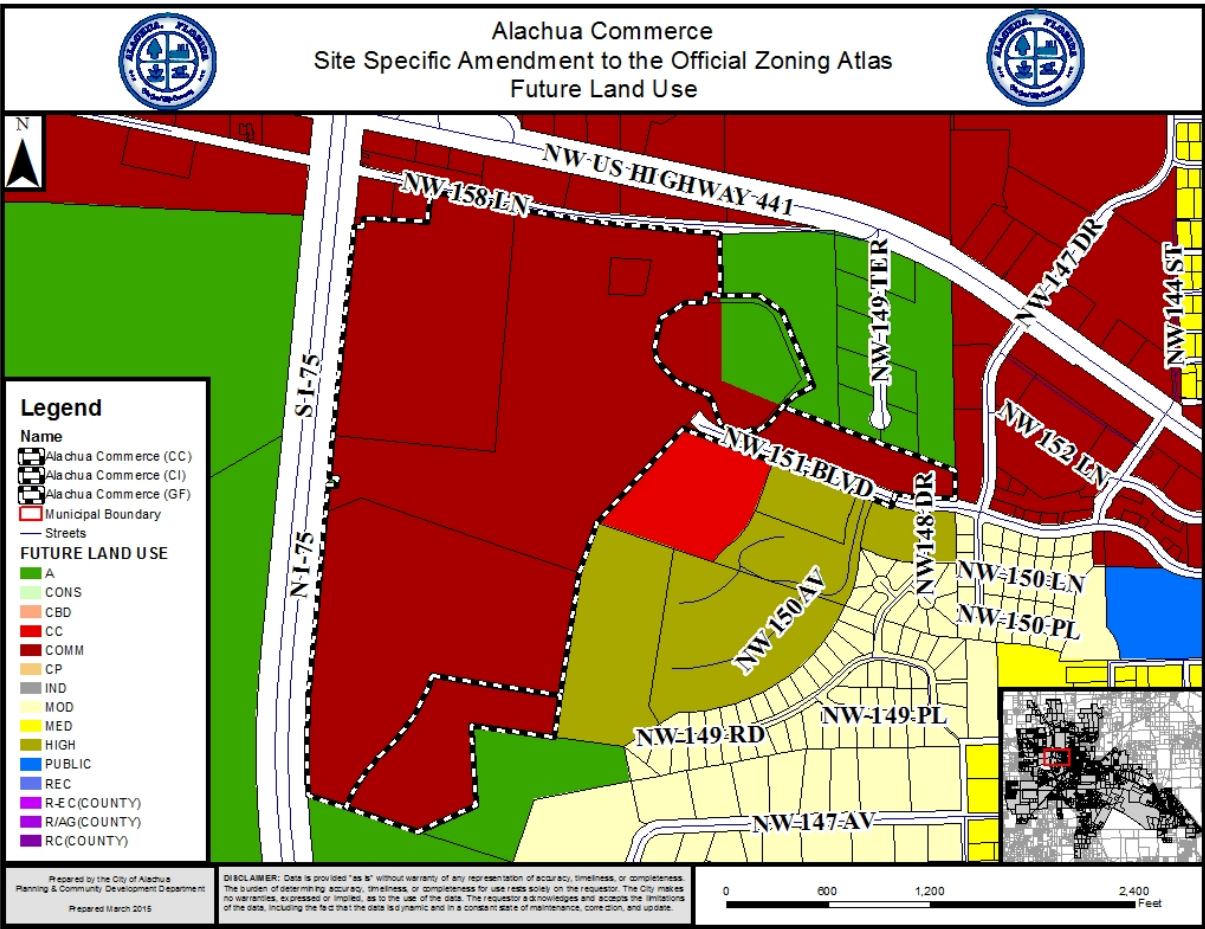
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# FUTURE LAND USE MAP

The subject property has underlying Future Land Use Map (FLUM) Designations of Commercial and Agriculture. Below is a map of the existing FLUM Designations.

Map 1. Future Land Use Map Designation



# ENVIRONMENTAL PROTECTION DATA

## Environmental Data Source:

- **Recharge Map** - Suwannee River Water Management District
- **Wetlands** - National Wetlands Inventory
- **Alachua County Forever Lands** - Alachua County Environmental Protection Department ("EPD")
- **Champion Trees** - Alachua County Environmental Protection Department ("EPD")
- **Florida Natural Area Inventory** - Alachua County Environmental Protection Department ("EPD")
- **Pits and Spoils** - Alachua County Environmental Protection Department ("EPD")
- **Special Flood Hazard Areas** - Federal Emergency Management Agency ("FEMA")
- **Sinkholes** - Alachua County Environmental Protection Department ("EPD")
- **Soils** - U.S. Department of Agriculture, Natural Resources Conservation Service, Geographic Soils Survey
- **Florida Natural Areas Inventory** - Florida Natural Areas Inventory
- **Strategic Ecosystems** - Alachua County Growth Management

Below are Goals, Objectives, and Policies (GOPs) related to environmental protection.

Objective 3.5 of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan states:

The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems throughout the City's high aquifer recharge areas:

1. No direct discharge of stormwater to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible;
4. Projects in areas zoned for industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with groundwater.
5. Natural depressions shall be used for stormwater management only when hydrogeologic evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, an applicant shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeologic conditions are suitable and the depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;

7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for existence or beginnings of solution pipes; and
8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, either the FDEP or the Suwannee River Water Management District.

Goal 5 of the Community Facilities Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan states:

**Goal 5: Natural Groundwater Aquifer Recharge**

**Objective 5.1:**

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy 5.1.a: Until such time as the areas of high aquifer recharge potential are more precisely mapped, the City shall consider the best available hydrogeological information (e.g, SRWMD high aquifer recharge potential maps or site specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases.

Policy 5.1.c: The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

## Objective 5.2:

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.a: In an effort to protect groundwater quality the City shall:

1. Adopt design criteria for stormwater management practices that minimize the leaching or discharge of nutrients.
2. Promote the Florida Yards and Neighborhoods program to educate the public about proper lawn and landscaped area fertilization and irrigation;
3. Incorporate the principles of the Florida Yards and Neighborhoods program into local landscaping ordinances;
4. Adopt water conservation programs; and
5. Educate the public about the proper operation and maintenance of septic tanks. Implement a local septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards whenever a parcel is sold.
6. Participate in the Suwannee River Partnership program for the Santa Fe River Basin.

Policy 5.2.b: The City shall require demonstration from engineering results that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Section 6.9 "Environmental Protection Standards" of the City of Alachua Land Development Regulations provides regulations for environmentally sensitive areas, stormwater management standards, erosion and sediment control, water quality, design standards, floodprone area standards, wetland protection standards, high natural groundwater recharge standards, and potable water wellfield protection standards.

## CONCURRENCY & TRAFFIC IMPACT

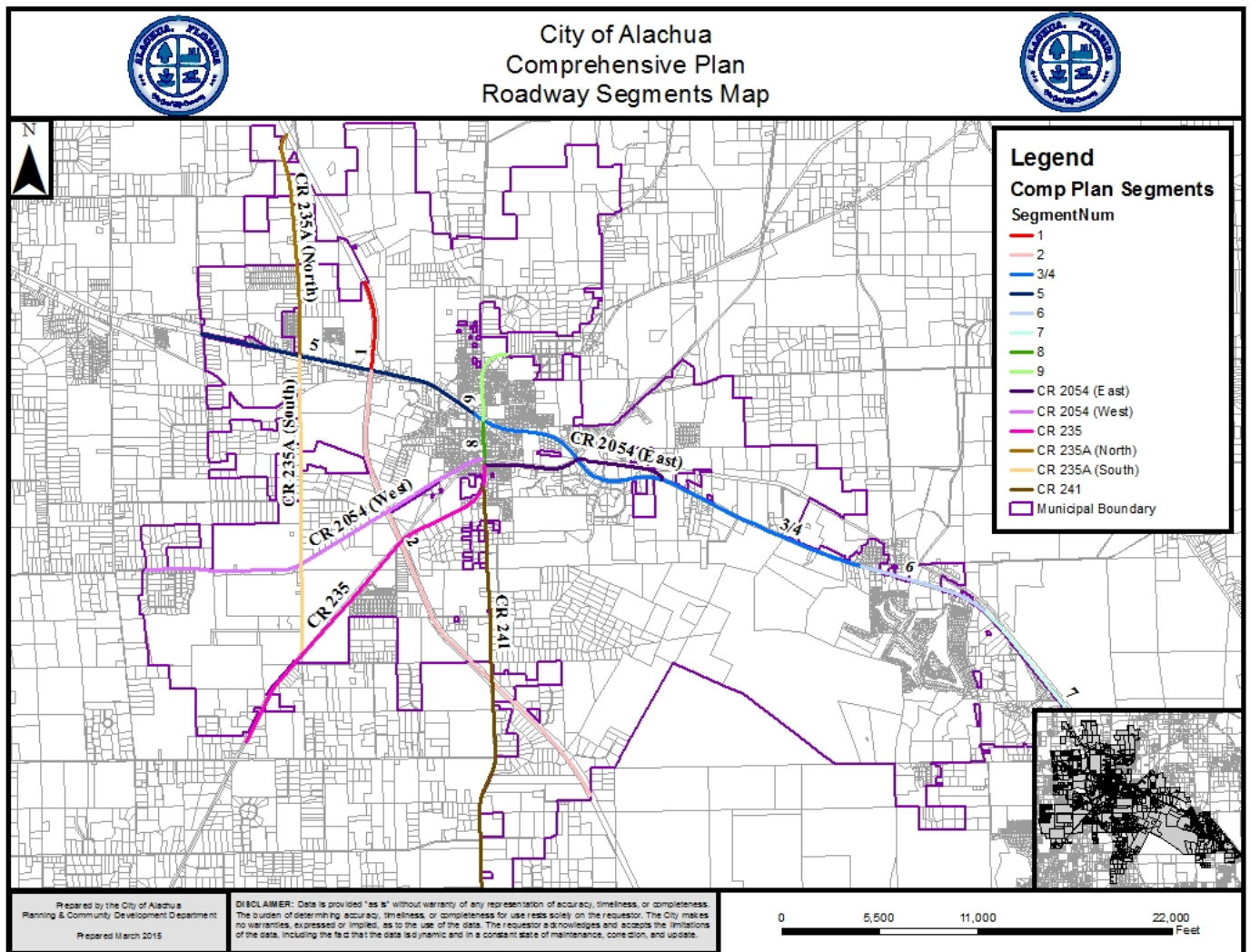
**Table 1. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (7)	I-75 (NCL to US 441)	6/D	Freeway	Urban Trans	C
2 (6)	I-75 (US 441 to SCL)	6/D	Freeway	Urban Trans	B
3/4 (16)	US 441 (NW 126 <sup>th</sup> Ave to SR 235)	4/D	Principle Arterial	Urban Trans	C
5 (13, 14, & 15)	US 441 (SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	C
6 (16)	US 441 (CR 25A to NW 126 <sup>th</sup> Ave)	4/D	Principle Arterial	Urban Trans	B
8 (136)	SR 235 (CR 2054 to US 441)	2/U	Major Collector	Comm	C
9 (137 & 138)	SR 235 (US 441 to NCL)0	2/U	Major Collector	Comm	C
CR 2054 (West)	CR 2054 (West of SR 235)	2/U	Collector	Urban	D
CR 2054 (East)	CR 2054 (East of SR 235)	2/U	Collector	Urban	D
CR 235A (South)	CR 235A (South of US 441)	2/U	Collector	Urban	D
CR 235A (North)	CR 235A (North of US 441)	2/U	Collector	Urban	D
CR 241	CR 241 (SCL to SR 235)	2/U	Collector	Urban	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> 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.



## Map 2. Comprehensive Plan Roadway Segments



The Capital Improvements Element of the City of Alachua Comprehensive Plan outlines the purpose and overview for concurrency management, and states, *"The City shall require a concurrency review to be made with applications for development approvals and a Certificate of Concurrency Compliance issued prior to development. The review will analyze the development's impact on traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation. This review shall determine if the proposed development is concurrent with level of service standards for the above stated facilities. If the application is deemed concurrent, a Certificate of Concurrency Compliance will be issued by the Land Development Regulations Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency Compliance shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency Compliance does not represent overall development approval. If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant."*

In addition to the purpose and overview for concurrency management located in the Capital Improvements Element of the Comprehensive Plan, Section 2.4.14 "Certificate of Concurrency Compliance" of the City of Alachua Land Development Regulations regulates concurrency within the City of Alachua. Section 2.4.14(D)(1) of the LDRs specifically identifies Site Specific Amendments to the Official Zoning Atlas as Preliminary Development Orders, while Site Plans, Minor Site Plans, Minor Subdivision Plats, Final Plats for Subdivisions, and Final PD Plans are Final Development Order; further, Section 2.4.14(D) states that Certificates of Concurrency Compliance shall be issued by the LDR Administrator concurrent with decisions for Final Development Order. Site Specific Amendments to the Official Zoning Atlas are Preliminary Development Orders and are not eligible to receive a Certificate of Concurrency Compliance. **Thus, no concurrency will be reserved if the City Commission approves the proposed rezoning.**

Section 2.4.14(G) "Requirements for Certificate of Concurrency Compliance" states that no Final Development Order shall be approved unless it is determined the necessary public facilities will be available concurrent with the impact of the proposed development. Therefore, no Final Development Order shall be issued if the request for a Final Development Order public facilities will be available concurrent with the impact of the proposed development. It should also be noted that the Capital Improvements Element of the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency test upon the applicant.

## **Information related to outside review of the Wal-Mart Site Plan Application**

On August 23, 2010, the City Commission of the City of Alachua authorized an amount not to exceed \$40,000 for the hiring of outside consultants to review materials related to a Wal-Mart site plan application. A review of the environmental impact analysis submitted by Wal-Mart was not performed because the site plan application did not proceed forward.



## Table of Allowed Uses

Below is the Tables 4.1-1 "Table of Allowed Uses" of the City of Alachua Land Development Regulations. Highlighted are the Community Commercial ("CC"), Commercial Intensive ("CI"), and Governmental Facilities ("GF") Zone Districts. Cells that contain a "P" indicate uses that are permitted in the zone district indicated. Cells that contain a "S" indicate uses that are permitted by special exception permit in the zone district indicated. A blank cell indicates that a use is prohibited in the zone district indicated.

**Table 4.1-1. Table of Allowed Uses**

**P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited**

Use Category/Use Type	C	S	V	A	Residential						Business										Planned Development				Use Specific Standards (Sec. 4.3				
					Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	C	R	T		EC			
					1	3	4	6	5	P	8	15										O	M	M		D			
RESIDENTIAL USES																													
Household living																													
Dwelling, live/work				P							P	P	P	P	P		P	P						A	A	A	A		
Dwelling, manufactured home				P	P	P	P	P	P	P	P	P														A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home				P					P	P																		4.3.1(A)(1)	
Dwelling, multiple-family							S			P	P	P			P	P	P	P							A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached							P			P	P	P				P	P	P							A	A	A		4.3.1(A)(3)
Dwelling, single-family detached				P	P	P	P	P		P	P	P				P		P								A	A		4.3.1(A)(4)
Dwelling, townhouse					S	S	S			P	P	P					P	P							A	A	A		4.3.1(A)(3)
Dwelling, two-to four-family					S	S	P			P	P	P				P	P	P							A	A	A		4.3.1(A)(3)
Mobile home park								P																				4.3.1(A)(1)	
Upper story dwelling									P	P	P	P	P	P	P	P	P								A		A	A	
Group living																													

Co-housing	P				P	P	P														4.3.1(B)(1)					
Community residential home (6 or fewer residents)	P	P	P	P	P	P	P		P	P	P			P						A	A	4.3.1(B)(2)(b)				
Community residential home (7—14 residents)				S	S			P	P	P												4.3.1(B)(2)(c)				
Dormitory	P							S	P				P			S				A	A	4.3.1(B)(3)				
Group home (15 or more residents)	S				S			S	S	S										A						
Roominghouse				S	S	S		P	P																	
PUBLIC AND INSTITUTIONAL USES																										
Community services																										
Community center	S				S	S	S		S	S		P		P					P	A	A	A	4.3.2(A)			
Cultural facility								S	S	P	P		P	P		P			P	A	A	A	A	4.3.2(A)		
Library					S			P	P	P	P		P	P					P	A	A	A	A	4.3.2(A)		
Senior center					S	P	P	P	P			P		P	P				P		A	A		4.3.2(A)		
Youth club facility					S	P	P	P	P	P		P		P	P				P		A	A		4.3.2(A)		
Day care																										
Adult care center		S	S	S	S	S	S	S		S	S	S	S		S	S					A	A	A	A		
Child care center	S			S	S	S	S	S	P	P	P	P		P	P		P				A	A	A	A	4.3.2(B)(1)	
Day care home (up to and including 6 persons)	S	S	S	S	S	S	S	S	S	S	P	P		P	P						A					
Overnight child care center	S				S	S	S		P	P	P	P		P	P								A		4.3.2(B)(1)	
Educational facilities																										
College or university							S		P	P	S			P	P		P	P	P	P	A	A	A	A		
School		P	S	S	S	P	P	P	P	P				P	P					P	A	A	A		4.3.2(C)(1)	
Vocational school						S	S	S	P	P	S	P		P	P		P	P	P	P	A	A	A	A	4.3.2(C)(1)	
Government facilities																										
Government maintenance,														S	S		P		P	P	P	A			A	4.3.2(D)



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communication tower and/or antenna, freestanding													P		P				P					
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)





<b>Animal sales, service and care</b>																			
Animal hospital	P									P		S					A		4.3.3(C)(1)
Animal shelter	S									S							A		4.3.3(C)(2)
Animal grooming	P									P	P	P			P		A		
Kennel, indoor	P					S	S		S	P		S	P	P			A	A	4.3.3(C)(3)
Kennel, outdoor	P									P		P		P	P		A		4.3.3(C)(4)
Veterinary clinic	P									P	P	P	P				A	A	4.3.3(C)(5)
<b>BUSINESS</b>																			
<b>Eating establishments</b>																			
Ice cream shop						S	S	S	P	P	P	P					A	A	A
Restaurant, indoor seating only						S	S	S	P	P	P	P	P				A	A	A
Restaurant, with outdoor seating						S	S	S	P	P	S	P	S				A	A	A
Restaurant, with drive-through or drive-in service										P		P	S	S			A		A
Specialty eating establishment						S	S	S	P	P	P	P					A	A	A
<b>Conference and training centers</b>																			
Conference center	S					S	S			P	P	P	P	P		S	A	A	A
Rural agricultural corporate retreat	P																		
<b>Industrial services</b>																			
Building, heating, plumbing, or electrical contractors													P	P	P		A		
Electric motor repair															P				
Fuel oil distributor															P				
General industrial service										P	P	P	P	P	P			A	
Heavy equipment sales, rental, or repair												P			P				







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Landfill	S														S	S						
Landspreading of wastes	S														S							
Recycling dropoff center													S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center	S														P							4.3.4(M)(2)
Salvage and junkyard															P							4.3.4(M)(3)
Tire disposal or recycling															S							4.3.4(M)(3)
Waste composting	S														P							
<b>Wholesale sales</b>																						
All uses														S	P	P	P					
1 This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																						