



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

March 8, 2022

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ± 162.5 acre subject property from Agriculture to Community Commercial (± 7.00 acres), Low Density Residential (± 115.5 acres), and Moderate Density Residential (± 40.0 acres)
APPLICANT/AGENT:	Clay Sweger, AICP EDA Consultants, Inc.
PROPERTY OWNERS:	JTFA, LLC and Kevin & Shima Carter
LOCATION:	Generally located southeast of the intersection of US Highway 441 and NW 188 th Street
PARCEL ID NUMBERS:	03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000
ACREAGE:	± 162.5 acre
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of JTFA, LLC and Kevin & Shima Carter to the City Commission with a recommendation to approve.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) 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 ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) and Agricultural (Alachua County) to Planned Development- Residential (PD-R) (±155.5 acres) and Community Commercial (CC) (±7 acres).

The subject property is generally located south of the intersection of NW US Highway 441 and NW 188th Street. The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

Existing FLUM Designations

Objective 1.1 of the Future Land Use Element (FLUE) establishes the Agriculture land use category. Policies 1.1.a through 1.1.d identify the uses allowed within the Agriculture land use category. The following uses are examples of uses permitted within the Agriculture land use category: single family detached dwellings; accessory dwellings; community services, such as schools, houses of worship, parks, and community centers; agri-business and agritourism; and conservation subdivisions.

Proposed FLUM Designation

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

Policy 1.2.a of the FLUE establishes the Low Density Residential land use category, and states that this category allows residential development at a maximum density of 1 dwelling unit per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

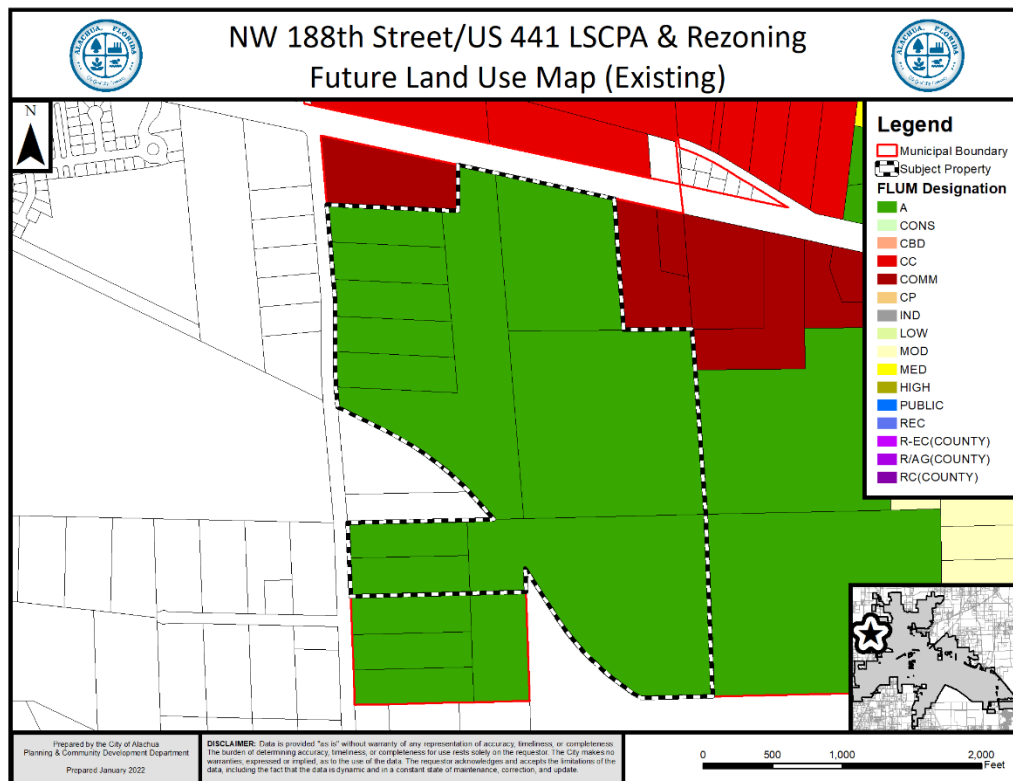
Policy 1.2.b of the FLUE establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling

units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

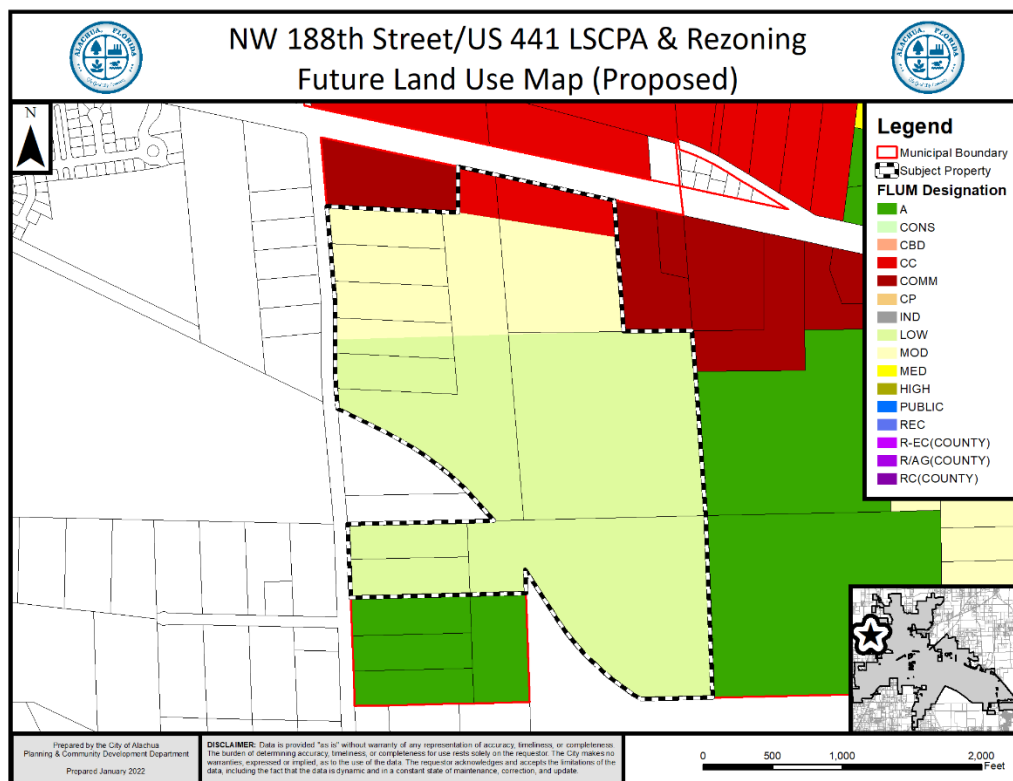
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designation:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	32 dwellings	275 dwellings
Max. Floor Area:	0 square feet	152,460 square feet
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	<p><i>Decrease of 243 dwellings</i> <i>Increase of 152,460 square feet non-residential uses</i></p>	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property is undeveloped and is primarily comprised of lands used as a tree farm and planted pine.

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

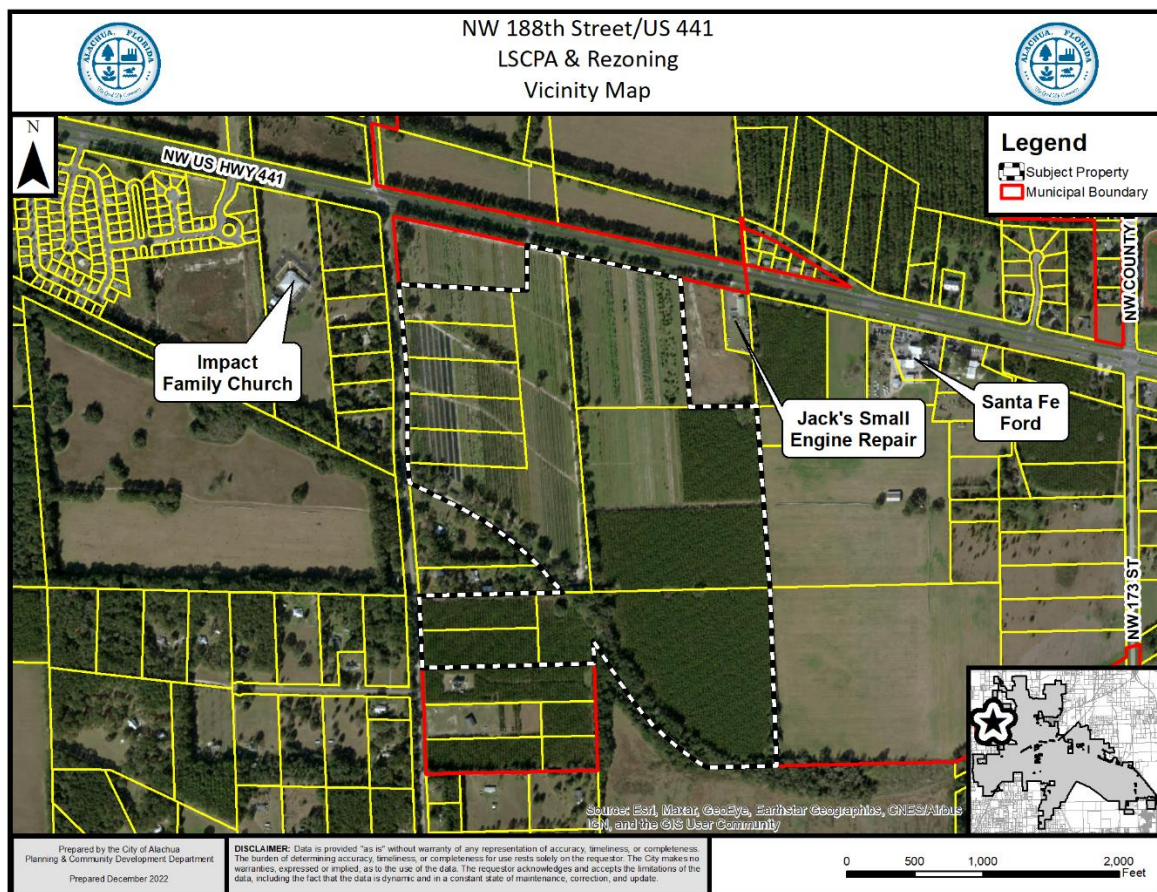


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441; Vacant Commercial and Residential Lands	Community Commercial; Moderate Density Residential	Agricultural (A)
South	Single Family Residential Uses; Agricultural Lands	Agriculture	Agricultural (A)
East	Vacant Commercial Lands; Agricultural Uses	Agriculture; Commercial;	Agricultural (A); Commercial Intensive (CI)
West	Single Family Residential Uses	Agriculture (County); Residential Suburban (High Springs)	Agricultural (Alachua County); Residential - 1 (High Springs)

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 December 23, 2021 at 6:00 p.m. at 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, 11 persons attended the meeting. An additional neighborhood meeting was held virtually on January 13, 2022.

Concerns included traffic, utility connections, and construction activities impacting existing residences.

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 in an area which includes existing nearby urban development in multiple directions with urban services available and that the subject property is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. The applicant notes that public services (centralized water & sewer utilities, police/fire protection, etc.) are available to serve the site at adequate capacity to accommodate on-site development and that there is also existing residential and commercial development in the immediate vicinity of the parcel.

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 proposed land use change would provide for a mix of commercial and residential uses at densities and intensities comparable to those land use categories located proximate to the subject property.

- (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 along US Highway 441. There are existing urban uses located within close proximity to the subject property. The densities and intensities permitted by the proposed land use categories are comparable to those land use categories located proximate to the subject property.

- (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 along the US 441 corridor. This corridor is characterized by commercial and residential uses. The proposed land use categories would not result in radial, strip, isolated or ribbon patterns emanating from existing urban development.

- (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 consists of lands used as a tree farm and planted pine. There are no known environmental features which would preclude the use of this property for commercial and residential uses.

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

Evaluation & Findings: The subject property is presently used for agricultural and silvicultural uses. Some adjacent lands are utilized for agricultural activities, however, the use of the land for commercial and residential uses are not anticipated to adversely affect the agricultural operations on any adjacent lands.

- (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 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 lands designated for commercial and residential uses the US 441 corridor. 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 subject property is located between existing commercial and residential development located along the US 441 corridor. The property is proximate to land presently designated for urban 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 proposed land use change would provide lands that permit both commercial and residential uses. The Community Commercial land use category is intended to provide neighborhood and community scale goods and services to adjacent neighborhoods and residential areas.

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

Evaluation & Findings: The proposed land use change is not expected to result in poor accessibility among linked or related land uses. The City's Comprehensive Plan requires interconnectivity between adjacent developments when development is compatible.

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

Evaluation & Findings: The proposed land use change would not result in a loss 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 proposed land use change would not result in any significant adverse impact to natural resources and ecosystems. There are no known environmental features that would preclude the use of the subject property for commercial or residential uses.

- (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 proposed Low and Moderate Density Residential land use categories will provide a mix of uses and densities that will support a range of housing

choices within the community. Any proposed development will be required to provide sidewalks in accordance with any requirements of the City's Land Development Regulations.

- (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 proposed land use change could potentially reduce the lands available for agricultural activities, however, lands are available within other areas of the City and surrounding area for such uses.

- (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 land use change would provide a limited amount of commercial lands that support the nonresidential needs of nearby residents and would provide additional lands for residential uses.

- (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.

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

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

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

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

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

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

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;

4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.3.ab. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

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

Evaluation & Findings: The proposed land use change would apply land use categories that are compatible with the designations and uses of surrounding properties. Lands adjacent to and proximate to the subject property are presently used or designated for commercial and residential uses.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage

slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation & Findings: The subject property has historically been used as a production nursery (tree farm). There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

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.

Evaluation & 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 within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

Evaluation & Findings: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities Element of the City of Alachua Comprehensive Plan.

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.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: An analysis of the impacts to recreation facilities has been provided within this report.

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 & 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 includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater 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.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system 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.
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 & Findings: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Evaluation & Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in an adverse impact to solid waste facilities.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence 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.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less 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.
 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 & Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

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

Objective 1.4: Air Quality

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed Community Commercial land use category in close proximity to Low and Moderate Density Residential land use categories will allow for a potential reduction in vehicle miles traveled as goods or services will be located near residential uses.

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.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

- I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
 - a. Residences and any support buildings must be built on pilings of sufficient

height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.

- b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
- c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
- d. Drain fields for septic tanks and gray water shall be located outside the wetland.
- e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
 - i. Clustering of units shall be located in the perimeter areas of the wetlands; and
 - ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

- II. Residential dwelling units not more dense than 1 dwelling unit per 3 acres such to the following minimum performance standards:
 - a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
 - b. All support buildings and other support facilities shall be constructed outside the wetland.
 - c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
 - d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
 - e. All residences shall be connected to a central sewage system owned and operated by the City.
 - f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

- i. Clustering of units shall be located along the perimeter area of the wetland; and
- ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

- a. Less than .25 acres in size; and,
- b. Determined to be of poor quality by a certified environmental specialist; and,
- c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
- d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum

Wetlands greater than 0.5 acre that do not support the animal species described above.

75' average
50' minimum

Areas where the animal species described above have been documented within 300 feet of a wetland.

100' average
75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Evaluation & Findings: There are no known wetlands on the subject property. If wetlands are discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

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

Creeks and Streams

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

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

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Map 3. Environmental Features



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. A small portion of the subject property is identified as Priority 5 on the FNAI PNA data layer. 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 six (6) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

Arredondo Fine Sand (5% - 8% slopes)

Hydrologic Soil Group: A

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

Fort Meade Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

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.

Norfolk Loamy Fine Sand (5-8% slopes)

Hydrologic Soil Group: B

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

Evaluation: The 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

Panel 0120D of the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) Series, dated June 16, 2006, indicates that the subject property is in Flood Zones X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.) Map 4 indicates the areas of special flood hazard.

Evaluation: Any development which occurs on the subject property within areas identified as Flood Zone A will be required to comply with the applicable provisions of the City’s Comprehensive Plan and Land Development Regulations, which may require the determination of a Base Flood Elevation. All development within these areas must comply with Section 6.9 of the LDRs, which requires structures to be elevated above the Base Flood Elevation.

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: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System,

however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could 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:	Agriculture (±162.5 acres)	Community Commercial (±7.0 acres); Low Density Residential (±115.5 acres; Moderate Density Residential (±40.0 acres)
Max. Gross Density:	1 dwelling/5 acres	1 dwelling/acre (Low Density Residential); 4 dwellings/acre (Moderate Density Residential)
Floor Area Ratio:	0.50 FAR	0.50 FAR
Maximum Density:	32 dwelling units	275 dwelling units
Maximum Intensity:	0 square feet	152,460 square feet

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

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, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR235A to NW 188 th Street)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within 1/4 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning Amendment	Single Family Residential (ITE Code 210) ¹	2,596 (1,298/1,298)	211 (55/156)	275 (176/99)
	Community Commercial (ITE Code 820) ²	5,755 (2,877/2,877)	457 (246/211)	581 (278/303)
Pass By Reduction		1,957 (978/978)	155 (83/72)	198 (95/103)
Potential Net Trips		6,394 (3,197/3,197)	513 (218/295)	658 (359/299)

¹ ITE Trip Generation for Single Family Residence (ITE 210): AADT: 9.44 trips per unit = 275 x 9.44 = 4,493 (50% enter/50% exit). PM 1.0 trips per unit = 275 x 1.00 = 275. (64% enter/36% exit). AM: .77 trips per unit = 275 x .77=211 (26% enter/74% exit).
² ITE Trip Generation for Shopping Center (ITE 820): AADT 37.75 trips per 1 ksf = 152.46 x 37.75 = 5,755 (50% enter/ 50% exit). PM Peak: 3.81 trips per 1 ksf = 3.81 x 152.46 = 581 (48% enter/ 52% exit). AM Peak: 3.00 trips per 1 ksf = 3.00 x 152.46 = 457 (54% enter/ 46% exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	7 (14) US 441 (from CR235A to NW 188 th Street) ¹	6 (4107) US 441 (from I-75 to CR235A) ¹	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume ²	43,000	39,000	15,120	15,120
Existing Traffic ³	22,250	30,111	5,209	1,380
Reserved Trips ⁴	1,565	1,927	287	816
Available Capacity ⁴	19,421	6,962	9,624	12,924
Potential Impact Generated by Proposed Zoning Amendment ⁵	6,394	2,462	1,343	671
Residual Capacity after Proposed Zoning Amendment⁶	13,027	4,500	8,281	12,253
PM Peak Hour Traffic Analysis	7 (14) US 441 (from CR235A to NW 188 th Street) ¹	6 (4107) US 441 (from I-75 to CR235A) ¹	17 CR235A (from US 441 to CR235)	16 CR235A (from US 441 to NCL)
Maximum Service Volume ²	3,870	3,510	1,359	1,359
Existing Traffic ³	2,114	2,861	495	131
Reserved Trips ⁴	129	154	31	85
Available Capacity ⁴	1,627	495	833	1,143
Potential Impact Generated by Proposed Zoning Amendment ⁵	658	253	138	69
Residual Capacity after Proposed Zoning Amendment⁶	969	242	695	1,074
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021 ⁴ Source: City of Alachua January 2022 Development Monitoring Report. ⁵ Trip Assignment: 70% of total trips assumed to be eastward bound (EB). Segment 7 :100%, Segment 6: 55% of EB trips, Segment 17: 30% of EB trips, Segment 16: 15% of EB trips ⁶ The application is for a Preliminary Development Order. Concurrency will not be reserved.				

Evaluation: As shown in Table 5, affected segments 6, 7, 16 and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	90,871
Residual Capacity	707,972
Percentage of Permitted Design Capacity Utilized	69.21%
<i>Sources:</i> <i>* City of Alachua January 2022 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 90,871 gallons per day at build out. This analysis is based on the development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	83,996
Residual Capacity	558,903
Percentage of Permitted Design Capacity Utilized	62.74%
<i>Sources:</i> <i>* City of Alachua January 2022 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 275 units + .1 gal/sf x 152,460 per 64-6.008, F.A.C</i>	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 83,996 gallons per day. This analysis is based on the practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential that would be permitted by the proposed land use categories. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	52.87
Reserved Capacity ¹	3.94
Potential Demand Generated by Development ³	3.80
Residual Recreational Capacity After Impacts	74.87

Sources:

¹ City of Alachua January 2022 Development Monitoring Report.

² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])

³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 275 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.36 acres
Acreage Required to Serve Demand Generated by Development ²	0.76 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	32.84 %

¹ Source: City of Alachua January 2022 Development Monitoring Report.

² Formula: Recreation Demand Generated by Development (3.80 acres) x 20%.

³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 7.09 recreational acres, and for passive park space by 1.42 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	42,296	7,719.02
Reserved Capacity ²	17,754.19	3,240.14
Projected Solid Waste Demand from Application ³	4,356	795
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per year) 2 City of Alachua January 2022 Development Monitoring Report 3 Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 275 dwellings x 2.3 persons per unit +12 lbs per/1ksf nonresidential/day) 4 New River Solid Waste Facility, April 2021		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 795 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

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 February 25, 2022, capacity is 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
JTFA, LLC AND KEVIN AND SHIMA CARTER (NW 188TH STREET/US 441)
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.



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

www.sbac.edu
(352) 955-7300

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Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400

February 25, 2022

RE: ACPS – NW 188th St / US 441

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 162.5 acres identified as Parcels 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 030442-050-004, 030442-060-005, 03875-001-001, and 03875-010-001. 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 275 single 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 and 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 its 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. As a result 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 25 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

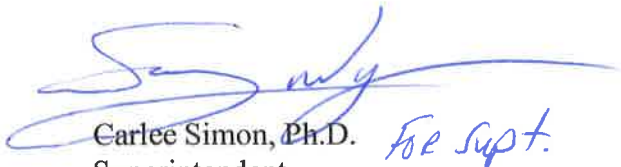
The Mebane Middle School CSA currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the 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 33 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate a satisfactory and long term solutions, it is recommended that the City 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,

A handwritten signature in blue ink, appearing to read "Carlee Simon", with a long horizontal flourish extending to the right.

Carlee Simon, Ph.D.

Superintendent

Encl.

cc: ACPS Director of Community Planning

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leannette McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

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

www.sbacs.edu
(352) 955-7300

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March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

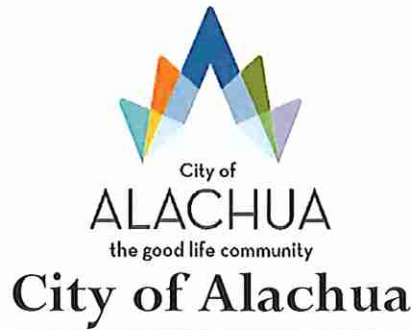
Carlee Simon, Ph.D.
Superintendent
Encl.

cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/07/2021

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			14,837	1,281	13,556	13,556	11,162	2,394	82%	75%
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			6,302	119	6,183	6,183	4,719	1,464	76%	75%
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			8,397	43	8,354	8,354	7,624	730	91%	91%
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	746	746	951	-205	127%	101%
	Combination Total			2,590	198	2,392	2,392	2,391	1	100%	92%
	District Schools Total			32,126	1,641	30,485	30,485	25,896	4,589	85%	81%
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			550	0	550	550	219	331	40%	40%
	District Total (w/ Centers)			32,676	1,641	31,035	31,035	26,115	4,920	84%	80%

Hawthorne Capacity = 664 (178 Middle, 486 High) 2021-22 Enrollment (214 Middle, 265 High)
High Springs Capacity = 982 (564 Elem, 418 Middle) 2021-22 Enrollment (616 Elem, 345 Middle)
Oak View Capacity = 746 (97 Elem, 649 Middle) 2021-22 Enrollment (134 Elem, 817 Middle)
AQ Jones Capacity = 181 (90 Middle, 91 High) 2021-22 Enrollment (21 Middle, 28 High)



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Feb 22, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
2/22/2022
2

RE: NW 188th St US 441 LSCPA Rezoning

Public Services has reviewed the subject project (Feb 10, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Dec 29, 2021 Submittal</p> <p>Potable Water Infrastructure Availability</p> <p>An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained.</p> <p>Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling.</p> <p>FYI: See Attachment 1, which is the markup of the GIS map of water piping.</p>

NO.	COMMENTS
2.	<p>Comment on Dec 29, 2021 Submittal</p> <p>Wastewater Infrastructure Availability</p> <p>There is no gravity wastewater piping in the area to which the development can connect.</p> <p>There is an existing 8-inch force main segment along US 441 to which the development can connect.</p> <p>This would require installing a lift station and force main that connects to the existing force main along US 441.</p> <p>FYI - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure.</p> <p>A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.</p>
3	<p>Comment on Dec 29, 2021 Submittal</p> <p>Electric Service Infrastructure Availability</p> <p>The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.</p> <p>FYI</p>
4.	<p>Comment on Feb 10, 2022 Submittal</p> <p>Public Services has no additional comments, and thus rate this submittal as:</p> <p>No Exceptions Noted.</p>
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

February 16, 2022

Sent by electronic mail to csweger@edaf.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On February 7, 2022, the City of Alachua received your revised application and materials for a Large Scale Comprehensive Plan Amendment submitted on behalf of JTFA, LLC and Kevin & Shima Carter for the NW 188th Street/US 441 LSCPA. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **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 application is scheduled to be heard*. The application has been scheduled for the **March 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, February 22, 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 hearing. Therefore, posted notice signs must be placed on the property no later than **Tuesday, February 22, 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 hearing, 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, March 7, 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



February 7, 2022

Justin Tabor, AICP
Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: NW 188th Street / US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Tabor & Mr. Hall:

The applicant's responses to the completeness review comments issued on January 20, 2022 are below:

LSCPA Review Comments

1. Public Facilities Impact Analysis

- a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

- b. Project trips identified in the "Level of Service Analysis/Affected Roadway Segment" tables do not appear to be consistent with the trip distribution shown under "Trip Distribution on Affected Roadway Segments". Please review and revise accordingly.

RESPONSE: The traffic generation, distribution and concurrency tables have been revised in the Justification Report to address this comment and to incorporate the revised numbers from the January 2022 Concurrency Monitoring Report.

- c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.

RESPONSE: The Justification Report tables for water, sewer and solid waste have been revised to include both commercial and residential development impacts.

- d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: "Approval of the [rezoning] application would reduce the subject property's projected impact on the public school system." Please also correct the application type.

RESPONSE: The Justification Report information related to school impacts have been revised to address this comment.

- e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 – 2019) x 5 acres/1,000 persons = 3.8 acres.

RESPONSE: The Justification Report information related to recreational demand has been revised to address this comment.

2. Miscellaneous

- a. The Needs Analysis refers to the proposed land use change as “urban infill”. Please clarify or amend this statement.

RESPONSE: The Needs Analysis section of the Justification Report has been revised to address this comment.

- b. The application refers to the proposed land use change as “infill in nature” in response to the urban sprawl indicators. Please clarify or amend this statement.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

- c. Page 11 of Justification Report states that the proposed project is located within core of City and represents “infill development”. Please clarify or amend statement.

RESPONSE: This reference in the Justification Report has been revised to address this comment.

- d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.

RESPONSE: The reference to existing zoning has been changed in the Justification Report.

3. Public Services Comments

- a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

RESPONSE: Noted. The applicant has reviewed the Public Services comments and understands the requirements for utility provision.

If you require any additional information in order to complete the review, please let us know.

Sincerely,

Clay Sweger

Clay Sweger, AICP, LEED AP
Principal / Director of Planning



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary:
NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres). A completeness review was performed on January 10, 2022 and the application were determined to be complete on the same date.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, February 7, 2022**. A total of three (3) copies of the 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 **March 8, 2022 Planning & Zoning Board (PZB) Meeting**.

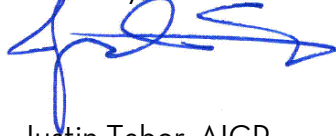
Please address the following:

1. Public Facilities Impact Analysis
 - a. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.

- b. Project trips identified in the “Level of Service Analysis/Affected Roadway Segment” tables do not appear to be consistent with the trip distribution shown under “Trip Distribution on Affected Roadway Segments”. Please review and revise accordingly.
 - c. Project demands for potable water, sanitary sewer, and solid waste only account for potential residential development.
 - d. The project would increase the residential entitlement of the property and therefore would have the potential to generate a larger number of public school students than the current entitlement. Please clarify the following statement: “Approval of the [rezoning] application would reduce the subject property’s projected impact on the public school system.” Please also correct the application type.
 - e. Please show the calculation for the recreational demand: 275 dwellings x 2.76 persons per household (US Census Bureau, 2015 - 2019) x 5 acres/1,000 persons = 3.8 acres.
2. Miscellaneous
- a. The Needs Analysis refers to the proposed land use change as “urban infill”. Please clarify or amend this statement.
 - b. The application refers to the proposed land use change as “infill in nature” in response to the urban sprawl indicators. Please clarify or amend this statement.
 - c. Page 11 of Justification Report states that the proposed project is located within core of City and represents “infill development”. Please clarify or amend statement.
 - d. The current zoning of a portion of the subject property is Agricultural (Alachua County). Please revise the applications to reflect the County zoning designation.
3. Public Services Comments
- a. Please refer to the memorandum from the Public Services Department, dated January 20, 2022 for information concerning the availability of potable water, wastewater, and electric service infrastructure availability.

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 application.

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



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 20, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
11/20/2022

RE: NW 188th St US 441 LSCPA Rezoning

Public Services has reviewed the subject project (Dec 29, 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Dec 29, 2021 Submittal</p> <p>Potable Water Infrastructure Availability</p> <p>An existing 8-inch water main runs along 188th St. This would likely be one point of connection. The reviewer does not know the required fire flow, but 1500 gpm is a typical value for subdivisions. Note 1500 gpm through an 8-inch line creates a velocity of 10 fps, which results in a high pressure losses – supplying fire flow only through this line is probably not feasible because 20 psi residual pressure will not be maintained.</p> <p>Another point of connection is likely required to produce the required fire flow. Reliability would also be increased, which is very desirable. Note that there is a 12-inch water line on the north side of US 441 that could serve as the second point of connection. On recent projects, FDOT has allowed potable water lines to be installed under US 441 using horizontal drilling.</p> <p>FYI: See Attachment 1, which is the markup of the GIS map of water piping.</p>

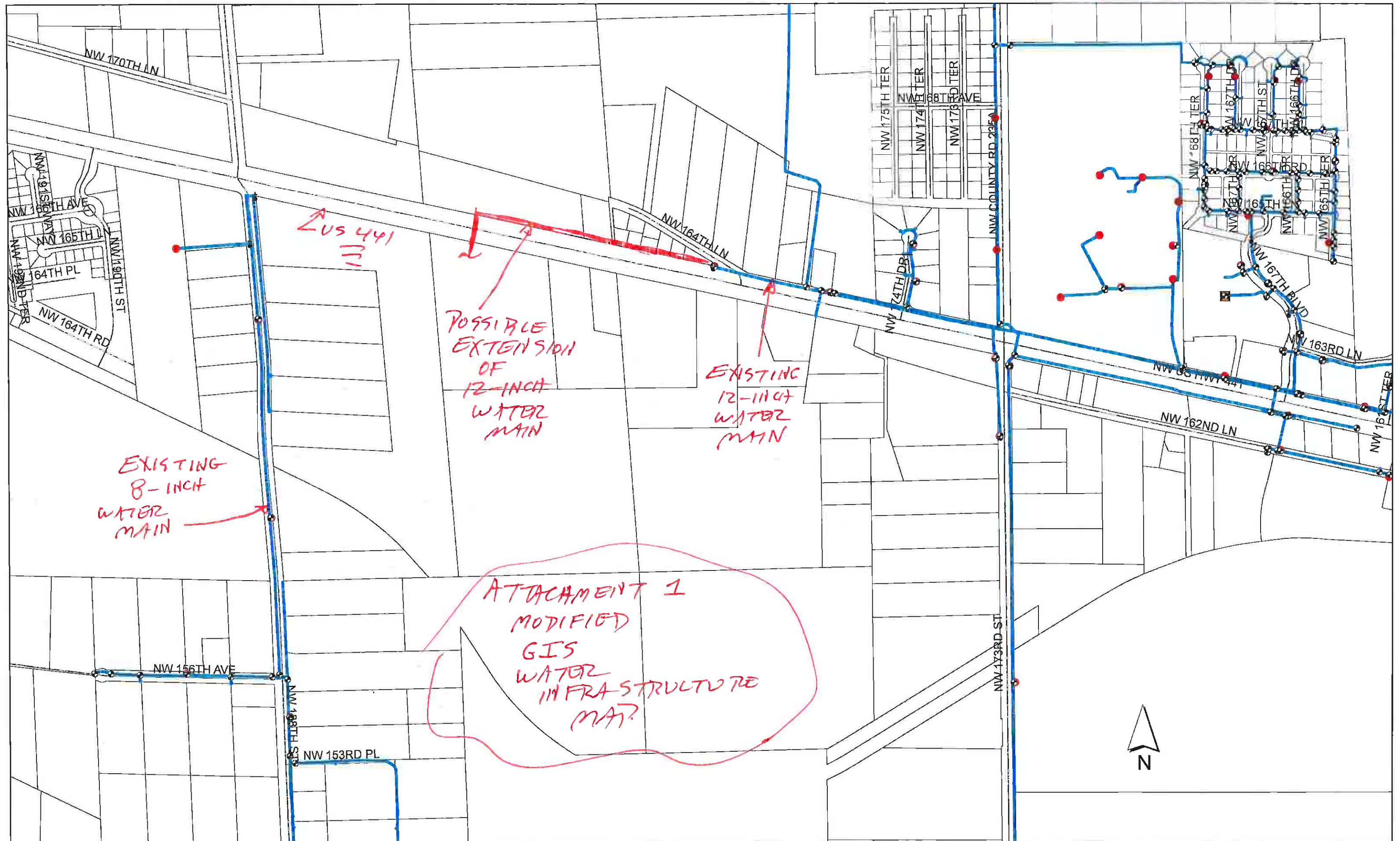
NO.	COMMENTS
2.	<p>Comment on Dec 29, 2021 Submittal</p> <p>Wastewater Infrastructure Availability</p> <p>There is no gravity wastewater piping in the area to which the development can connect.</p> <p>There is an existing 8-inch force main segment along US 441 to which the development can connect.</p> <p>This would require installing a lift station and force main that connects to the existing force main along US 441.</p> <p>FYI - See Attachment 2, which is the attached markup of the GIS map of wastewater piping infrastructure.</p> <p>A proposed location of the lift station is shown. But please note that this location is based only on a cursory recollection of slope and relative elevations in the subject area.</p>
3	<p>Comment on Dec 29, 2021 Submittal</p> <p>Electric Service Infrastructure Availability</p> <p>The proposed development is in the Duke Power Service area. Thus, the developer and the developer's engineer should contact Duke Power directly for electric service infrastructure availability.</p>
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

January 10, 2021

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review: NW 188th Street/US 441 Large Scale Comprehensive Plan Amendment (LSCPA)

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Large Scale Comprehensive Plan Amendment (LSCPA) on behalf of JTFA, LLC and Kevin & Shima Carter. The application proposes to amend the Future Land Use Map (FLUM) Designation of a ±162.5 acre property, consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000, from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres).

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 provide materials addressing the comments below by **5:00 PM on Thursday, January 13, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

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 Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Comprehensive Plan Amendment Application Attachment D.7., Mailing Labels:** The mailing labels submitted with the application package did not include those individuals and organizations on file with the City to receive notice. Please provide three (3) sets of

mailing labels with those individual and organizations on file with the City to receive notice. Please contact project planner to obtain this list if needed.

2. **Comprehensive Plan Amendment Application Attachment D.8., Public School Generation Form:** The form submitted with the application package appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. **Comprehensive Plan Amendment Application Attachment D.11., Proof of Payment of Taxes:** The materials submitted with the application package indicate that the property taxes are unpaid for some of the subject property parcels, however, a review of the Alachua County Tax Collector website indicates that the property taxes are paid. Please confirm and submit revised materials.
4. **Neighborhood Meeting Materials:** The neighborhood workshop materials submitted with the application package did not include proof of publication of notice (tearsheet or publisher's affidavit). Please provide proof of publication of advertisement.

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

Attachment: City of Alachua Public School Student Generation Form



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☐ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: _____

2. Address of Subject Property: _____

3. Parcel ID Number(s): _____

4. Section _____ Township _____ Range _____ Grant _____ Acreage: _____

5. Existing Use of Property: _____

6. Future Land Use Map Designation: _____

7. Zoning Designation: _____

8. Development Data (check all that apply):

☐ Single Family Residential

Number of Units _____

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: <https://mapgenius.alachuacounty.us/>. Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

Elementary: _____

Middle: _____
High: _____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
of Middle School Student Stations = # of housing units x Middle school student generation multiplier
of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* **Student generation multipliers may be obtained from SBAC at:**

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** **Round to the nearest whole number**

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20____, by _____

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL

Signature of Notary Public, State of _____

**City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121**



Certification



This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

☐ **School Board Staff Certification**

Approved by: _____

Date: _____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date: _____