



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 14, 2022

SUBJECT:	A request to amend the Official Zoning Atlas on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family - 15 (RMF-15)
APPLICANT/AGENT:	Clay Sweger, AICP, EDA Consultants, Inc.
PROPERTY OWNER:	Alachua A One, LLC
LOCATION:	Generally located north of the US 441/Interstate-75 interchange, and north of NW 161 st Terrace
PARCEL ID NUMBER:	Portion of 03049-000-000
ACREAGE:	±27.9 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Alachua A One, 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>

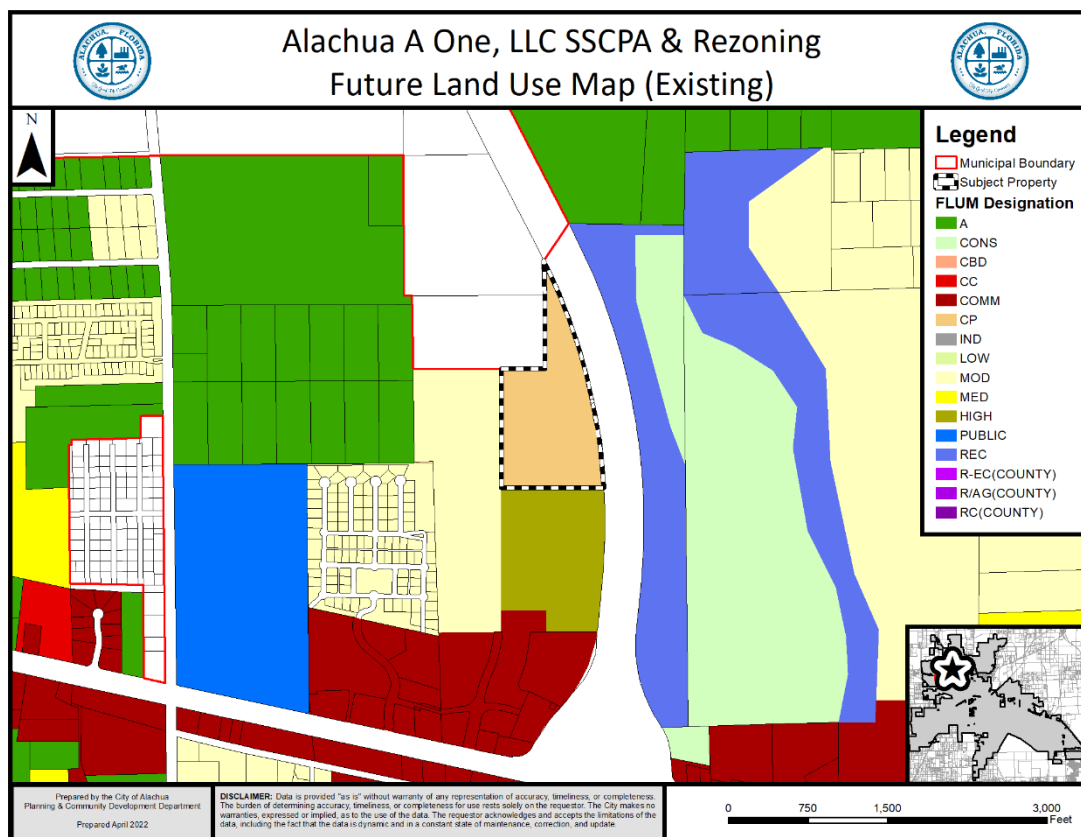
SUMMARY

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, of EDA Consultants, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±27.9 acre subject property from Corporate Park (CP) to Residential Multiple Family - 15 (RMF-15).

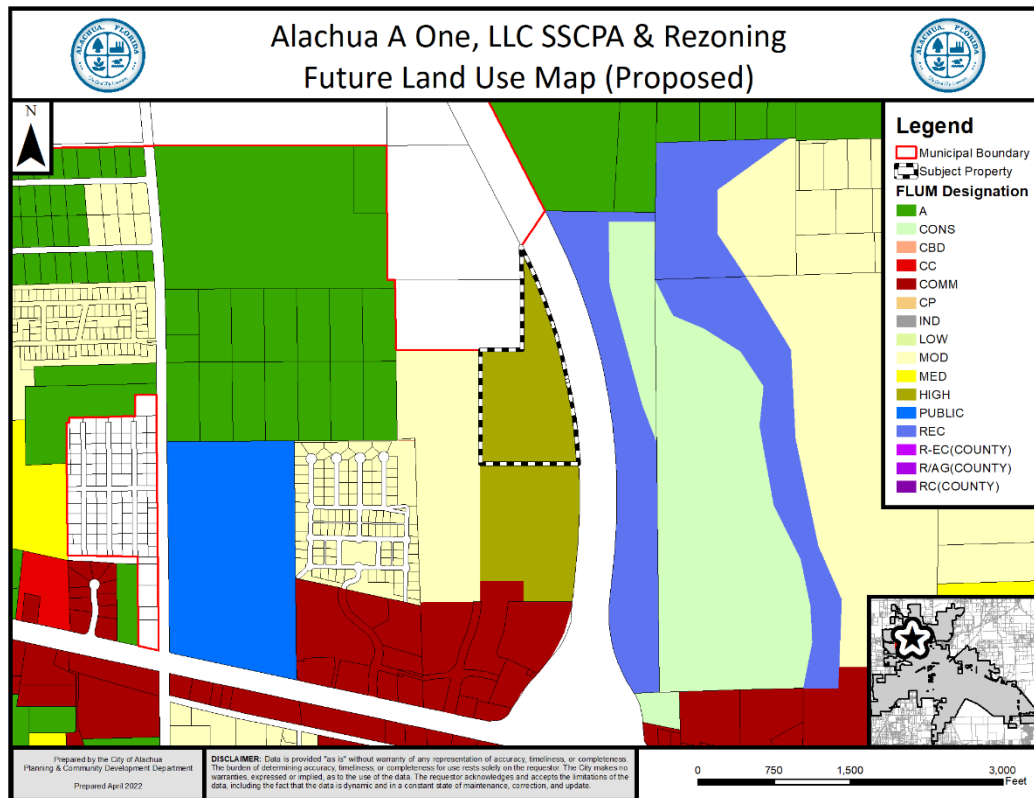
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Corporate Park to High Density Residential.

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

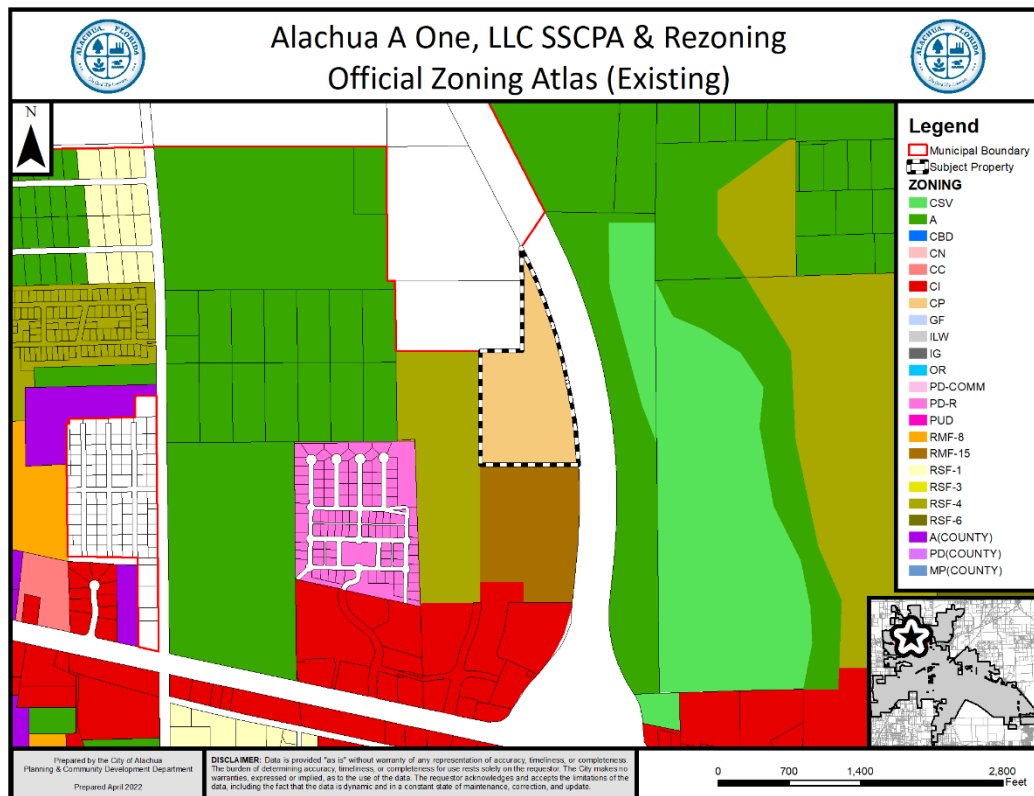
Map 1. Existing Future Land Use Map with Subject Property



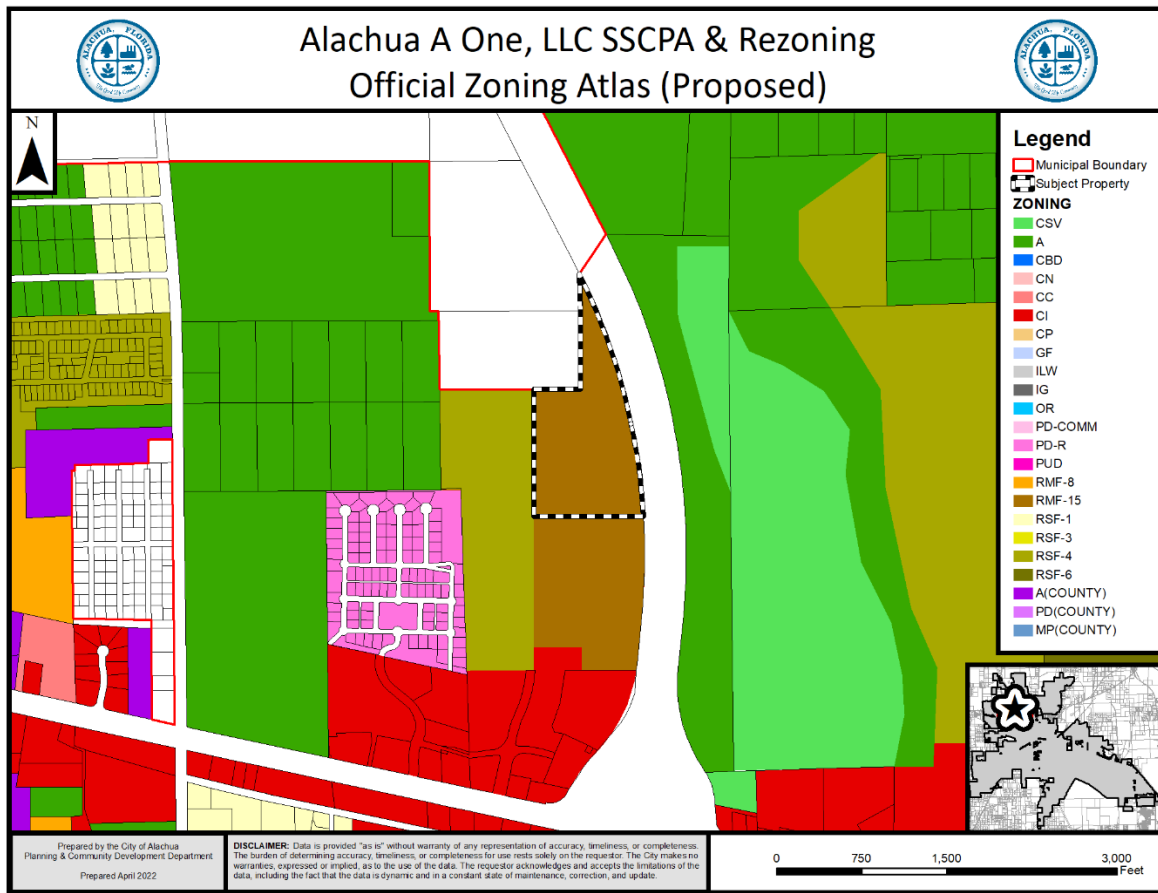
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

3.4.1 *General purposes.* The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Multiple Family - 15 (RMF-15) zone district is established and described in Section 3.4.2(H) of the City's Land Development Regulations (LDRs):

3.4.2(H) *RMF-15, Residential Multiple Family District-15.* The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Corporate Park	Corporate Park
Max. Gross Density:	N/A	418 dwellings
Max. Floor Area:	607,662 square feet	N/A
Typical Uses:	Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing	Residential dwellings: multi-family; single family attached; townhouse; two-to-four family dwellings; community facilities; religious intuitions; parks; schools; limited neighborhood commercial
Net Increase/ Decrease:	<p style="text-align: center;"><i>Increase of 418 dwellings</i> <i>Decrease of 607,662 square feet non-residential uses</i></p>	

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 5. Vicinity Map

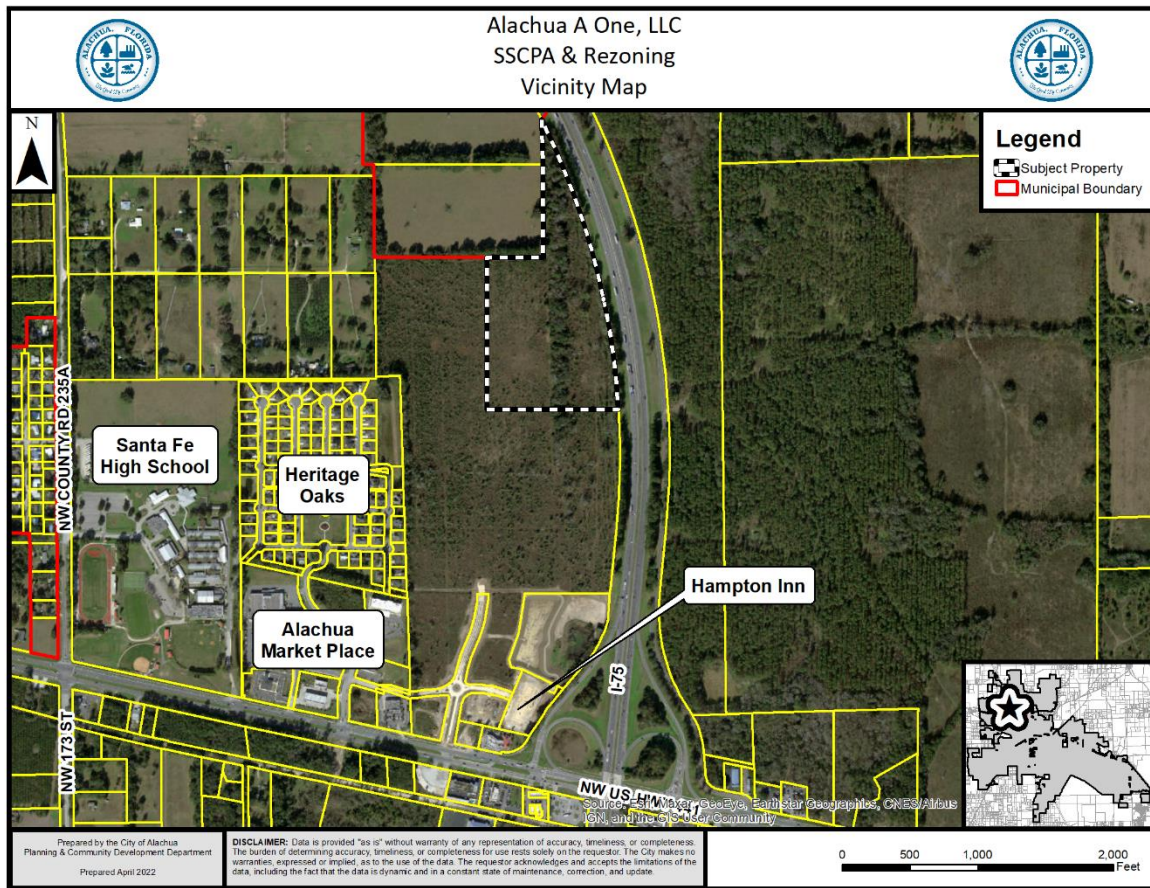


Table 2. Surrounding Land Uses

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.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±27.9 acre subject property from Corporate Park (CP) Residential Multiple Family - 15 (RMF-15).

Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the proposed FLUM Designation for the property subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
Portion of 03049-000-000	±27.9	High Density Residential	Residential Multiple Family - 15 (RMF-15)	<input checked="" type="checkbox"/>

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 amend the zoning of the subject property to Residential Multiple Family - 15 (RMF-15). The lands contiguous to the south and west of the subject property are presently zoned for residential uses and are consistent with the Residential Multiple Family - 15 (RMF-15) zoning district.

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.

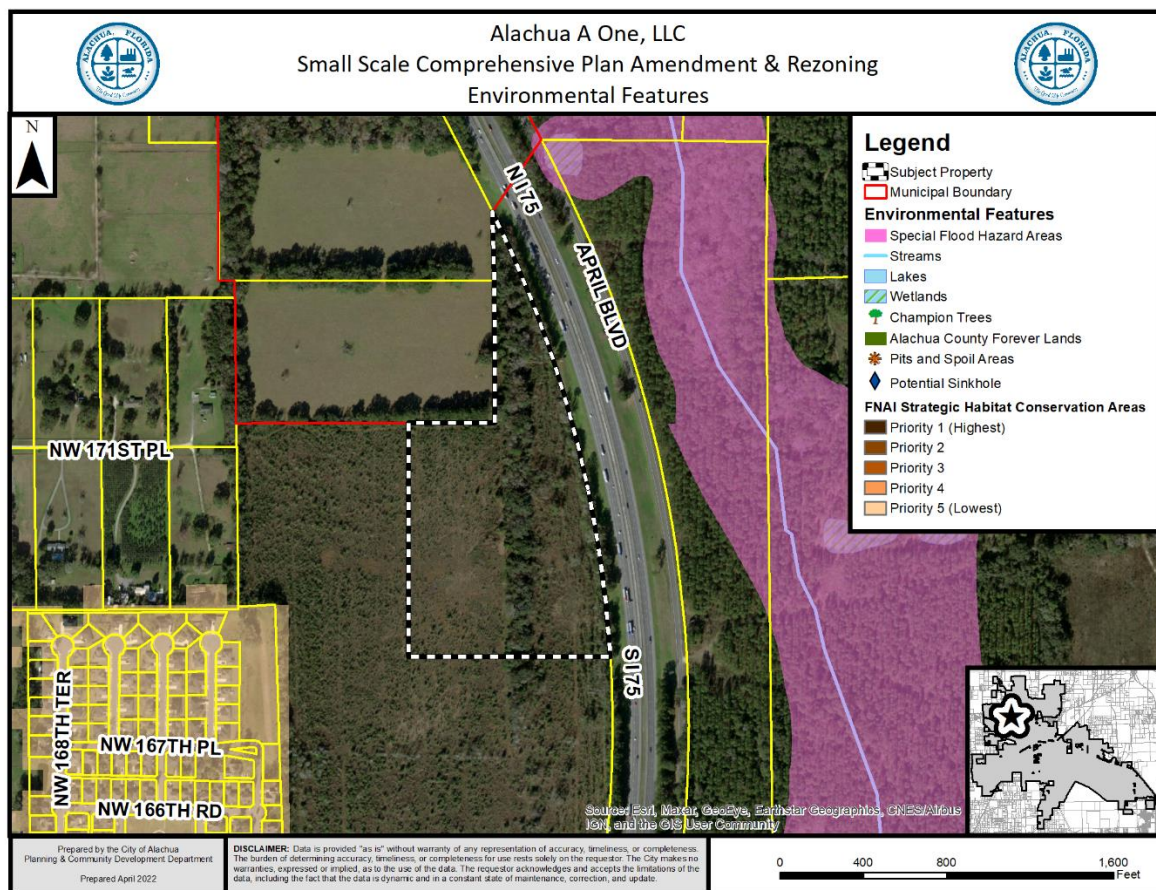
ENVIRONMENTAL CONDITIONS & SITE SUTIBILITY ANALYSIS

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.

Map 6. Environmental Features



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.

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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

- (b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the proposed amendment would result in a logical and orderly development pattern.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the property would not create premature development in an undeveloped or rural area.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family – 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment would be compatible with the uses permitted by the zone district classifications of adjacent lands.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located proximate to the US Highway 441/Interstate 75 interchange, near existing residential and commercial uses. Lands contiguous to the subject property are zoned for residential uses. Future development of the subject property will be consistent with the densities and/or intensities of use permitted on lands adjacent to the south. As shown within this report, impacts to the transportation system are presently acceptable and would not degrade the Level of Service (LOS) of any monitored facility to an unacceptable level.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. Based upon the surrounding zone districts and adjacent land uses, and the subject property's proximity to the US Highway 441/Interstate 75 interchange, the uses permitted by the proposed amendment will not deviate from the development pattern which would be permitted on adjacent lands.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the south and west are zoned for residential uses. More specifically, the lands to the south are presently zoned Residential Multiple Family - 15 (RMF-15). Interstate 75 is located to the east of the subject property. The proposed amendment will not result in creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way adjacent to the subject property.

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

development proposal, and capacity must be available to serve such development at that time.

- (k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Corporate Park (CP)	Residential Multiple Family - 15 (RMF-15)
Max. Gross Density*:	4 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	0.50 FAR	N/A
Maximum Density*:	N/A	418 dwellings
Maximum Intensity:	607,662 square feet	N/A
* 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 maximum development potential proposed by the amendment.

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 4. 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
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

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 5. Potential Trip Generation¹

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

¹ Source: ITE Trip Generation, 10th Edition.
² 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 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

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

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 May 2022 Development Monitoring Report.
⁵ Trip Distribution: Segment 1 - 15%; Segment 2 - 25%; Segment 5 - 30%; Segment 6 - 100%.
⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Table 6b. 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) ¹	Segment 2: I-75 (From US 441 to South City Limits) ¹	Segment 5: US 441 (From SR 235 to I-75) ¹	Segment 6: US 441 (From I-75 to CR 235A) ¹
PM Peak Hour Trips				
Maximum Service Volume ²	8,250	8,250	3,510	3,510
Existing Traffic ³	3,098	5,875	2,145	2,652
Reserved Trips ⁴	15	15	170	154
Available Capacity ⁴	5,137	2,360	1,195	704
Maximum AADT Generated by Amendment ⁵	27	46	55	184
Residual Capacity After Potential Development's Impacts⁶	5,107	2,314	1,140	520
^{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 May 2022 Development Monitoring Report. ^{5.} Trip Distribution: Segment 1 - 15%; Segment 2 - 25%; Segment 5 - 30%; Segment 6 - 100%. ^{6.} 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 7. 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	203,857
Available Capacity	786,726
Projected Potable Water Demand from Application ³	114,950
Residual Capacity	671,776
Percentage of Permitted Design Capacity Utilized	70.79%
Sources: ¹ City of Alachua Public Services Department, April 2022. ² City of Alachua May 2022 Development Monitoring Report. ³ 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 8. 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	183,868
Available Capacity	558,132
Projected Sanitary Sewer Demand from Application ³	104,500
Residual Capacity	453,632
Percentage of Permitted Design Capacity Utilized	69.76%

Sources:

¹ City of Alachua Public Services Department, April 2022.

² City of Alachua May 2022 Development Monitoring Report.

³ 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 9. 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	4,263.62	778.11
New River Solid Waste Facility Capacity⁴	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 May 2022 Development Monitoring Report.

³ City of Alachua Comprehensive Plan; 0.73 tons per capita per year x 2.55 persons per household x 418 dwellings.

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

Table 10a. Recreational Impacts

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

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.45 acres
Acreage Required to Serve Demand Generated by Development ²	1.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.51 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	35.93%
¹ Source: City of Alachua May 2022 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (5.32 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development)	

Evaluation: The proposed 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)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P						P	P	P	P	P		P	P			A	A	A	A			
Dwelling, manufactured home		P	P	P	P	P	P	P	P										A	A	A	4.3.1(A)(1), (2)		

Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P		P	P	P	P					A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P			P	P	P					A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P			P		P						A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P				P	P					A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P			P	P	P					A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P					A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P				P						A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S										A		
Roominghouse				S	S	S			P	P													
PUBLIC AND INSTITUTIONAL USES																							
	Community services																						
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P				P		A	A		4.3.2(A)

Youth club facility						S	P	P	P	P			P	P	P					P			A	A		4.3.2(A)
Day care																										
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S							A	A	A	A		
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P					A	A	A	A		4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P								A				
Overnight child care center		S				S	S	S	P	P	P	P	P	P										A		4.3.2(B)(1)
Educational facilities																										
College or university							S		P	P	S		P	P	P	P	P	P	P	P	A	A	A	A		
School		P	S	S	S	P	P	P	P	P			P	P					P		A	A	A			4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P		A	A	A	A		4.3.2(C)(1)
Government facilities																										
Government maintenance,													S	S	P		P	P	P		A			A		4.3.2(D)

storage, and distribution facility																							
Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P	P		A			A	
Birth center										P	S	P	P	P	P				A		A	A	
Hospital		S						S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P		P	P	P	P		A			A	
Medical marijuana dispensing																							
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

	Institutions																							
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium											S	P	P	S	P	P		P	A				A	4.3.2(F)(1)
Convention center											S	P	P	S	P	S		P	A				A	4.3.2(F)(1)
Drug and alcohol treatment facility												P												
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility												P								A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)

[illegible]

Parks and open areas

Arboretum

Botanical garden

Cemetery,
columbaria,
mausoleum

Community garden

Golf course, public

Park, private and public

Public square

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P	P					P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation													S			P	P	P	P	P	P	A					
Utilities																											
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)		
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)		
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)		
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Utility, major		S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(l)(3)		

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																				4.3.3(A)(1), (2)
Agri-education		P																				4.3.3(A)(1)
Agri-entertainment		P																				4.3.3(A)(1)
Custom operator		P																				4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																				4.3.3(A)(1), (3)
Equestrian facility		P											S	S								4.3.3(A)(1)
Farm co-op		P																				4.3.3(A)(1)
Farm machinery repair		S																				4.3.3(A)(1)
Farm market		P															A					4.3.3(A)(1)

Farm produce stand	P																A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																				4.3.3(A)(1)
Nursery, commercial	S																A				4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S	S								P							4.3.3(A)(1), (4)
Pet farm	P																				4.3.3(A)(1)
Sawmill	S																				4.3.3(A)(1), (5)
Stable	P																				4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																					
Agricultural research facility	P													P	P	P					4.3.3(B)(1)

	Animal care business	P																						
	Auction arena for livestock	S													S	S								
	Central farm distribution hub for agricultural products	P													P	P								4.3.3(B)(1)
	Equestrian facility	P																						4.3.3(B)(2)
	Fair grounds	S																A						
	Farm machinery repair	P											P		P									
	Farm machinery sales, rental, and service	P											P		P			A						
	Stable	P																						4.3.3(B)(3)
	Animal sales, service and care																							
	Animal hospital	P										P		S				A						4.3.3(C)(1)

Animal shelter		S									S							A				4.3.3(C)(2)
Animal grooming		P									P	P	P			P		A				
Kennel, indoor		P						S	S		P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P									P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P									P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																						
Eating establishments																						
Ice cream shop								S	S		P	P	P	P	P			A	A	A		
Restaurant, indoor seating only								S	S		P	P	P	P	P	P		A	A	A	A	
Restaurant, with outdoor seating								S	S		P	P	P	S	P	S		A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service											P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment									S	S	S	P	P	P	P	P					A	A	A	A		
Conference and training centers																										
Conference center		S							S	S			P	P	P	P	P		S		A			A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																								4.3.4(B)(2)
Industrial services																										
Building, heating, plumbing, or electrical contractors															P	P	P			A						
Electric motor repair																	P									4.3.4(C)(1)
Fuel oil distributor																	P									
General industrial service													P	P	P	P	P	P						A		

Heavy equipment sales, rental, or repair													P			P							4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities												P	P	P								A	4.3.4(C)(3)
Machine shop													S			P							4.3.4(C)(1)
Repair of scientific or professional instruments												S		S	P	P	P		A			A	
Tool repair														S	P	P	P						4.3.4(C)(1)
Manufacturing and production																							
Asphalt/concrete batch plant																S							4.3.4(D)(1)
Manufacturing, heavy ¹																P							4.3.4(D)(1)
Manufacturing, light														P	P	P		A				A	

Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S		P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P		A	A	A	A	
Private club or lodge, with seating capacity of 300 or		P					S	S	S	S	S	S	P	P	P	P	P		A	A	A	A	

greater in main activity area																								
Theater											S	P	P	P	P	P		S	A		A	A		
Recreation/entertainment, outdoor																								
Archery range		P											P				P							
Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S												P				P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P	P					P	P				A	A	A		
Retail sales and services																								
Auction house		P												P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A		4.3.4(G)(1)	
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Theater

Recreation/entertainment, outdoor

Archery range

Arena,
amphitheater,
auditorium, stadium

Commercial
recreation, outdoor

Golf course, private

Retail sales and services

Auction house

Bar, nightclub, or
cocktail lounge

Convenience store

Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)
Financial institution									S	P	P	P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home									S		P	P	P						A				4.3.4(G)
General media store												P	P	P	P				A	A	A		4.3.4(G)
Liquor store												S	P	P	P				A		A		4.3.4(G)
Laundromat														P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																							

Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf												S		S					A				4.3.4(G)(7)
Self-service storage																							

All uses													P		P	S		P		A					4.3.4(H)
Sexually oriented business																									
Sexually oriented cabaret															P										4.3.4(I)
Sexually oriented media store															P										4.3.4(I)
Sexually oriented motion picture theater															P										4.3.4(I)
Sex shop															P										4.3.4(I)
Vehicles, sales and services																									
Automobile body shop															P		P	P							4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A					
Automobile rental and sales													S		P					A					4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P		P							4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S			P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S			S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																	P							
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)															P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																S	S						4.3.4(L)(2)
Waste-related services																							
Energy recovery plant		S																					
Hazardous waste collection sites																	P						
Incinerator		S															S						
Landfill		S															S	S					
Landspreading of wastes		S															S						
Recycling dropoff center													S			S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S															P						4.3.4(M)(2)

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

**EXHIBIT “B”
TO
ALACHUA A ONE, LLC (HIGHPOINT CROSSING)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
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

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd 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 *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.

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

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 161st 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
Leannetta 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!

Facilities Department ** 3700 NE 53rd 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

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd 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 161st 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.

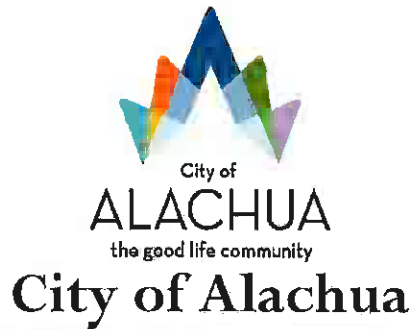
If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

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.	Comment on Apr 06, 2022 Submittal Public Services has no comments and thus approve this submittal. APPROVED
2.	
END OF COMMENTS	

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

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
2404 NW 43rd 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).

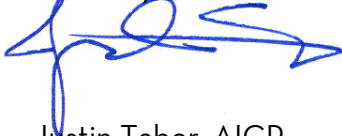
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after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

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