



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

July 12, 2022

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ±45.3 acre subject property from Agriculture to Community Commercial
APPLICANT/AGENT:	Craig Brashier, AICP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Tomoka Hills Farms, Inc.
LOCATION:	Generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162 nd Lane, west of Interstate 75, and east of NW 173 rd Street (also known as County Road 235-A)
PARCEL ID NUMBER:	Portions of 03873-000-000 and 03873-001-000
ACREAGE:	±45.3 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on a ±45.3 acre subject property from Agriculture to Community Commercial.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Community Commercial (CC).

The subject property is generally located southeast of the US Highway 441/Interstate 75 interchange, south of US Highway 441 and NW 162nd Lane, west of Interstate 75, and east of NW 173rd Street (also known as County Road 235-A). The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

Existing FLUM Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, , accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as equestrian centers and boarding facilities, agriculture production and education, animal husbandry, animal care, animal sales and services, horticulture, event facilities, nurseries, farmers markets, agricultural biotechnological start-ups or incubators, farm produce stands, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed FLUM Designation

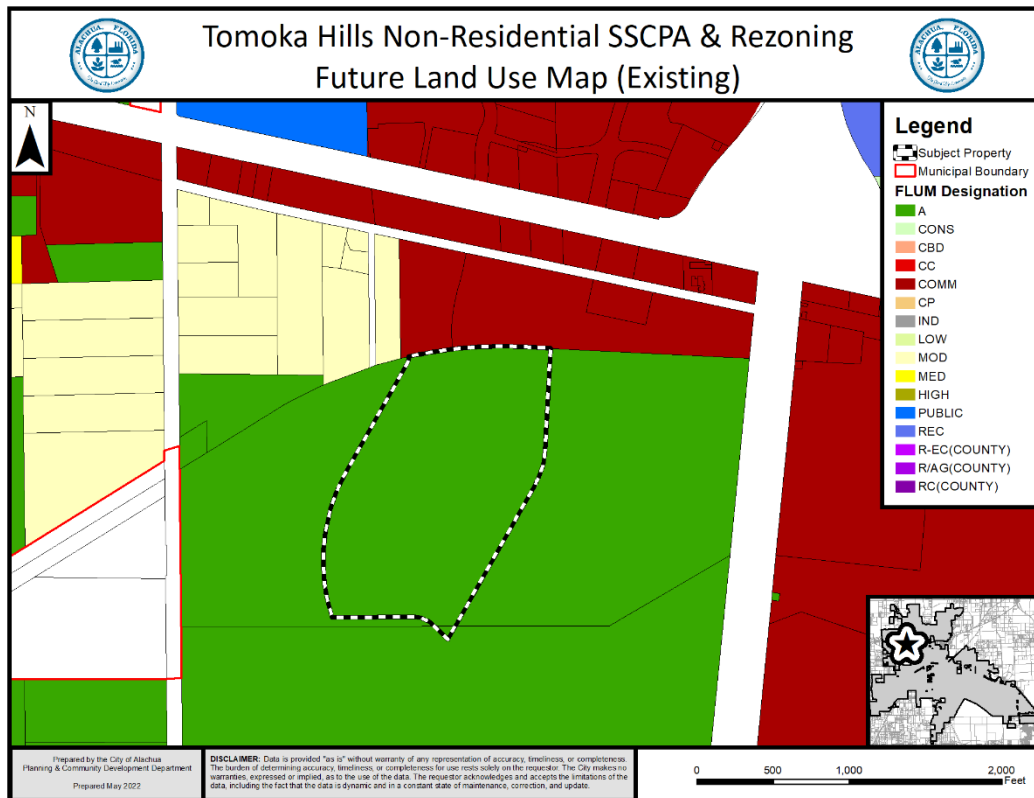
Policy 1.3.a of the FLUE establishes the Community Commercial land use category, and states that this category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

Table 1. Comparison of Existing / Proposed FLUM Designations

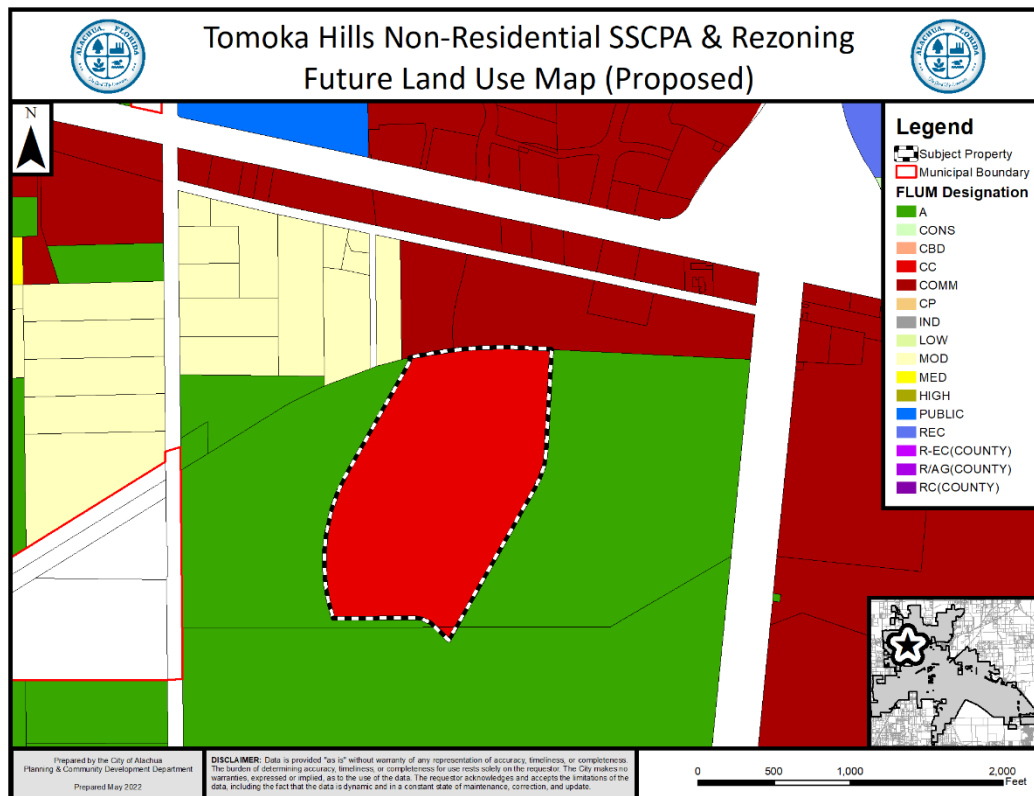
	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling/ 5 acres 9 dwelling units	N/A
Max. Floor Area:	N/A	0.50 Floor Area Ratio (FAR) 986,634 square feet
Typical Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments
Net Increase/ Decrease:	<p><i>Decrease of 9 dwellings</i> <i>Increase of 986,634 square feet non-residential uses</i></p>	

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Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically was utilized as a horse farm. There is an existing agricultural structure and single family residence located on the subject property. A small area in the northeast corner of the subject property consists of a wooded area. The remainder of the property is primarily open pasture.

SURROUNDING USES

The existing uses, 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

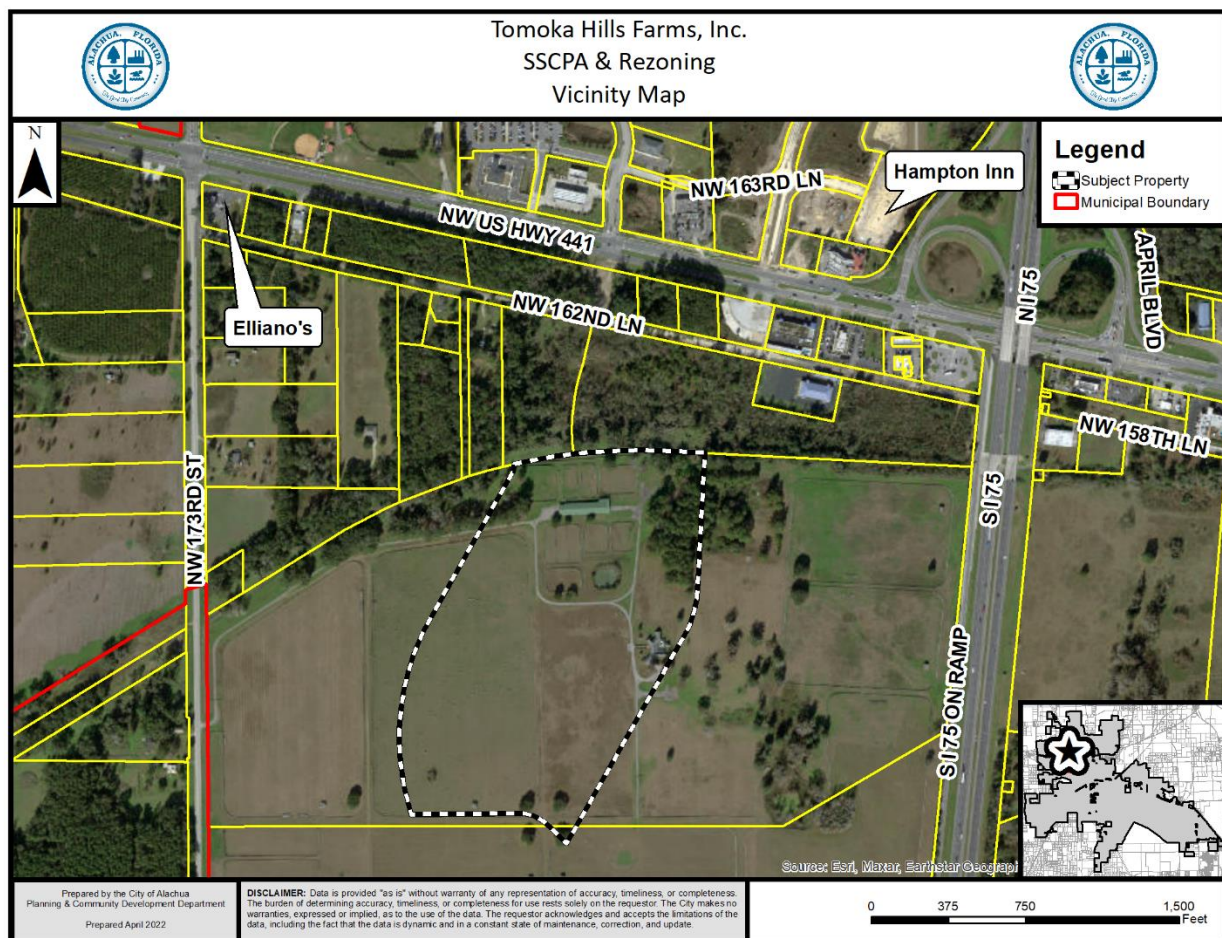


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Vacant Lands	Agriculture	Agricultural (A)
West	Vacant Lands	Agriculture	Agricultural (A)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on April 20, 2022 at 6:00 p.m. at the offices of Causseaux, Hewett, & Walpole, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, the meeting was unattended.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statutes, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The applicant contends that: industries within the City are expanding, resulting in population growth and an increase in demand for goods and services within the City, thus supporting the proposed amendment; the subject property is presently not actively used for agricultural

purposes and is unutilized; and the amendment will increase the amount of land available for commercial development to meet consumer needs.

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 located proximate to the US Highway 441 / Interstate 75 interchange and near areas within the City that are established commercial and residential uses. The Community Commercial land use category provides for neighborhood and community scale goods and services for adjacent neighborhood and residential areas. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments.

- (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 generally located near existing urban areas. The subject property is contiguous to commercial lands to the north. The applicant contends that the development of the subject property would allow commercial development to occur proximate to a range of existing commercial and residential development.

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

Evaluation & Findings: The applicant contends that the subject property is proximate to urbanized development with nonresidential uses; is proximate to a major highway interchange; a public high school; two, a shopping center with a grocer; and several quick service restaurants. The applicant contends that this application represents an extension of commercial land use, which abuts the subject property to the north.

- (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 subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development of the subject property. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

- (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 property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

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

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

- (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 property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The proposed amendment would not result in a significant increase of time, money, or energy to provide public services to the site.

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

Evaluation & Findings: The property is proximate to existing residential and commercial uses along the US 441 corridor and near the Interstate 75/US 441 interchange. The subject property is located within an urbanizing area of the City, proximate to existing residential and nonresidential uses.

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

Evaluation & Findings: The proposed amendment would have no discernible effect on infill development or redevelopment of existing neighborhoods and facilities.

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

Evaluation & Findings: The subject property is generally located proximate to existing commercial uses and lands designated for urban uses near the US 441/I-75 interchange.

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

Evaluation & Findings: The subject property is adjacent to lands presently designated for commercial uses. The City of Alachua Comprehensive Plan requires interconnectivity between compatible uses. Interconnections to adjacent lands will be provided when development is compatible with the existing uses on developed lands or the allowable uses on vacant lands.

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

Evaluation & Findings: The proposed amendment would not result in a loss of significant amounts of functional open space.

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.

- (I) 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: The subject property is located within an urbanizing area of the City, proximate to the Interstate 75/US 441 interchange, and existing residential and nonresidential uses, and nearby the historic urban core of the City. Lands designated for urban uses are located north of the subject property. The subject property primarily consists of open pasture and has been historically used as a horse farm. A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Potable water, sanitary sewer, and electric utilities are located within the US 441 corridor, proximate to the subject property, and are available to serve future development of the subject property. Utilities extensions will be required in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

- (III) 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 does not appear to meet the criteria of this section.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The property is not presently used for an active agricultural or silvicultural operation. The adjacent lands to the north are designated for urban uses on the FLUM.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the 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.

- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would designate lands for commercial uses. Uses permitted within the Community Commercial land use category include: neighborhood commercial establishments; residential/offices and live-work units; business and professional offices; personal services; financial institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services such as schools, houses of worship, parks, and community centers; and, traditional neighborhood planned developments. The uses permitted within the Community Commercial land use category are supportive of the demands of the residential population by providing areas where nonresidential needs can be fulfilled, either through the provision of goods and services or through the creation of employment opportunities.

- (VIII) 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 amendment would have no affect or remediation of a development pattern in the vicinity that constitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: *Community Commercial:*

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Evaluation & Findings: The proposed amendment would apply the Community Commercial land use category to the subject property.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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 may be established in the City's Land Development Regulations.

Evaluation & Findings: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified within the Alachua County Soil Report as 'pits and dumps'. Geotechnical exploration of this area will be necessary prior to development within the area in order to further evaluate any potential limitations for future development within the area. In addition, desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final

development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential

subdivision comprised of 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 is accessible 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.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for 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:

3. A water main exists within 2,640 feet 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 is accessible 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.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

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.

Evaluation and Findings: The subject property primarily consists of open pasture and has been historically used as a horse farm. There are no known significant natural features which would support habitat for any listed species. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

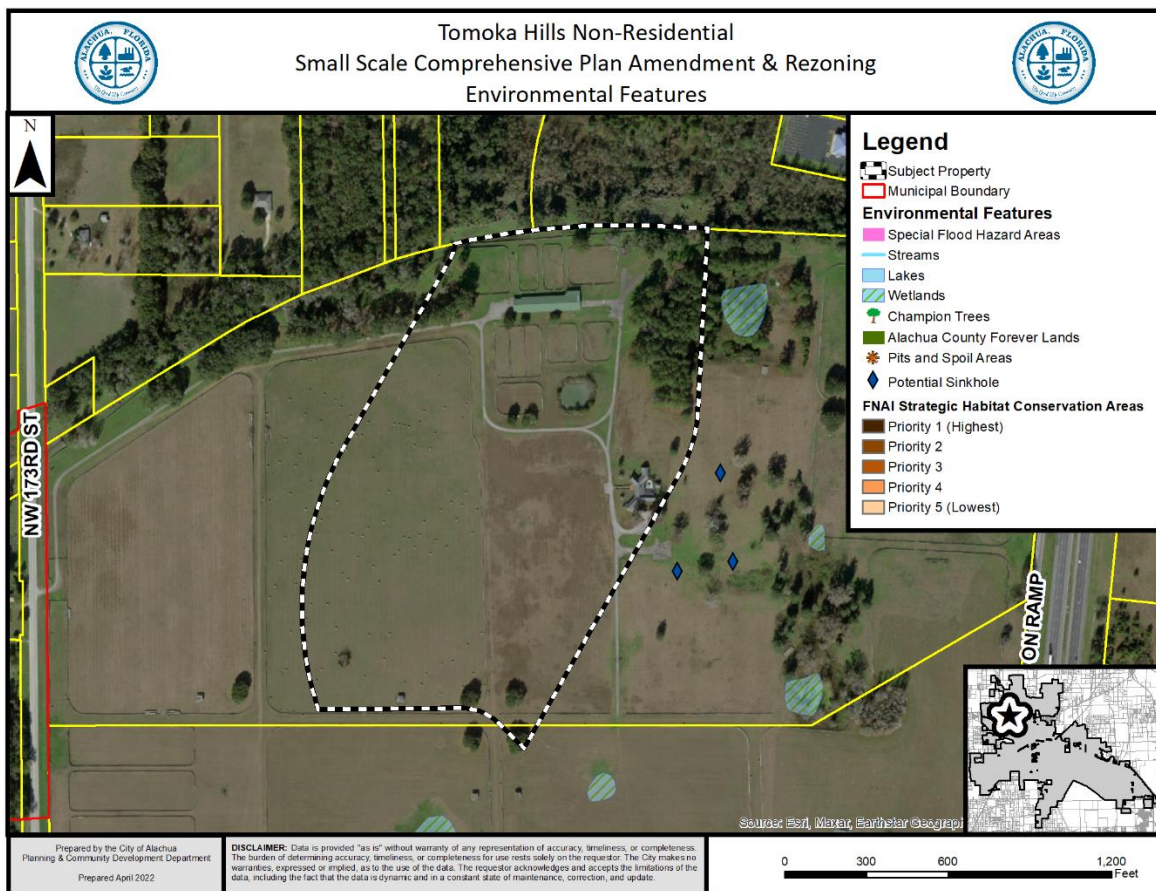
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated 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. Future development of the subject property is not expected to result in any adverse impacts upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 five (5) 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.

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.

Kendrick 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 moderate limitations as sites for homes and small commercial buildings because of the slope.

Millhopper Fine Sand (5% - 8% slopes)

Hydrologic Soil Group: A

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

Pits & Dumps

Hydrologic Soil Group: N/A

This map unit consists of pits from which limestone has been removed during surface mining operations and dumps where the excavated overburden material has been piled adjacent to the pits. Pits vary in size and are generally about 30 to 70 feet in depth. Dumps mostly consist of large areas of heterogeneous soil material that has been excavated from the surface of the limestone and piled adjacent to the pits. Included within this map unit are some pits in which the soil has been excavated for use in road construction and for fill material on sites and buildings. These pits, locally known as borrow pits, are typically about four (4) to 20 acres in sized and about five (5) to 10 feet in depth. Small piles of limestone that has been excavated and stored on the floor of some of the pits for future use are also included. Under present conditions they are not suited for urban uses.

Evaluation: A portion of land located centrally within the subject property and another portion located in the northeastern area of the subject property are identified as 'pits and dumps'. With the exception of these areas, the on-site soil types consist of those which pose only slight limitations for development. Future development will need to consider any limitations presented by soils present on-site, and geotechnical exploration will be necessary prior to development of the subject property.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: Desktop Geographic Information Systems (GIS) data indicates three (3) potential sinkholes exist to the east of the subject property. Further geotechnical analysis will be necessary prior to development of the subject property to evaluate the potential for karst features.

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:	Agriculture	Community Commercial
Max. Gross Density:	1 dwelling / 5 acres	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	9 dwellings	N/A
Maximum Intensity:	0 square feet	986,634 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit)	6/D	Freeway	COMM	C
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	COMM	D
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	COMM	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188 th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143 rd Place to US 441)	2/U	Major Collector	COMM	D
9 (109)	SR 235 (from US 441 to NW 140 th Street)	2/U	Major Collector	COMM	D
13	CR 241 (from CR 25 to South City Limits)	2/U	Major Collector	COMM	D
14	CR 2054 (from SR 235 to West City Limits)	2/U	Major Collector	COMM	D
16	CR 235A (from US 441 to North City Limits)	2/U	Major Collector	COMM	D
17	CR 235A (from US 441 to CR 235)	2/U	Major Collector	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/2 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].

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 ²	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building ³ (ITE Code 710)	5,451 (2,725/2,726)	773 (680/93)	727 (124/603)
High-Turnover Sit Down Restaurant ³ (ITE Code 932)	4,321 (2,160/2,161)	378 (208/170)	357 (218/139)
Shopping Center ³ (ITE Code 820)	15,138 (7,569/7,569)	343 (213/130)	1,406 (675/731)
Total Potential Trip Generation	24,820 (12,410/12,410)	1,486 (1,101/393)	2,480 (1,017/1,473)

¹ Source: ITE Trip Generation, 10th Edition.

² Development Scenario: 60% of maximum development potential as "General Office Building", 36% of maximum development potential as "Shopping Center", and 4% of maximum development potential as "High-Turnover Site Down Restaurant".

³ Formulas: ITE Code 710: AADT - 9.74 trips per 1,000 square feet x 591,980 square feet (50% entering/50% exiting); AM Peak Hour - 1.16 trips per 1,000 square feet x 591,980 square feet (86% entering/14% exiting); PM Peak Hour - 1.15 trips per 1,000 square feet x 591,980 square feet (16% entering/84% exiting); ITE Code 932: AADT - 112.18 trips per 1,000 square feet x 39,465 square feet (50% entering/50% exiting); AM Peak Hour - 9.94 trips per 1,000 square feet x 39,465 square feet (55% entering/45% exiting); PM Peak Hour - 9.77 trips per 1,000 square feet x 39,465 square feet (62% entering/38% exiting); ITE Code 820: AADT - 37.75 trips per 1,000 square feet x 355,189 square feet (50% entering/50% exiting); AM Peak Hour - 0.94 trips per 1,000 square feet x 355,189 square feet (62% entering/38% exiting); PM Peak Hour - 3.81 trips per 1,000 square feet x 355,189 square feet (48% entering/52% exiting);

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Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits) ¹	Segment 2 (31): I-75 (From US 441 to South City Limits) ¹	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection) ¹	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235) ¹	Segment 5 (107): US 441 (From SR 235 to I-75) ¹	Segment 6 (4107): US 441 (From I-75 to CR 235A) ¹
Average Annual Daily Trips (AADT)						
Maximum Service Volume ²	91,600	91,600	43,000	45,700	39,000	39,000
Existing Traffic ³	29,500	55,956	20,000	18,230	22,581	27,914
Reserved Trips ⁴	239	239	43	5,689	2,368	2,052
Available Capacity ⁴	61,861	35,405	22,957	21,781	14,051	9,034
Maximum AADT Generated by Amendment ⁵	6,205	6,205	2,482	3,723	6,205	24,820
Residual Capacity After Potential Development's Impacts⁶	55,656	29,200	20,475	18,058	7846	-15,786

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188 th St) ¹	Segment 8 (108): SR 235 (From NW 143 rd Pl to US 441) ¹	Segment 9 (109): SR 235 (From US 441 to NW 140 th St) ¹	Segment 13 CR 241 (From CR 235 to South City Limits) ¹	Segment 14: CR 2054 (From SR 235 to West City Limits) ¹	Segment 16: CR 235A (From US 441 to North City Limits) ¹	Segment 17: CR 235A (From US 441 to CR 235) ¹
Average Annual Daily Trips (AADT)							
Maximum Service Volume ²	43,000	14,400	14,400	20,880	15,120	15,120	15,120
Existing Traffic ³	22,250	9,400	7,255	6,025	4,161	1,402	5,302
Reserved Trips ⁴	1,565	5	90	1,670	35	816	112
Available Capacity ⁴	19,185	4,995	7,055	13,185	10,924	12,902	9,706
Maximum AADT Generated by Amendment ⁵	2,482	2,482	1,241	1,241	745	1,241	2,482
Residual Capacity After Potential Development's Impacts⁶	16,703	2,513	5,814	11,944	10,179	11,611	7,224

¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

⁴ Source: City of Alachua June 2022 Development Monitoring Report.

⁵ Trip Distribution: Segment 1 - 25%; Segment 2 - 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 1 (32): I-75 (From US 441 to North City Limits) ¹	Segment 2 (31): I-75 (From US 441 to South City Limits) ¹	Segment 3 (4127): US 441 (From MPO Boundary to CR 25A East Intersection) ¹	Segment 4 (106): US 441 (From CR 25A East Intersection to SR 235) ¹	Segment 5 (107): US 441 (From SR 235 to I-75) ¹	Segment 6 (4107): US 441 (From I-75 to CR 235A) ¹
PM Peak Hour Trips						
Maximum Service Volume ²	8,250	8,250	3,870	4,110	3,510	3,510
Existing Traffic ³	3,098	5,875	1,800	1,732	2,145	2,652
Reserved Trips ⁴	19	19	5	452	199	171
Available Capacity ⁴	5,133	2,356	2,065	1,926	1,166	687
Maximum AADT Generated by Amendment ⁵	623	623	249	374	623	2,490
Residual Capacity After Potential Development's Impacts⁶	4,510	1,733	1,816	1,552	792	-1,803

Traffic System Category	Segment 7 (14): US 441 (From CR 235A to NW 188 th St) ¹	Segment 8 (108): SR 235 (From NW 143 rd Pl to US 441) ¹	Segment 9 (109): SR 235 (From US 441 to NW 140 th St) ¹	Segment 13 CR 241 (From CR 235 to South City Limits) ¹	Segment 14: CR 2054 (From SR 235 to West City Limits) ¹	Segment 16: CR 235A (From US 441 to North City Limits) ¹	Segment 17: CR 235A (From US 441 to CR 235) ¹
PM Peak Hour Trips							
Maximum Service Volume ²	3,870	1,290	1,290	1,881	1,359	1,359	1,359
Existing Traffic ³	2,114	893	689	572	395	133	504
Reserved Trips ⁴	129	1	10	131	0	85	12
Available Capacity ⁴	1,627	396	591	1,178	964	1,141	843
Maximum AADT Generated by Amendment ⁵	249	249	125	125	75	125	249
Residual Capacity After Potential Development's Impacts⁶	1,378	147	466	1,053	889	1,016	594

¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

⁴ Source: City of Alachua June 2022 Development Monitoring Report.

⁵ Trip Distribution: Segment 1 - 25%; Segment 2 - 25%; Segment 3 - 10%; Segment 4 - 15%; Segment 5 - 25%; Segment 6 - 100%; Segment 7 - 10%; Segment 8 - 10%; Segment 9 - 5%; Segment 13 - 5%; Segment 14 - 3%; Segment 16 - 5%; Segment 17 - 10%.

⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service (“LOS”) Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project’s impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 6 (US 441 from I-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City’s transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,309,417
Reserved Capacity ²	239,932
Available Capacity	750,651
Projected Potable Water Demand from Application ³	155,888
Residual Capacity	594,763
Percentage of Permitted Design Capacity Utilized	74.14%
Sources: ¹ City of Alachua Public Services Department, April 2022. ² City of Alachua June 2022 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

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 ¹	758,000
Reserved Capacity ²	216,718
Available Capacity	525,282
Projected Sanitary Sewer Demand from Application ³	155,888
Residual Capacity	369,394
Percentage of Permitted Design Capacity Utilized	75.37%
Sources: ¹ City of Alachua Public Services Department, April 2022. ² City of Alachua June 2022 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	73,024	7,851.88
Reserved Capacity ²	17,933.28	3,272.82
Demand Generated by Application ³	18,330	3,345.22
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year). ² City of Alachua June 2022 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. ⁴ New River Solid Waste Facility, April 2022.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
TOMOKA HILLS FARMS, INC. (TOMOKA HILLS NON-RESIDENTIAL)
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Tomoka Hills Non-Residential SSCPA and Rezoning Applications

Dear Mr. Brashier:

On June 22, 2022, the City of Alachua received your revised applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of Tomoka Hills Farms, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications have been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, June 28, 2022**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than **Tuesday, June 28, 2022**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, July 11, 2022**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA)
and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Craig Brashier, AICP
Director of Planning

June 8, 2022

Sent via electronic mail

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Tomoka Hills Nonresidential Small-scale Comprehensive Plan Amendment (SsCPA) Application
Tomoka Hills Nonresidential Site-specific Amendment to the Official Zoning Atlas (Rezoning)
Application

Dear Justin:

The above-referenced applications have been revised per the comments provided in the PAT letter issued May 23rd, 2022. Detailed responses to these comments are provided below. Original comments are provided in standard font; responses are provided in **bold font**.

1. LSCPA & REZONING APPLICATIONS

- a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. As such, the applications should be retitled. Suggestion: "Tomoka Hills Commercial".

Applications were renamed "Tomoka Hills Nonresidential" to reflect the diversity of uses possible in the Commercial land use category and CC zoning district. The Rezoning application has been revised to propose CC rather than CI.

- b. General Comment: Throughout the applicant's justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant's reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.

Greater emphasis has been put on the diversity of uses possible in the Commercial land use designation and CC zoning district. The rezoning application has been revised to propose CC rather than CI. Revised language throughout is similar to the explanation below.

"The driving factor behind these requests is the construction of office buildings and their associated infrastructure. However, these office buildings will not take up the entire ±45.3-acre property and will be part of a larger master planned development on this project site and potentially beyond in the future. The land area proposed for land use change and rezoning in these applications will allow for cohesive nonresidential mixed-use development that is pedestrian and multi-modal friendly in its design and inclusive of several of the nonresidential uses possible in the Commercial land use district and CC zoning district."

-
- c. **Executive Summary – Existing Maximum Permitted Intensity:** The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a ‘maximum permitted intensity’ of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.

The executive summary has been revised to reflect the maximum permitted density of the existing land use/zoning, rather than the maximum permitted intensity. Per Table 5.1-1., the max. gross density for the Agricultural (A) district is 0.2 du/acre, which would yield a maximum theoretical density of ±9 dwelling units.

- d. **Concurrency Impact Analysis**
- a. The Concurrency Impact Analysis considers a ‘realistic expectation of intensity’ of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the ‘realistic expectation of intensity’. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.

Based on previous work by the applicant and agent, a 0.10-0.15 FAR is a more realistic expectation for nonresidential, suburban-style development, once factors including parking, stormwater management, setbacks, and buffers are considered. This FAR range is consistent with the retail shopping centers and out parcels located nearby along US 441. The calculations for the realistic expectation of intensity have been revised to reflect a 0.15 FAR.

- b. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change row has been removed in consideration of the revisions to be made per comment 1.c., given a difference between number of dwelling units and commercial square footage cannot be calculated.

- c. Please revise Table 3.a. to consider the revisions to be made per comment 1.c.

Table 3.a. has been revised to consider the revisions to be made per comment 1.c.

- d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.

The trip generation tables have been revised to consider a mix of possible commercial uses—namely, office, restaurant, and shopping center.

- e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.

The trip distribution map and calculations in Tables 4a and 4b will be revised. The map will be revised to a 5% distribution on segment 13; a 10% distribution on Segment 8; and a 0% distribution on Segment 15. The calculations were revised to reflect the changes made to the trip generation table per comment 1.d.d. as well as the new distribution percentages.

e. Comprehensive Plan Consistency Analysis

- a. Policy 1.3.e, FLUE: In response to this policy, the applicant states *“this extension (of commercial land use) is compatible with the **planned uses** of the surrounding area...”* The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property *“is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands.”*

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property’s east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

Furthermore, one might take a more expansive view of what can be considered “surrounding”, beyond the land that is immediately abutting the subject property. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development. Thus, while the immediately adjacent land abutting the property may be agricultural, the existing land uses and land use categories of the surrounding area are compatible with this request. It also demonstrates how the character and development patterns are changing in this portion of the City.

- b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: “...the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a **range and mixture of nonresidential uses and opportunities**...”

Revisions throughout the documents have been made consistent with the text provided below.

“While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the ±45-acre site. The offices merely represent the beginning of a larger development program. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Commercial FLU and CC zoning, as they allow a range and mixture of nonresidential uses and opportunities.”

- c. Objective 5.2., FLUE: The applicant states, *“As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.”* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.

This statement has been revised to more precisely reflect Section 3’s conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible

during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

- d. Policy 5.2.a, FLUE, The applicant states, *“As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request.”*
 - i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
 - ii. Please clarify the statement “there is adequate capacity to accommodate any development of the property”.

This statement has been revised to more precisely reflect Section 3’s conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

- e. Please respond to the following Comprehensive Plan GOPs:
 - i. Policy 1.1.a, Transportation Element;

Comprehensive Plan Transportation Element Policy 1.1.a has been added to the Comprehensive Plan Consistency Analysis section of both applications to address the City’s established Level of Service Standards for roadway segments at PM peak. The response addresses how development of the property will not cause a lowering of Level of Service Standards for affected roadway segments.

- ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.

It is assumed that this comment refers to Objective 1.7 and Policy 1.7.a. of the Conservation and Open Space Element of the Comprehensive Plan. These two items have been added to the Comprehensive Plan Consistency Analysis section of both applications.

- f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as ‘pits and dumps’. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

Based on available topographic data, the “pits and dumps” soil type on the subject property appears to be in a lower-lying area. Development in lower-lying areas is unlikely to occur. The area will instead likely be used for open space or stormwater management. Geotechnical exploration will be performed prior to any development occurring on the property. This exploration will include investigation of this area by the geotechnical engineer, who will be able to provide appropriate recommendations for construction within this area.

2. LSCPA APPLICATION

a. Urban Sprawl Analysis

- i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *“the subject property... is large enough to allow for a mixed use development, with an urban form...”*

The driving factor behind these requests is the development of two (2) office buildings. However, these office buildings and their required infrastructure will not occupy the entire ±45.3 acres. This can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow cohesive planning and a pedestrian-friendly urban form, rather than radial, strip, isolated, or ribbon patterns of development.

- ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The response to Chapter 163.3177(6)(a)9.a.(III) has been expanded upon to explain in greater detail how the proposed amendment will not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.

The proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban development by virtue of the fact that the project site is not in an isolated area emanating from existing urban developments. Rather than being isolated, it is immediately proximate to urbanized development, with nonresidential uses including a major highway interchange; a public high school; a hotel; a shopping center inclusive of a major grocer; and a slate of quick service restaurants, both existing and planned. The area of the City the project site is situated within is also seeing multiple potential future developments on the horizon, with pending projects including Santa Fe Crossings, a potential future mixed use project; the Alachua West Subdivision; Camel Car Wash; Alachua Tire; further development of High Point Crossing; a new Alachua County Fire Rescue Station; and development to follow the approval of the Tomoka Hills SsCPA and rezoning applications, which will be heard at second reading on June 13th, 2022.

The application proposes an extension of the existing Commercial land use, which abuts the property to its north. While the land on the property's east, south, and west are within the agricultural land use district, they are also all under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multimodal-oriented in design. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

- iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, *“Land to the project site's west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.”* While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.

The term “passive agricultural activities” is not defined in the 2021 Florida Statute or by the City of Alachua. The only instance of this term that can be found in the 2021 Florida Statutes is in Chapter 163.3177(6)(a)9.a.(V). It is unclear what activities this term includes. The land in question is not used for any purpose currently. In the future, it may be included in a larger master planned development, but the property owner has no intention of using the property for agriculture. In addition to agricultural uses, the

Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

- iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: *“As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development...”*
 - a. Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
 - b. Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.

This statement has been revised to more precisely reflect Section 3’s conclusions. These conclusions are that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario. While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

- v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding area of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

The proposed amendment provides a separation of rural and urban uses by virtue of the fact that the context area of the property consists of urban, rather than rural, uses.

- vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *“This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses...”*

The driving factor behind these requests is the development of two (2) office buildings. However, these buildings can be considered the beginning phase of a larger master plan for the property. This master plan will include a mixture of nonresidential uses. Master planning a property of this size will allow a cohesive and functional urban form that is multimodal and pedestrian-friendly.

b. Needs Analysis

- a. Please revise the net change to consider the revisions to be made per comment 1.c.

The net change has been removed in response the revisions to be made per comment 1.c., as calculating the difference between number of dwelling units and square feet of nonresidential development is not possible.

3. **REZONING APPLICATION**

- a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.

The proposed zoning district is Community Commercial (CC).

b. Consistency with LDRs

- a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(c), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.

The proposed amendment will result in a logical and orderly development pattern in two primary ways. First, the subject property abuts land in the CI zoning district to its north, and land in the A zoning district to its west, east, and south. The proposed zoning district for the property—CC—will complement the business-oriented uses allowed in CI, while maintaining compatibility with A, due to the reduced number of uses allowed in CC compared to CI. Second, Rezoning the ±45.3-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

- b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).

The proposed CC zoning district is not incompatible with the adjacent land zoned Agricultural A for multiple key reasons:

- **The CC zoning district creates a commercial gradient on the property as one moves south and away from US 441. This gradient goes from the broad list of intensive commercial uses permitted in the land zoned CI north of the property to the more narrow, community-focused uses allowed in CC. These focused uses are compatible with the potential uses in A.**
- **In addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Commercial FLU and CC Zoning.**
- **All agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.**

- c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.

Though the land immediately adjacent to the property to its east, south, and west is designated Agriculture on the FLUM, the surrounding area of Alachua is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions. In addition to agricultural uses, the Agricultural FLU and Zoning allows for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

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- d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: *“The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI.”*

The two (2) office buildings alluded to throughout the presentation are the driving factor behind this request. However, it is correct to state that a range of nonresidential uses are possible in CC, as demonstrated in LDR Table 4.1-1, and that the subject property, at ±45.3 acres, is large enough to accommodate many uses. The office buildings and their associated infrastructure will not occupy all ±45.3 acres. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

- e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.

Section 2.4.2(E)(1)(g) states that a proposed amendment should not deviate from the development pattern, both established and as proposed by surrounding zoning districts. The proposed amendment is in alignment with the established urban development pattern in the area, and complements what is possible on adjacent CI-zoned land. Examples include the new quick service restaurants; plans for new car wash and service establishments; the nearby shopping center inclusive of a Publix supermarket; and the additions to High Point Crossing, including a new hotel. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City’s 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

The land zoned Agricultural to the site’s east, south, and west, has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Commercial FLU and CC Zoning.

- f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: *“As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment.”* Impacts to public facilities must consider the maximum potential demand, not a ‘theoretical’ development scenario.

Section 3 includes calculations considering both a maximum development scenario and a realistic development scenario. Section 3 indicates that there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum and realistic development scenario.

While Section 3 does indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard, this is highly unlikely to occur for multiple reasons. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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- g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).

The project site lies within the Sensitive Karst Area of the County, per publicly-available GIS resources. An Environmental Resource Assessment will be conducted on the property prior to development occurring. Development plans and stormwater calculations will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria as necessary.

- h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: “...*the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI.*”

While the land on the property’s east, west, and south is zoned Agricultural (A), the land to the property’s north is zoned CI, as is much of the surrounding land. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion. Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. The planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as detailed in the City’s 2036 Long Range Transportation Plan, further demonstrates that this is a logical extension of the current development pattern.

- i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: “The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.” While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

The rezoning application has been revised to request Community Commercial (CC) zoning, rather than Commercial Intensive (CI) zoning, for the property. Section 3.5.2.(E) in the report has been replaced with Section 3.5.2.(C). The response to this section explains that, while the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, per the Proposed Projects List of the City’s 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial. This connection will be created as part of a larger master plan for the property.



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Tomoka Hills Office (Commercial)
Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to
the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCP and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCP application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ±45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000. A completeness review was performed on May 5, 2022 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to discuss these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, June 8, 2022**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **July 12, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *LSCPA & Rezoning Applications*

- a. The proposed applications are entitled "Tomoka Hills Office", however, the proposed land use and zoning categories are Commercial and Commercial Intensive (CI), respectively. In addition to office uses, the proposed land use and zoning categories allow several other use types, including but not limited to retail, including large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain

industrial uses, etc. As such, the applications should be retitled. Suggestion: “Tomoka Hills Commercial”.

- b. General Comment: Throughout the applicant’s justification reports, allusions are made to the use of the property for the development of office buildings. While the intent may be to construct office buildings, consideration must be given to and acknowledged within the applicant’s reports that there are several other uses permitted within the Commercial land use designation and the Commercial Intensive (CI) zoning district, such as large-scale retail establishments, restaurants, auto-oriented uses, health care facilities, certain industrial uses, etc. Please address.
- c. Executive Summary – Existing Maximum Permitted Intensity: The reports state the maximum permitted intensity is 394,653 square feet, based upon the maximum 20% lot coverage permitted within the Agricultural (A) zoning district per Table 5.1-1. The identification of a ‘maximum permitted intensity’ of 394,653 square feet appears as though the existing land use/zoning categories would permit commercial uses. Typically, the residential density of lands zoned Agricultural (A) are considered when comparing the existing and proposed zoning districts. Please address.
- d. Concurrency Impact Analysis
 - a. The Concurrency Impact Analysis considers a ‘realistic expectation of intensity’ of 100,000 square feet of office space. The maximum permitted intensity within the proposed land use and zoning districts is 986,634 square feet. This yields a FAR of 0.10 for the ‘realistic expectation of intensity’. Based upon previous Staff analysis, a more realistic FAR is 0.20 – 0.25. Please address.
 - b. Please revise the net change to consider the revisions to be made per comment 1.c.
 - c. Please revised Table 3.a. to consider the revisions to be made per comment 1.c.
 - d. Several other uses are permitted within the Commercial land use category and the Commercial Intensive (CI) zoning district that would generate greater demand than office uses. A mix of commercial uses should be selected when considering the maximum potential trip generation.
 - e. Please review the trip distribution of Segment 13. Presently 25% of project trips are distributed to this segment when only 15% of project trips are distributed to connecting road segments.
- e. Comprehensive Plan Consistency Analysis
 - a. Policy 1.3.e, FLUE: In response to this policy, the applicant states “this extension (of commercial land use) is compatible with the *planned uses* of the surrounding area...” The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In considering consistency with this policy, the existing uses and existing land use categories of surrounding lands must be considered. Please address how the extension of Commercial land use on the subject property “*is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands.*”
 - b. Policy 1.3.e, FLUE: The application states the intent is to develop two (2) office buildings. Please clarify the following statement: “...*the requested changes to Commercial FLU and Commercial Intensive (CI) zoning will allow for a **range and mixture of nonresidential uses and opportunities.***”

- c. Objective 5.2., FLUE: The applicant states, *“As demonstrated (in Section 3), there is adequate capacity in utility facilities to ensure the adopted level of service standards would be maintained in either development scenario of the property.”* The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
- d. Policy 5.2.a, FLUE, The applicant states, *“As demonstrated in (Section 3), there is adequate capacity to accommodate any development of the property to follow this land use amendment/rezoning request.”*
 - i. The analysis within Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
 - ii. Please clarify the statement “there is adequate capacity to accommodate any development of the property”.
- e. Please respond to the following Comprehensive Plan GOPs:
 - i. Policy 1.1.a, Transportation Element;
 - ii. Objective 1.7, Policy 1.7.a: Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features.
- f. A portion of land located centrally within the subject property is identified within the Alachua County Soil Report as ‘pits and dumps’. Geotechnical exploration of this area is warranted and shall be required in order to support that commercial uses may potentially be developed within this area.

2. ***LSCPA Application***

a. *Urban Sprawl Analysis*

- i. The application states the intent is to develop two (2) office buildings. Please clarify the following statement in response to Chapter 163.3177(6)(a)9.a.(I): *“the subject property... is large enough to allow for a mixed use development, with an urban form...”*
- ii. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(III), please clarify how the proposed amendment would not promote, allow, or designate urban development in an isolated area emanating from existing urban developments.
- iii. In response to Chapter 163.3177(6)(a)9.a.(V), the applicant states, *“Land to the project site’s west, east, and south is within the Agricultural FLU. However, this land is under common ownership with the applicant, and agriculture is not the primary use of the property.”* While not used for an active agricultural operation, Chapter 163.3177(6)(a)9.a.(V) also addresses passive agricultural activities. Please address.
- iv. In response to Chapter 163.3177(6)(a)9.a.(VIII), please clarify the following statement: *“As demonstrated in Section 3 of this report, the Level of Service standards for roads, potable water, sanitary sewer, and solid waste will not be lowered by development...”*

- (a) Section 3 notes that at the maximum potential Segment 6 would be operating below the adopted level of service standard. Please address.
- (b) Please clarify the statement. Any future development would have impacts that will lower the available capacity of public facilities.
- v. The subject property is presently surrounded on the east, south and west by lands designated Agriculture on the FLUM. In response to Chapter 163.3177(6)(a)9.a.(IX), please clarify how the proposed amendment provides a separation of rural and urban uses.
- vi. The application states the intent is to develop two (2) office buildings. In response to Chapter 163.3177(6)(a)9.a.(XI), please clarify the following statement: *"This SsCPA request will not fail to encourage a functional mix of uses. Commercial FLU designation will allow for a mix of non-residential uses..."*
- a. Needs Analysis
 - i. Please revise the net change to consider the revisions to be made per comment 1.c.

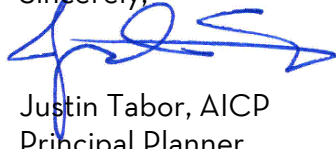
3. ***Rezoning Application***

- a. Section 2., Statement of Proposed Change: Please verify the proposed zoning district in paragraph 1.
- b. Consistency with LDRs
 - a. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(b), please elaborate upon how the proposed amendment would result in a logical and orderly development pattern.
 - b. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(e), please elaborate upon how the proposed Commercial Intensive (CI) zoning is not incompatible with the adjacent lands zoned Agricultural (A).
 - c. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning will not deviate from the development pattern of the surrounding zoning districts.
 - d. The application states the intent is to develop two (2) office buildings. In response to Section 2.4.2(E)(1)(h), please clarify the following statement: *"The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CI."*
 - e. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 2.4.2(E)(1)(g), please elaborate upon how the proposed Commercial Intensive (CI) zoning is related to the adjacent and surrounding Agricultural (A) zoning on lands to the east, south and west.
 - f. In response to Section 2.4.2(E)(1)(j), please clarify the following statement: *"As (Section 3) demonstrates, there is capacity to accommodate the theoretical maximum development scenario based on this proposed amendment."* Impacts to public facilities must consider the maximum potential demand, not a 'theoretical' development scenario.

- g. Desktop GIS data indicates three (3) potential sinkholes exist to the east of the subject property. Please include information within the report discussing the potential existence of karst features. Please address in response to Section 2.4.2(E)(1)(k).
- h. The subject property is surrounded on the east, south and west by lands zoned Agricultural (A). In response to Section 3.5.1(A), please clarify the following statement: "...the property abuts land currently zoned CI, indicating the area has previously been deemed appropriate for CI."
- i. Section 3.5.2(E) describes the Commercial Intensive (CI) zoning district as follows: "The CI District is established and intended to provide lands and facilitate **highway-oriented development opportunities** within the City, for uses that require **high public visibility and an accessible location**. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange." While located proximate to the US 441/I-75 interchange, the subject property does not front a major arterial or highway, nor is it readily accessible from major arterials or other main thoroughfares. Please address.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 5, 2022

Sent by electronic mail to craigb@chw-inc.com

Craig Brashier, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Tomoka Hills Office Small Scale Comprehensive Plan Amendment (SSCPA) & Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Mr. Brashier:

On April 28, 2022, the City of Alachua received your application for a SSCPA and Rezoning applications on behalf of Tomoka Hills Farms, Inc. The SSCPA application proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Commercial on a ± 45.3 acre subject property, and the Rezoning application proposes to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ± 45.3 acre subject property, comprised of portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete.

An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

April 28, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Office – Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning
(Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find three (3) copies of the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

Also included in submittal are six (6) sets of mailing labels for all property owners within 400 feet of the subject property boundaries, and six (6) sets of mailing labels for individuals and organizations registered with the City to be notified for workshops and hearings.

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Commercial, Intensive (CI). The intents of these requests are to allow for the development of non-residential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Craig Brashier, AICP
Director of Planning