



# City of Alachua

## Planning & Community Development Department

### Staff Report

#### Planning & Zoning Board Hearing Date: Legislative Hearing

June 14, 2022

<b>SUBJECT:</b>	A request to amend the Future Land Use Map (FLUM) Designation on a ±27.9 acre subject property from Corporate Park to High Density Residential
<b>APPLICANT/AGENT:</b>	Clay Sweger, AICP, EDA Consultants, Inc.
<b>PROPERTY OWNER:</b>	Alachua A One, LLC
<b>LOCATION:</b>	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161 <sup>st</sup> Terrace
<b>PARCEL ID NUMBER:</b>	Portion of 03049-000-000
<b>ACREAGE:</b>	±27.9 acres
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve.
<b>RECOMMENDED MOTION:</b>	<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 EDA Consultants, Inc. on behalf of Alachua A One, LLC 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 Clay Sweger, AICP, of EDA Consultants, 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 ±27.9 acre subject property from Corporate Park to High Density Residential.

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 Corporate Park (CP) to Residential Multiple Family - 15 (RMF-15).

The FLUM Designation of the ±125.14 acre parent tract was amended in 2009 from Agriculture to Moderate Density Residential (±40 acres), Medium Density Residential (±36.14 acres), and Commercial (±50 acres). In 2018, the FLUM Designation of a ±57.87 acre portion of the parent tract was amended from Moderate Density Residential (±50 acres), Medium Density Residential (±36.14 acres), and Commercial (±21.2 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), Moderate Density Residential (±39.36 acres) and High Density Residential (±27.88 acres).

The subject property is generally located north of the US 441/Interstate-75 interchange, and north of NW 161<sup>st</sup> Terrace. The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

### *Existing FLUM Designation*

Objective 1.4 and Policy 1.4.a of the FLUE establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

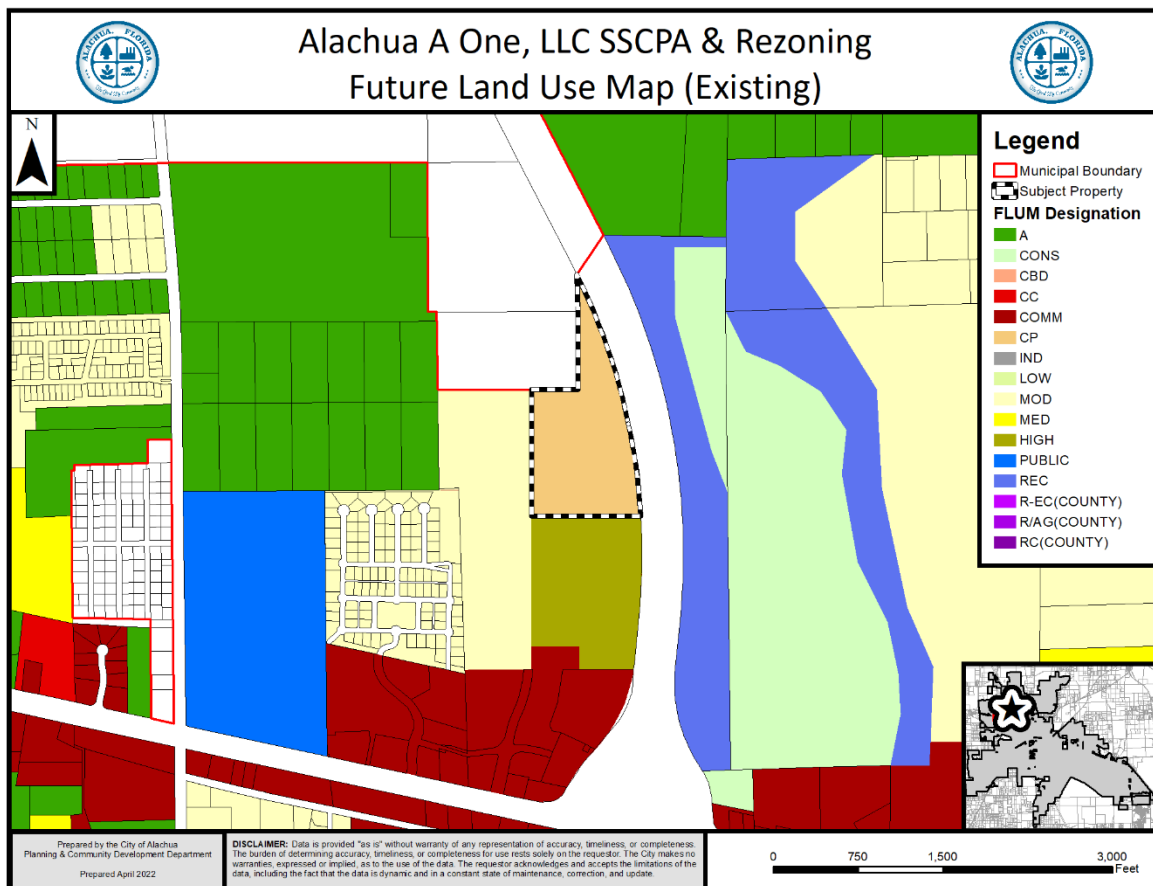
### *Proposed FLUM Designation*

Policy 1.2.c of the FLUE establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

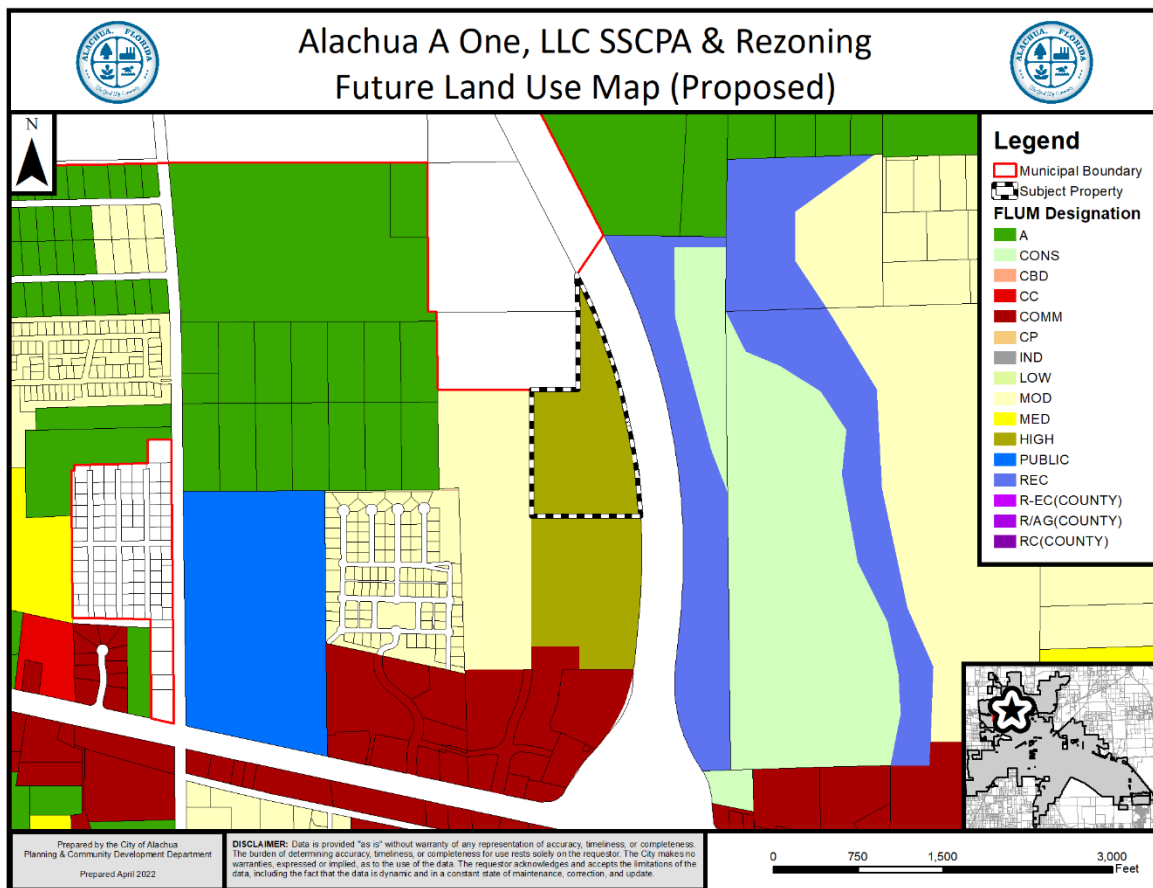
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	<i>Increase of 418 dwellings</i> <i>Decrease of 607,662 square feet non-residential uses</i>	
* Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).		

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



## EXISTING USES

The property undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

## 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

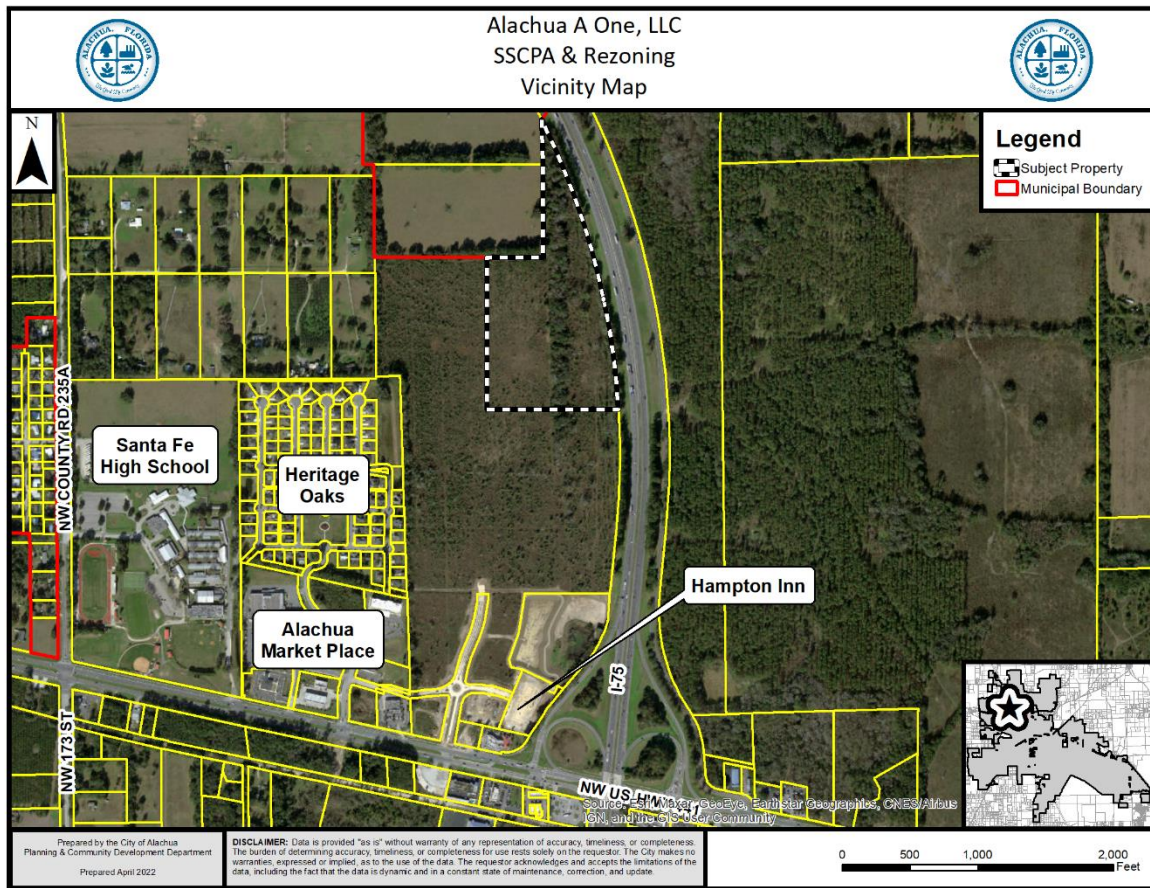


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Interstate 75; Vacant Lands	Rural/Agriculture (County)	Agriculture (County)
South	Vacant Lands	High Density Residential	Residential Multiple Family - 15 (RMF-15)
East	Interstate 75	N/A	N/A
West	Vacant Lands	Moderate Density Residential	Residential Single Family - 4 (RSF-4)

## 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 March 16, 2022 at 6:00 p.m. at the offices of the Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## 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: the subject property is located within an urbanizing portion of the City, abutting Interstate 75 and in proximity to existing employment sectors within the City; public services are available to serve the subject property at adequate capacity to accommodate on-site development; development of the land would support the concept of urban development; and the amendment would provide new housing opportunities to support population growth within the City in an area within close proximity to existing non-residential development, providing a balance of uses in the area that will reduce vehicle miles travelled for goods and services.

## 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 High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. 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.

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

**Evaluation & Findings:** The subject property is located 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. The potential development of the subject property would reduce the potential for urban development to occur within the periphery of these developed areas of the City.

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

**Evaluation & Findings:** The subject property is located 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 to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east.

- (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 is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

- (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 south and west 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.

- (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, areas proximate to the subject property, and are available to serve future development of the subject property.

- (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 High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. The subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

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

**Evaluation & Findings:** The subject property is adjacent to lands presently designated for single-family and multifamily 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 also provided an analysis of the application’s consistency with Section 163.3177 within the application materials.

- (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 to the west and south of the subject property, and the subject property is adjacent to Interstate 75 to the east. The subject property is undeveloped and primarily consists of cleared land and naturally wooded areas. There are no known features on the subject property which would preclude the development of the subject property.

- (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.

- (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 High Density Residential land use category permits multifamily development at a maximum density of 15 dwelling units per acre. It is the densest land use category within the City of Alachua. 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. Additionally, the subject property is located proximate to lands presently designated for single-family and multifamily residential uses as well as commercial uses.

- (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 any active agricultural or silvicultural operations. The adjacent lands to the south and west 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 functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

- (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 apply a residential land use category to the subject property. Therefore, the amendment would not address the demands of the residential population for nonresidential needed of the area.

- (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 1.2:** *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its

residents and provides for the best use of available lands for residential development.

**Policy 1.2.d:** *High Density Residential (8 to 15 dwelling units per acre):* The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

***Evaluation & Findings:*** The amendment would apply the High Density Residential land use category to the subject property. The lands contiguous to the south and west of the subject property are presently designated for residential uses and are consistent with the High Density Residential category.

**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:*** There are no wetlands, flood plains, surface water bodies, or other environmentally significant areas known to exist on the subject property.

**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 5.2a:** 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:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the current facility capacities, existing demand, and reserved capacities, there are no public facilities that would be deficient as a result of this development.

**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.

## **Housing Element**

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

***Evaluation & Findings:*** This amendment would support additional housing within the City, thereby furthering Policy 1.1.a.

## **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 has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

## **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.

**Objective 1.10:** *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

- Policy 1.10.a:** The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

***Evaluation and Findings:*** There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas, located on or known to exist on the subject property. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

- Policy 1.12.e:** The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

- Policy 1.12.f:** The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will

require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

***Evaluation and Findings:*** There are no flood prone areas located on the subject property.

## 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.

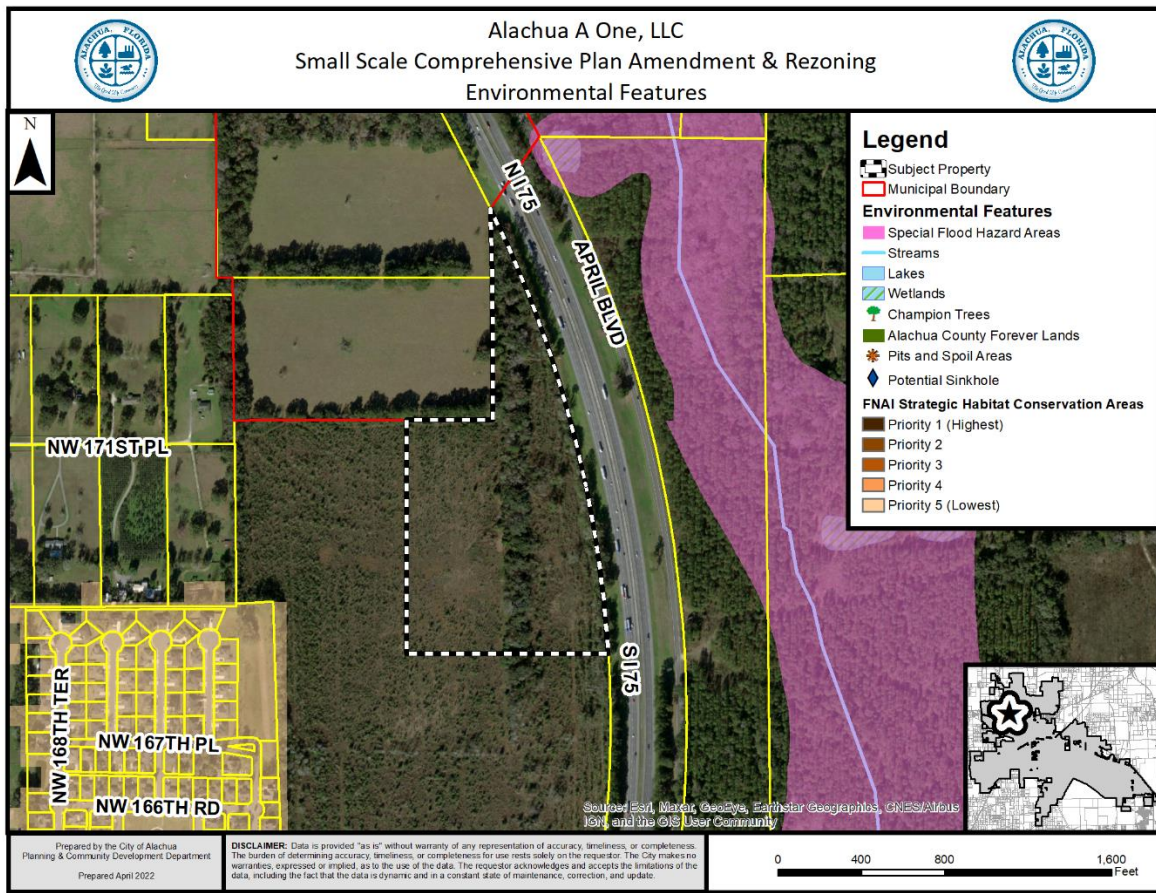
**Evaluation:** Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d 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 three (3) soil types found on the subject property:

### *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 (2-5% slopes)*

Hydrologic Soil Group: B

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

**Evaluation:** The site consists of soil types which pose only slight limitations for development. Development which may occur on the subject property will consider any limitations presented by soils present on-site.

## **Flood Potential**

Panels 0110D and 0120D of the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM") Series, dated June 16, 2006, indicate 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:** There are no known geologic features located on the subject property which would indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zone**

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

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

### **Historic Structures and Markers**

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

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

# PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Corporate Park	High Density Residential
Max. Gross Density*:	4 dwelling units / acre	15 dwellings/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwelling units
Maximum Intensity:	607,662 square feet	0 square feet
* Residential uses are only permitted in the Corporate Park (CP) zoning district when at least 50 acres of contiguous land are zoned Corporate Park (CP).		

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation.

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

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2,3</sup>	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
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
<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element. <sup>2</sup> 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]. <sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					



**Table 4. Potential Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multifamily Mid-Rise <sup>2</sup> (ITE Code 221)	2,274 (1,137/1,137)	150 (39/111)	184 (112/72)

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formulas: ITE Code 221: AADT - 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour - 0.36 trips per dwelling x 418 dwellings (26% entering/74% exiting); PM Peak Hour - 0.44 trips per dwelling x 418 dwellings (61% entering/39% exiting).

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

Traffic System Category	Segment 1: I-75 (From US 441 to North City Limits) <sup>1</sup>	Segment 2: I-75 (From US 441 to South City Limits) <sup>1</sup>	Segment 5: US 441 (From SR 235 to I-75) <sup>1</sup>	Segment 6: US 441 (From I-75 to CR 235A) <sup>1</sup>
PM Peak Hour Trips				
Maximum Service Volume <sup>2</sup>	91,600	91,600	39,000	39,000
Existing Traffic <sup>3</sup>	29,500	55,956	22,581	27,914
Reserved Trips <sup>4</sup>	208	208	2,160	1,927
Available Capacity <sup>4</sup>	61,892	35,436	14,259	9,159
Maximum AADT Generated by Amendment <sup>5</sup>	341	569	682	2,274
Residual Capacity After Potential Development's Impacts <sup>6</sup>	61,551	34,867	13,577	6,885

<sup>1</sup> 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.

<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

<sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

<sup>4</sup> Source: City of Alachua May 2022 Development Monitoring Report.

<sup>5</sup> Trip Distribution: Segment 1 - 15%; Segment 2 - 25%; Segment 5 - 30%; Segment 6 - 100%.

<sup>6</sup> 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: I-75 (From US 441 to North City Limits) <sup>1</sup>	Segment 2: I-75 (From US 441 to South City Limits) <sup>1</sup>	Segment 5: US 441 (From SR 235 to I-75) <sup>1</sup>	Segment 6: US 441 (From I-75 to CR 235A) <sup>1</sup>
PM Peak Hour Trips				
Maximum Service Volume <sup>2</sup>	8,250	8,250	3,510	3,510
Existing Traffic <sup>3</sup>	3,098	5,875	2,145	2,652
Reserved Trips <sup>4</sup>	15	15	170	154
Available Capacity <sup>4</sup>	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment <sup>5</sup>	27	46	55	184
Residual Capacity After Potential Development's Impacts <sup>6</sup>	5,107	2,314	1,140	520

<sup>1</sup> 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.

<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2022.

<sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

<sup>4</sup> Source: City of Alachua May 2022 Development Monitoring Report.

<sup>5</sup> Trip Distribution: Segment 1 - 15%; Segment 2 - 25%; Segment 5 - 30%; Segment 6 - 100%.

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

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

## Potable Water Impacts

**Table 6. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,309,417
Reserved Capacity <sup>2</sup>	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application <sup>3</sup>	114,950
<b>Residual Capacity</b>	<b>671,776</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>70.79%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2022. <sup>2</sup> City of Alachua May 2022 Development Monitoring Report. <sup>3</sup> Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 418 dwellings.	

**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 <sup>1</sup>	758,000
Reserved Capacity <sup>2</sup>	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application <sup>3</sup>	104,500
<b>Residual Capacity</b>	<b>453,632</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>69.76%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2022. <sup>2</sup> City of Alachua May 2022 Development Monitoring Report. <sup>3</sup> Source: City of Alachua Comprehensive Plan; 275 gallons per day per dwelling x 419 dwellings.	

**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 <sup>1</sup>	73,024	7,851.88
Reserved Capacity <sup>2</sup>	17,933.28	3,272.82
Demand Generated by Application <sup>3</sup>	4,263.62	778.11
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources: <sup>1</sup> 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). <sup>2</sup> City of Alachua May 2022 Development Monitoring Report. <sup>3</sup> City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings. <sup>4</sup> 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

**Table 9a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	135.48
Acreage Required to Serve Existing Population <sup>2</sup>	53.78
Reserved Capacity <sup>1</sup>	3.46
Potential Demand Generated by Development <sup>3</sup>	5.32
<b>Residual Recreational Capacity After Impacts</b>	<b>72.92</b>
<b>Sources:</b> <sup>1</sup> City of Alachua May 2022 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2021; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])</i> <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 418 dwellings / [5 acres/1,000 persons])	

**Table 9b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	11.45 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>35.93%</b>
<sup>1</sup> Source: City of Alachua May 2022 Development Monitoring Report.	
<sup>2</sup> Formula: Recreation Demand Generated by Development (5.32 acres) x 20%.	
<sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

**Evaluation:** The proposed development would increase the maximum potential demand of recreational facilities by 5.32 acres, and would increase the demand of passive park space by 1.06 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

### Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on April 21, 2022, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final development order for residential development (e.g., a site plan or final plat), a concurrency review will occur and determination of the availability of school capacity will be rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT “A”  
TO  
ALACHUA A ONE, LLC (HIGHPOINT CROSSING)  
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

May 16, 2022

Sent by electronic mail to [csweger@edaf.com](mailto:csweger@edaf.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA Consultants, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On May 5, 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 Alachua A One, LLC. 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](mailto: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 **June 14, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 31, 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, May 31, 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, June 13, 2022**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto: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](mailto: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



May 4, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
P.O. Box 9  
Alachua, FL 32616

**RE: HighPoint Crossing SSCPA & Rezoning Applications**

Justin:

Below are responses to the Planning Assistance Team (PAT) comments issued on April 21, 2022. **In addition, please note that the Justification Reports have been amended to reflect the deletion of proposed map changes to 2.1 acres of Commercial land use and Commercial Intensive zoning that were originally proposed in the March 31, 2022 submittal. The City of Alachua was notified of the exclusion of the 2.1 acres from the applications via an email from Clay Sweger to Justin Tabor on Tuesday, April 19, 2022. The April 20, 2022 response from Mr. Tabor was that it would be acceptable to incorporate the necessary revisions to the reports as part of the resubmittal based on Planning Assistance Team comments. An informational notice was mailed out to the mailing list for this project on May 4, 2022 as well.**

**1. LSCPA & Rezoning Applications**

- a. *Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161<sup>st</sup> Terrace and US 441. Therefore, Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.*

**Response: Recommended changes are included in the revised Justification Reports for the SSCPA and Rezoning.**

- b. *For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.*

**Response: This change has been incorporated in the Justification Reports.**

**2. LSCPA Application**

- a. *Needs analysis discusses the potential transportation impacts between the existing and*

*proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states “The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate 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 s. 380.05, including related rules of the Administration Commission.”*

**Response:** The Needs Analysis section of the SSCPA Justification Report has been supplemented with additional information. Please see the revised report.

- b. *Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

**Response:** The revised application only concerns a single area, therefore the adjacency issue has been resolved.

- c. *Page 4, paragraph below Policy 1.2.d: The word “policies” should be singular.*

**Response:** This has been corrected in the revised Justification Report.

### 3. Rezoning Application

- a. *Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.*

**Response:** Please see the revised Justification Report.

- b. *In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.*

**Response:** The revised application now only concerns a single area, therefore the adjacency issue has been resolved.

- c. *Suggest including the text of Section 2.4.2(E)(vi) – (xi) rather than just the section titles.*

**Response:** Please see the revised Justification Report that reflects this change.

Sincerely,

Clay Sweger, AICP, LEED AP  
Director of Planning

## BOARD MEMBERS

Tina Certain  
Robert P. Hyatt  
Leanetta McNealy, Ph.D.  
Gunnar F. Paulson, Ed.D.  
Mildred Russell

## SUPERINTENDENT OF SCHOOLS

Shane Andrew, Interim



District Office  
620 East University Avenue  
Gainesville, Florida  
32601-5498

www.sbac.edu  
(352) 955-7300

## An 'A-rated' District

*Mission Statement: We are committed to the success of every student!*

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*Facilities Department \*\* 3700 NE 53<sup>rd</sup> Avenue \*\* Gainesville, Florida 32609 \*\* 352-955-7400*

April 21, 2022

### RE: ACPS – High Point Crossing CPA / Rezone

Alachua County Public Schools (“ACPS”) has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 29.99 acres identified as Parcel. 03049-000-000. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 450 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction, maintenance, and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation, and maintenance, as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in that same zone after the redistricting process is completed. It is anticipated that a new school-zoning plan will be in place for the start of the 2023-2024 school year.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

**The Santa Fe High School CSA** currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

**The Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 14 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

**The Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this project is projected to generate 27 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution to these capacity issues will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions, please contact Suzanne Wynn, Director of Community Planning @ 352-955-7400 x 1445

Sincerely,



Shane Andrew

Interim Superintendent

cc: ACPS Director of Community Planning



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 21, 2022

Sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA Consultants, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family - 15 (RMF-15). A completeness review was performed on April 6, 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.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, May 11, 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 application may be scheduled for the **June 14, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. ***LSCPA & Rezoning Applications***

- a. Per Section 2.4.14(H)(2)(a), for proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. For purposes of this analysis, this should be measured from the intersection of NW 161<sup>st</sup> Terrace and US 441. Therefore,

Segments 1 (I-75 north of US 441), 2 (I-75 south of US 441), and 5 (US 441 from SR 235 to I-75) should be considered affected roadway segments.

- b. For solid waste and recreation impacts, please use the most current figure published by the US Census Bureau: 2.55 persons per household.

## 2. *LSCPA Application*

- a. Needs analysis discusses the potential transportation impacts between the existing and proposed land uses. The analysis should more directly address the provisions of Chapter 163.3177(6)(a)4., which states “***The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate 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 s. 380.05, including related rules of the Administration Commission.***”
- b. Please clarify the land uses of the adjacent properties in the compatibility analysis. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.
- c. Page 4, paragraph below Policy 1.2.d: The word “policies” should be singular.

## 3. *Rezoning Application*

- a. Please confirm the correct proposed land use category is identified in the statement of proposed change on page 2.
- b. In response to Section 2.4.2(E)(1)(v), please clarify the land uses of the adjacent properties. Suggest the adjacencies for each portion of the property subject to the proposed amendment be evaluated independent of one another.
- c. Suggest including the text of Section 2.4.2(E)(vi) - (xi) rather than just the section titles.

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](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised applications.

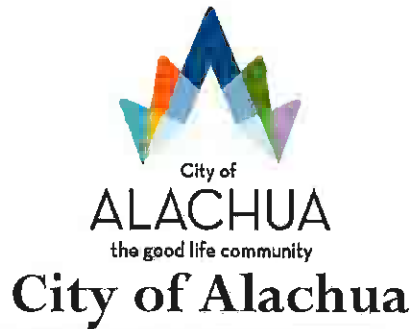
Sincerely,



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)*  
James McCauley, Alachua A One, LLC *(by electronic mail)*  
Project File





MIKE DAROZA  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

DATE: Apr 19, 2022

TO: Kathy Winburn, AICP  
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TR 4/18/2022  
E

RE: High Point Crossing SSCPA and RZ

Public Services has reviewed the subject project (Apr 06, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<b>Comment on Apr 06, 2022 Submittal</b> Public Services has no comments and thus approve this submittal. <b>APPROVED</b>
2.	
<b>END OF COMMENTS</b>	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 6, 2022

*Sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)*

Mr. Clay Sweger, AICP, LEED AP  
EDA Consultants, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review: HighPoint Crossing SSCPA and Rezoning Applications

Dear Mr. Sweger:

On March 31, 2021, the City of Alachua received your applications for a Small Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Alachua A One, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a ±29.99 acre subject property, comprised of portions of Tax Parcel Number 03049-000-000, from Corporate Park (±27.88 acres) and Commercial (±2.11 acres) to High Density Residential and to rezone the subject property from Corporate Park (CP) (±27.88 acres) and Commercial Intensive (CI) (±2.11 acres) to Residential Multiple Family - 15 (RMF-15).

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 application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Wednesday, April 13, 2022**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

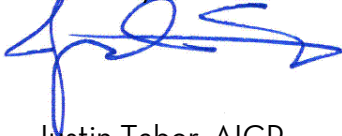
**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. Please update each application to state both existing land use/zoning categories in Section A of each application.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto: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