



City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: Quasi-Judicial Hearing

July 12, 2022

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7-acre subject property
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
LOCATION:	South of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate - 75
PARCEL ID NUMBERS:	03924-000-000, 03865-000-000, 03917-200-002
OVERLAY:	NA
ACREAGE:	± 51.7 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
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 to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±51.7 acre subject property. The subject property is comprised of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. The subject property is located south of Peggy Road, east of Interstate - 75, and north of the CSX rail right-of-way. There is one existing residential use on the subject property.

The subject property presently has Agriculture and Rural/Agriculture (Alachua County) FLUM Designations. The proposed amendment would change the FLUM Designation to Moderate Density Residential. The Moderate Density Residential FLUM Designation permits a density of 0 - 4 dwelling units per acre (a maximum of 206 dwelling units for the subject property).

Policy 1.2.a of the Future Land Use Element 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.

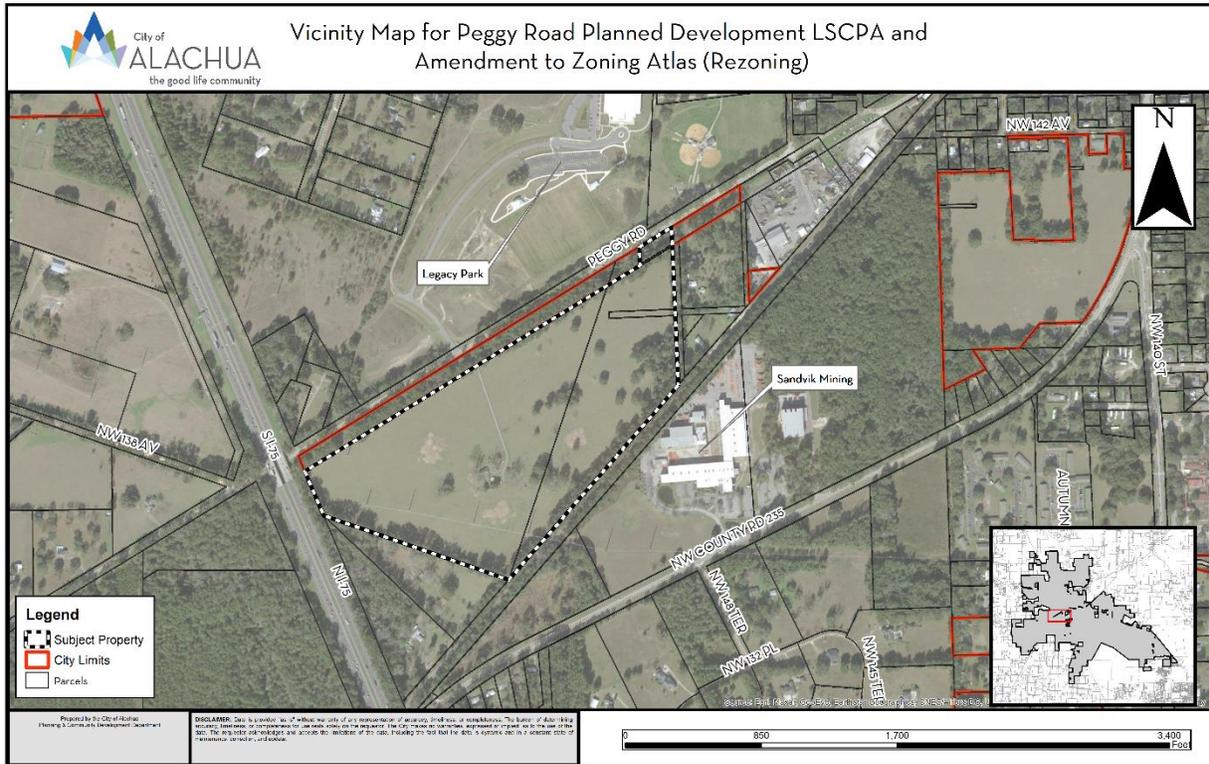
This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development- Residential (PD-R).

FLUM DESIGNATION COMPARISON

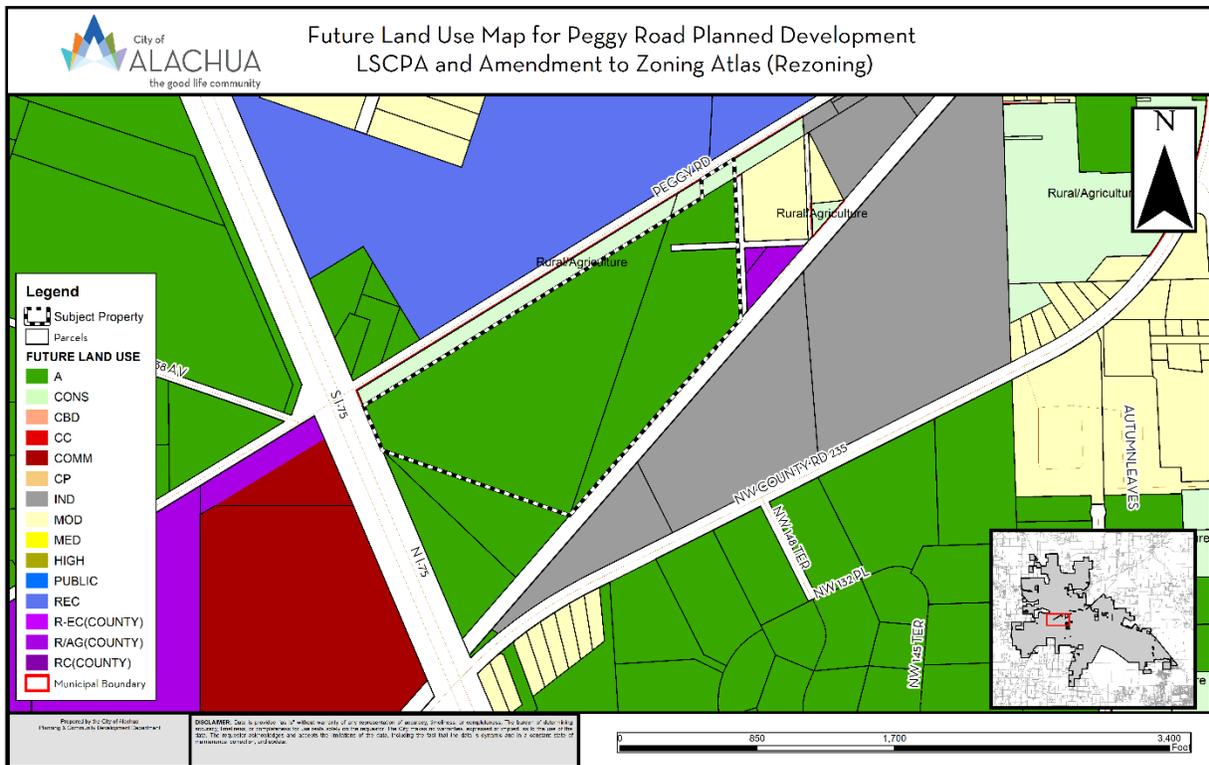
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map (“FLUM”) Designations:

	Existing FLUM Designations		Proposed FLUM Designations
FLUM District:	Agriculture (51.1 acre)	Rural/Agriculture (.60 acre)	Moderate Density Residential (51.7 acres)
Max. Gross Density:	.2 dwellings/acre 10 dwelling units	.2 dwellings/acre 1 dwelling unit	4 du/ac 206 dwelling units
Floor Area Ratio:	NA	NA	NA
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers’ markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship
<p>* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.</p>			

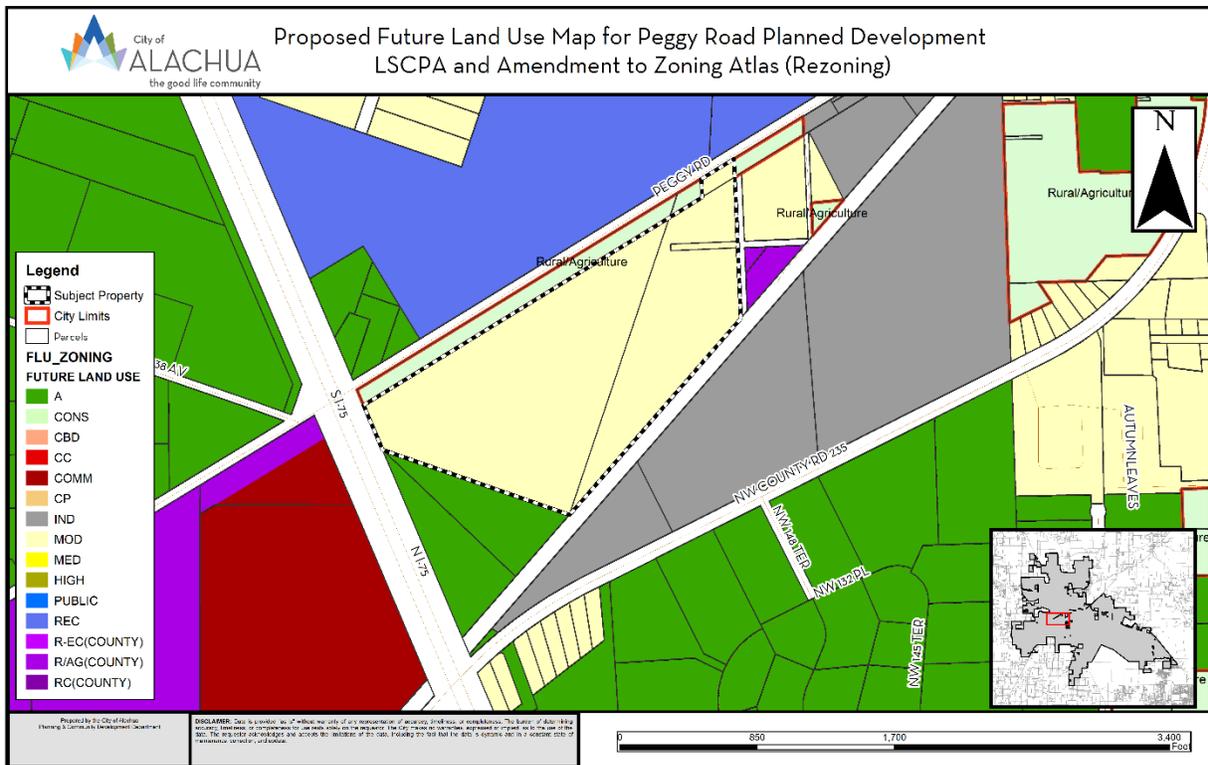
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



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

Policy 1.2.a: 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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

The existing uses, Future Land Use Map (“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.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use

required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the location of the property and its proximity to already urbanized areas, including employments centers such as Progress Park and the warehouse distribution centers as supporting a balance of uses within the City of Alachua. The applicant also cites the high demand for residential development within the real estate market as supporting their request for an amendment to the City's Future Land Use Map.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is presently designated for agricultural and residential uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Rural/Agriculture to Moderate Density Residential. This would provide for additional residential development in an area includes a mix of uses, included existing residential. Subject property is approximately 51.7 acres and would not be considered to be a substantial area of the jurisdiction. Moderate Density Residential permits up to 4 units per acre.

- (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 adjacent to and in the vicinity of existing development such as the City of Alachua Legacy Park, and Main Street Alachua.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

- (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: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development.

- (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: Majority of land adjacent to subject property is not actively used for agricultural activities and the minor agricultural activity that does take place will not be negatively impacted by proposed development.

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

Evaluation & Findings: Water and wastewater lines exist in the vicinity and the proposed development will be required to be connected to the City's potable water and wastewater system.

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

Evaluation & Findings: Water and wastewater systems will be connected to 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: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: Development of the subject property can be considered to be infill development as it will be largely surrounded by existing development or transportation infrastructure.

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

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

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

Evaluation & Findings: The development will not result in poor accessibility as it is located near existing commercial, recreational and employment opportunities.

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

Evaluation & Findings: No loss of significant and functional open space is anticipated as a result of this application. Any proposed development would be required to provide at least 10% functional open space per the City's Comprehensive Plan.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. 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 development will not have an adverse impact on natural resources or ecosystems. GIS analysis indicates that there are no wetlands, karst features, special flood hazard areas, or other significant environmental resources that would be impacted as a result of this application.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial and recreational uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

Evaluation & Findings: *The proposed amendment would result in a higher density in the area and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: *Development of this property will result in a partial loss of minor agricultural activities.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: *The proposed 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.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.*

8. 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 proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential development. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture and Rural/Agriculture to Moderate Density Residential 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 Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2.a: 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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

- 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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: Environmental information provided by the applicant and GIS data indicates that there are no natural resources such as those listed above that would be negatively impacted by the proposed development. A separate analysis of the environmental conditions can be found below in this report.

- 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.

Analysis of Consistency with Objective 5.2: 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 concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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 and Natural Groundwater Aquifer Recharge 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 and Natural Groundwater Aquifer Recharge 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 and Natural Groundwater Aquifer Recharge 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.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge 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.

Analysis of Consistency with Policy 1.1.a: This project 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.

Analysis of Consistency with Policy 1.2.b: 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.

Analysis of Consistency with Objective 1.1: 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 & Natural Groundwater Aquifer Recharge 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 wastewater system, wastewater pumping station, or force main exists within 1/4 mile of the property line of any residential subdivision with 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 can be accessed 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.

Analysis of Consistency with Policy 1.2.a: 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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts 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 1/4 mile 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 can be accessed 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.

Analysis of Consistency with Policy 4.1.b: 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.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the environmental data supplied by the applicant and GIS analysis there are no wetlands on the subject property.

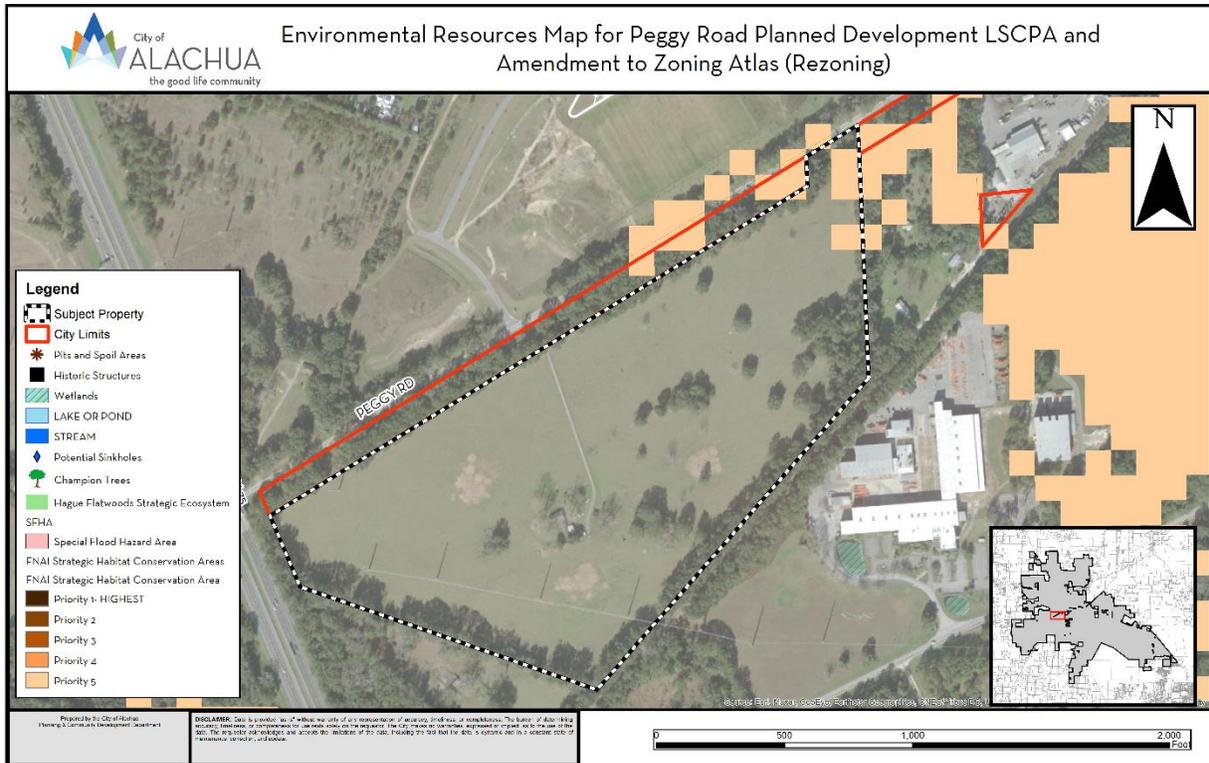
Evaluation: There are no areas identified on the subject property as being wetlands. If wetlands are identified on the subject property at a later date, applicable standards of the City's Comprehensive Plan and Land Development Regulations would be required to be adhered to; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any 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 two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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 historic structures or markers located on the subject property.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The maximum development of 207 residential units is based on the maximum density of the Moderate Density Future Land Use designation. The related PD rezoning application, it should be noted, does not propose the maximum residential density for the property.

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

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143 rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (From US 441 to CR 235)	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 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 FLUM Amendment	Residential ¹	1,952 (976/976)	157 (41/116)	195 (124/70)
Potential Trips		1,952 (976/976)	157 (41/116)	195 (124/70)

¹ ITE Code 210: AADD_T = 9.43 trips/unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/unit = 207 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) ¹	8 (108) SR 235 (From NW 143 rd Place to US 441)) ¹	17 CR235A (From US 441 to CR 235) ¹
Maximum Service Volume ²	15,120	14,400	15,120
Existing Traffic ³	4,161	9,400	5,302
Reserved Trips ⁴	35	5	112
Available Capacity ⁴	10,924	4,995	9,706
Potential Impact Generated by Proposed Comprehensive Plan Amendment ⁵	1,952	1,366	586
Residual Capacity after Proposed Comprehensive Plan Amendment⁶	8,972	3,629	9,120
PM Peak Hour Traffic Analysis	14 CR 2054 (From SR 235 to West City Limit) ¹	8 (108) SR 235 (From NW 143 rd Place to US 441)) ¹	17 CR235A (From US 441 to CR 235) ¹
Maximum Service Volume ²	1,359	1,290	1,359
Existing Traffic ³	395	893	504
Reserved Trips ⁴	0	1	12
Available Capacity ⁴	964	396	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment ⁵	195	137	58
Residual Capacity after Proposed Comprehensive Plan Amendment⁶	769	259	785
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, accessed April 14, 2022 ⁴ Source: City of Alachua June 2022 Development Monitoring Report. ⁵ ITE Code 210: AADD _T = 9.43 trips/ unit = 207 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 207 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 207 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%. ⁶ The application is for a Preliminary Development Order. Concurrency will not be reserved.			

Evaluation: As shown in Table 5, affected segments 8, 14, 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*	1,309,417
Reserved Capacity*	239,932
Potential Potable Water Demand from Proposed Amendment **	56,925
Residual Capacity	693,726
Percentage of Permitted Design Capacity Utilized	69.84%
<i>Sources:</i> * City of Alachua June 2022 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 56,925 gallons per day at build out. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems 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”) 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*	758,000
Reserved Capacity*	216,718
Projected Potential Wastewater Demand from Proposed Amendment **	51,750
Residual Capacity	473,532
Percentage of Permitted Design Capacity Utilized	68.43%
<i>Sources:</i> * City of Alachua June 2022 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 207 units	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 51,750 gallons per day. This analysis is based on the practicable development potential of 207 residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems 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”) 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	53.78
Reserved Capacity ¹	5.10
Potential Demand Generated by Development ³	2.60
Residual Recreational Capacity After Impacts	74.00

Sources:
 1 City of Alachua June 2022 Development Monitoring Report.
 2 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])
 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 207 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	11.78 acres
Acreage Required to Serve Demand Generated by Development ²	0.52 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.30 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	35.32 %

1 Source: City of Alachua June 2022 Development Monitoring Report.
 2 Formula: Recreation Demand Generated by Development (2.60 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 2.60 recreational acres, and for improved passive park space by .52 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	43,024.00	7,851.88
Reserved Capacity ²	36,992.38	6,751.11
Projected Solid Waste Demand from Application ³	2,109.60	385
New River Solid Waste Facility Capacity⁴	50 years	

Sources:
 1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 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 207 dwellings x .73 tons/yr per capita)
 4 New River Solid Waste Facility, April 2022

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 385 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

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order 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. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (19 for elementary, 9 for middle, and 14 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

WILLIAM AND MARGARET KIRKLAND
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of PD Master Plans, and a digital copy of all materials in PDF format on a CD *no later 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 27, 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 **Monday, June 27, 2022**. These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development - Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, June 8, 2022**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
 - a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.
2. *Concurrency Impact Analysis*
 - a. Identify edition of ITE used for automobile trip generation rates.
 - b. Revise concurrency impact analysis with May 2022 data.
 - c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
 - a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
 - i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
 1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
 2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.
2. *Additional Standards for PD Districts (Section 3.6.3 (A)) - PD-R*
 - a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
 - b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
 - c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
 - d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.

Please provide response to these standards.

3. Concurrency Impact Analysis

- a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
- b. Segment 17 must also be analyzed for traffic concurrency.

4. Development and Subdivision Standards

- a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. Miscellaneous / General Comments

- a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
- b. Provide setbacks for stormwater facilities of 5'.
- c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions

- a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent



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

www.sbac.edu
(352) 955-7300

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

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools (“ACPS”) has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. 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 155 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 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 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

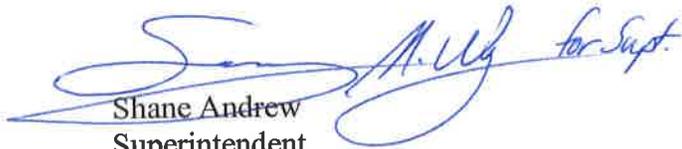
The Mebane Middle School CSA currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The Northwest Alachua Elementary CSA currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 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 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 at 352-955-7400 x 1445

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Andrew for Supt.", written over a horizontal line.

Shane Andrew
Superintendent

cc: ACPS Director of Community Planning



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edaf.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development - Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

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 applications are complete.

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File