



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

March 8, 2022

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural (“A”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) (±155.50 acres) and Community Commercial (“CC”) (±7.00 acres)

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP
eda consultants, inc.

PROPERTY OWNERS: JTFA, LLC; Kevin and Shima Carter

LOCATION: Generally located southeast of the intersection of US Highway 441 and NW 188th 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 total

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial zoning designation to the City Commission with a recommendation to approve the application, subject to the 25 conditions for the Planned Development – Residential (PD-R) district provided in Exhibit “A” of this Staff Report.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development and Community Commercial Zoning Designation to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions for the Planned Development -Residential (PD-R) district provided in Exhibit “A” and located on page 40 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., on behalf of JTFA, LLC and Kevin and Shima Carter, property owners, for the consideration of rezoning the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development - Residential ("PD-R") and Community Commercial ("CC").

The subject property is comprised 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 and is approximately 162.5 acres in size. The subject property is located southwest of the intersection of US 441 and NW 188th Street. The subject property is currently used as a production nursery.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Low Density Residential (115.5 acres), Moderate Density Residential (40 acres), and Community Commercial (7 acres). The Low Density Residential FLUM Designation permits a density of 0-1 unit per acre (a maximum of 114 units for the portion of the subject property proposed to be zoned PD-R). The Moderate Density Residential FLUM Designation permits a density of 0-4 dwelling units per acre (a maximum of 160 dwelling units for the portion of the subject property proposed to be zoned PD-R); the Community Commercial FLUM designation permits a maximum intensity of 0.5 FAR (a maximum of 152,460 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 275 residential units, and 4,000 square feet for a neighborhood amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property.

The minimum lot size for a majority of PD-R area would be 10,000 square feet. Along the PD-R boundary, adjacent to existing residential or agricultural uses, the lot sizes would be either 14,374 square feet or 21,780 square feet as designated on the PD Master Plan. Access to the proposed development would be provided at two locations. A minimum of one ingress/egress would be provided to US 441 for the area proposed to be zoned PD-R. The applicant has provided a draft easement that would permit this access through the parcels located between the subject property and US 441. A gated emergency access would be provided through NW 188th Street.

The proposed development would be constructed in up to five phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

- (1) ***Increasing Flexibility***
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
- (2) ***Greater Freedom to Provide Access, Open Space, and Amenities***
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
- (3) ***Greater Freedom to Provide Mix of Uses and Housing Types***
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
- (4) ***Providing Greater Opportunity for More Efficient Land Use Patterns***
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
- (5) ***Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (6) ***Quality Design Through Density Increases***
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the CC zoning district is described by Section 3.5.2 (C) of the LDRs as follows:

The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

EXISTING USES

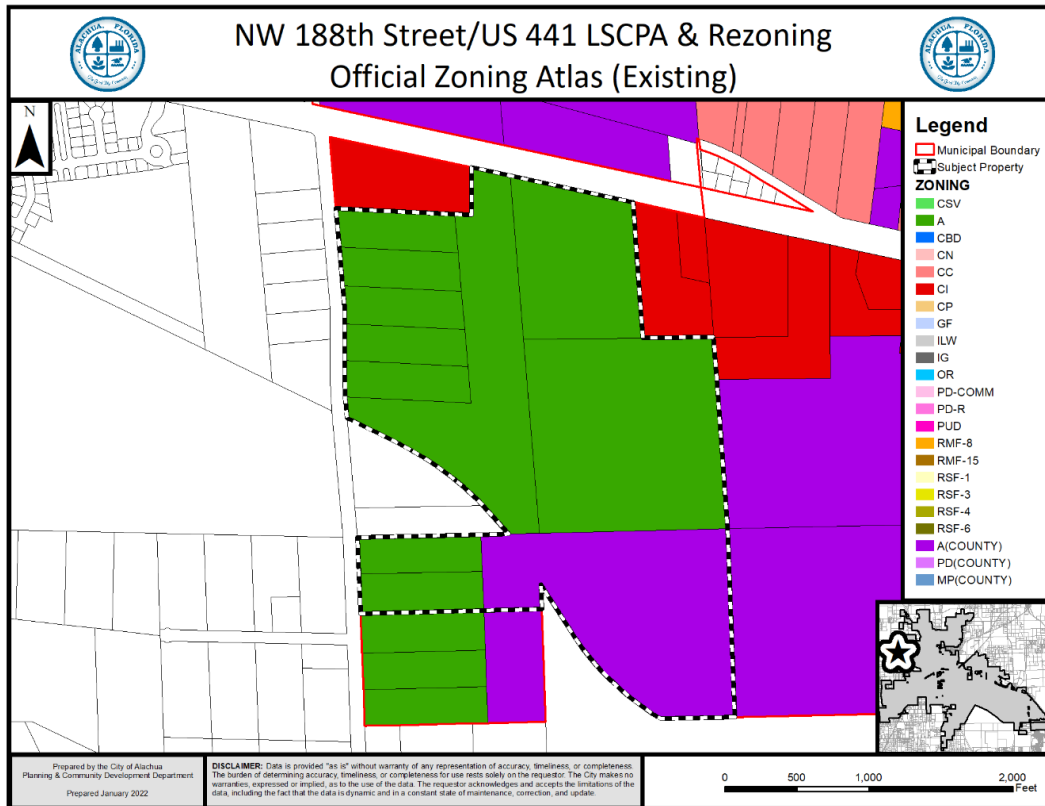
The subject property is currently used a production nursery (tree farm).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

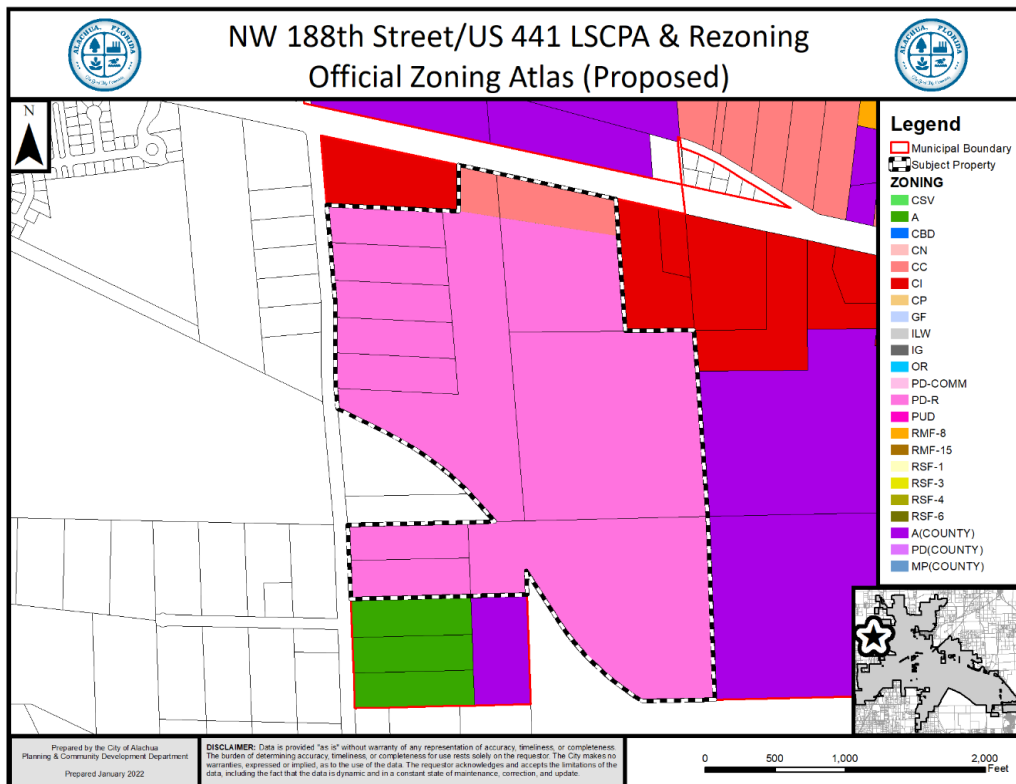
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts		Proposed Zoning District	
Zoning District:	Agricultural (A) (Alachua County) 37.23 acres	Agricultural (A) 125.27	Planned Development - Residential (PD-R) 155.50 acres	Community Commercial 7.0 acres
Max. Gross Density:	.2 dwelling units per acre <i>Maximum of 7 dwelling units</i>	.2 dwelling units per acre <i>Maximum of 25 dwelling units</i>	Established by PD Master Plan <i>275 dwelling units for PD-R Zoned Area</i>	NA
Floor Area Ratio:	N/A	NA	Established by PD Master Plan <i>4,000 square feet maximum for neighborhood amenity center building</i>	.50 <i>152,460 square feet</i>
Typical Permitted Uses:	Agricultural uses, single family detached, resource-based recreation	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family detached, stormwater management facilities, common areas, open space	Restaurants, financial and professional services, retail sales, personal services establishment,

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

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

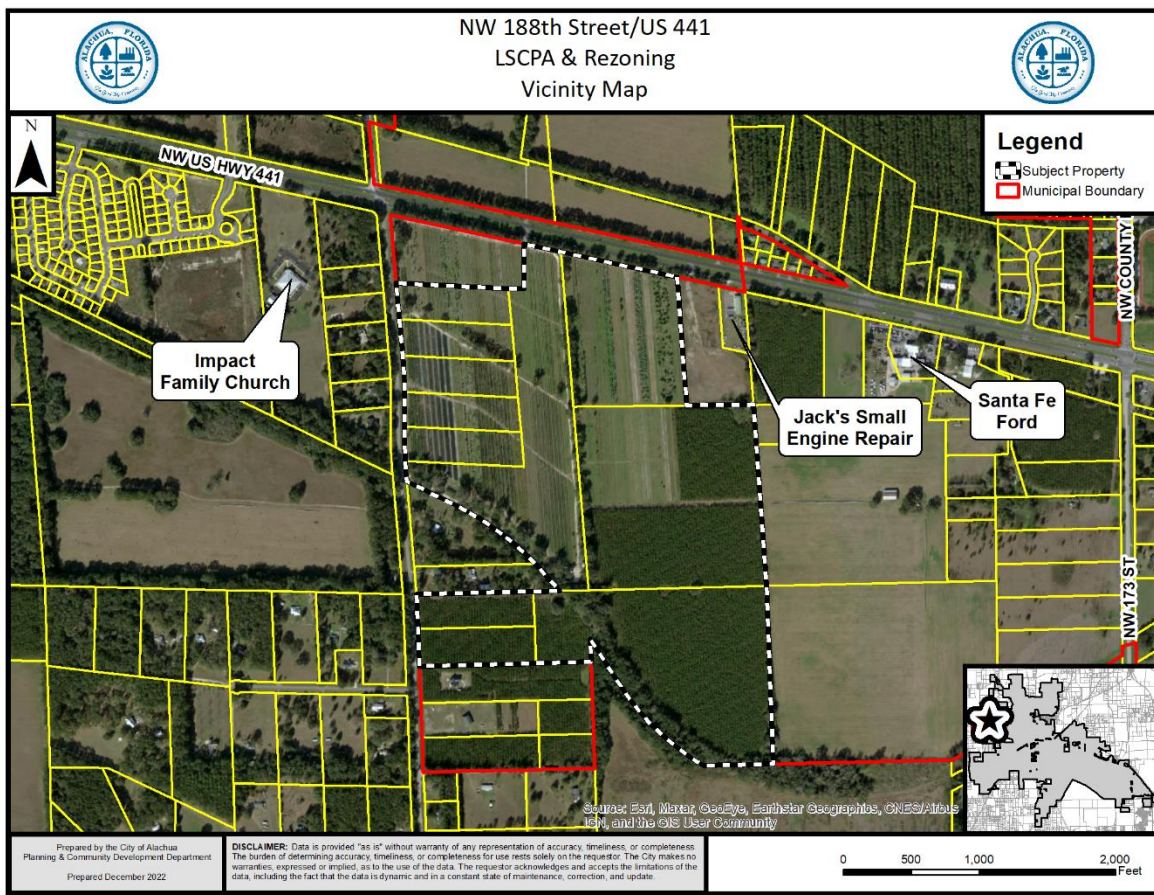
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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	Agricultural/ Vacant Commercial	Community Commercial/ Commercial	CI, A
East	Agricultural/ Vacant Commercial	Rural/ Agriculture (Alachua County)/ Commercial	A (Alachua County)/ CI
West	Residential	Rural/ Agriculture (Alachua County)	A (Alachua County)
South	Residential / Vacant	Rural/ Agriculture (Alachua County)/ Agriculture	A (Alachua County)/ A

Map 3. Vicinity Map



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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 23, 2021, at the Legacy Park Multipurpose Building, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 11 members of the public. An additional neighborhood meeting was held virtually on January 13, 2022.

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

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.

Through a related application, 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.

Analysis of Consistency with Policy 1.3.b: The proposed Zoning is consistent with the Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Categories proposed by a related application.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a, are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Analysis of Consistency with Objective 2.5 and Policies 2.5.a and 2.5.b: The proposed PD-R Master Plan requires 31% common area, stormwater, and open space. Per Policy 2.5.a, a minimum of 10% open space is required. Any future development within the portion of the subject property proposed to be zoned CC would demonstrate compliance with this policy at time of Site Plan application.

- 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: 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, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

- 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.

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 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.

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 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.

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 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.

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: There are no known significant natural features such as listed species habitat, wetlands, or flood prone areas. If any significant natural resources are discovered, applicable Comprehensive Plan policies and Land Development Regulations would be conformed to. A listed species and habitat survey will be required to be included with any Final PD plan (preliminary plat).

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.

Analysis of Consistency with Objective 1.4, and Policies 1.4.a, 1.4.c, and 1.4.f: The proposed PD-R zoning requires provision for pedestrian pathways. The proposed CC zoning in close proximity to the PD-R zoning 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.

Analysis of Consistency with Objective 1.10: There are no known wetlands on the subject property. If wetlands are discovered, the applicable requirements of the City's Comprehensive Plan and Land Development Regulations would be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

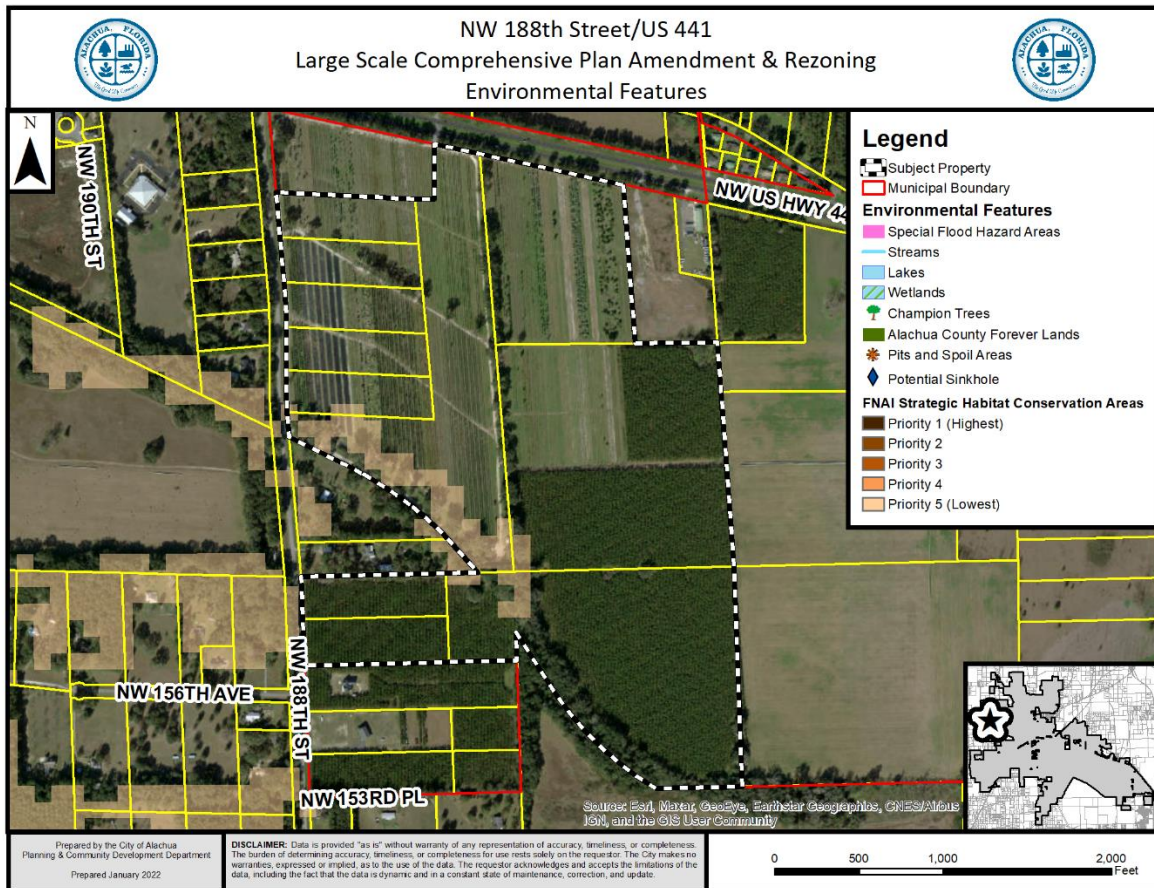
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Map 3. Environmental Features



Strategic Ecosystems

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

Evaluation: The subject property is not located within a Strategic Ecosystem, however, the subject property is located to the east of the North San Felasco Hammock Strategic Ecosystem, which is partially located on the parcel adjacent to the subject property. A portion of the North San Felasco Hammock Strategic Ecosystem was acquired by Alachua County in 2011, and includes a portion of the land adjacent to the east of the subject property.

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. 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.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

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

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

Evaluation: An analysis of the application’s consistency with the Comprehensive Plan has been provided in this report.

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

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

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

Evaluation: The proposed amendment would be adjacent to existing residential and commercial uses.

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

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

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

Evaluation: The uses permitted by the PD-R Zoning and CC zoning district are not incompatible with adjacent lands. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

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

Evaluation: The proposed amendment would not cause an adverse impact on the local character, which is generally residential. The residential uses transition in size such that the larger lots are adjacent to existing residential development of similar size, and the proposed smaller lots are internal to the project. The CC zoning district is adjacent to existing CI zoning districts. Additionally, the City has use-specific standards within the LDRs that limit certain uses near residential development.

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

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections existing residential development.

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

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

The subject property is located in the vicinity of developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and allowed under the CC zoning district are consistent with surrounding area, which consists primarily of residential and commercial uses.

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

Evaluation: The lands to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

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

Evaluation: The PD Utility plan indicates that the City’s water and wastewater lines will be extended to serve the subject property.

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

Evaluation: As demonstrated in the Environmental Analysis above

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

- (c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. This includes larger lots and or landscape buffers along affected perimeters.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in up to five phases. A connection to US 441 must be made with first phase.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion schedule proposed.

(6) *Public Facilities*

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the four (4) roadway segments affected by this project and monitored for concurrency as evaluated in the

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary

sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities are permitted on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area.

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

- (a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be

incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit “B”). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

- (b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit “A” to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

Evaluation: There are no known special conditions that would require additional environmental protection and monitoring.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to general environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8). Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

- (f) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT - RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development - Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 155.50 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Low Density Residential, Moderate Density Residential, and Community Commercial Future Land Use Designations concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and

the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The proposed PD creates a buffer through use of larger lot sizes and provision for 10' Type C buffer along affected property boundaries.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES:	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1, other than to Section 6.5 regarding signage. As

part of an alternate signage plan, the PD-R would be permitted to place a sign visible from US 441 within future right of way created to access the development. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission 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.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

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

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
7 (14)	US 441 (from CR235A to NW 188 th Street)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
17	CR235A (from US 441 to CR235)	2/U	Major Collector	Comm	D
16	CR235A (from US 441 to NCL)	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 . 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 practicable development potential of 275 residential dwellings and 152,460 square feet of non-residential 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 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 FLUM Designation. 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 %
Sources: 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	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 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/ksf 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

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be 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 78 total student stations (39 for elementary, 17 for middle, and 22 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 or site plan, 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
JTFA, LLC; KEVIN AND SHIMA CARTER
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
COMMUNITY COMMERCIAL (CC)
STAFF REPORT

- The development shall consist of single-family detached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses ¹	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
<p>Lot Development Area</p> <p>3.16 du/acre</p>	<p>Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas</p>	<p>275 dwelling units</p>	<p>±87.00</p>	<p><i>Minimum Lot Area</i></p> <ul style="list-style-type: none"> 10,000 square feet 14,520 square feet where noted on PD Master Plan 21,780 square feet where noted on PD Master Plan <p><i>Minimum Lot Width</i></p> <p>50 feet</p> <p><i>Setbacks</i></p> <p>Front (Primary) = 20’ Side = 7.5’ Rear=15’</p> <p><i>Maximum Building Height</i></p> <p>65 feet</p> <p><i>Maximum Lot Coverage</i></p> <p>40%</p> <p><i>Minimum Parking Spaces</i></p> <p>Residential: 2 per unit for dwelling units</p> <p><i>Minimum Separation</i></p>	<p>±56.00%</p>

Maximum Development Area & Density/ Intensity	Allowable Uses ¹	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Amenity Center and all associated structures or outdoor activities shall not be located within 250' of the NW 188 th Street property boundary	
Common Area/ Stormwater/ Open Space o du/acre	Common Area, Utilities, Pedestrian Pathways, Community Amenity Center, Signage, Stormwater Drainage Areas	Amenity Center: 4,000 square feet of floor area	±48.8	<i>Setbacks</i> Amenity Center Front (Primary) = 20' Side = 10' Rear=10' <i>Minimum Parking Spaces</i> Amenity Center: 1 space per 500 square feet of floor area and 1 space per 1,500 square feet of outdoor activity area c	±31.00%
Right-of-Way o du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	Streets Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%

2. The Project shall be developed in up to five phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission. A connection to US 441 shall be made with first phase.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) or Site Plan (single family detached on unplatted lands) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
 - a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.
 - b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
 - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements

approved and accepted by the City granting access and maintenance of such infrastructure.

- d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.
- e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
- f. No construction vehicles shall access the subject property from NW 188th Street during development of the property.
- g. Amenity Center and any associated parking or outdoor component such as a playground or pool shall be setback a minimum of 250' from the NW 188th Street right-of-way boundary line.

11. Electric System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

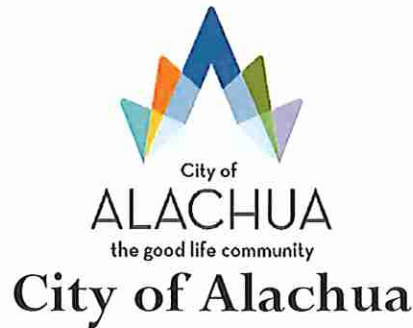
- a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:
- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.
14. Pedestrian and Street Improvements:
- a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards*, and any other pertinent section of the City's LDRs subject to the following:
 - i. Block lengths may exceed 600 feet when all of the following conditions are met:
 1. An easement permitting pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
 3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.
 4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.
 - ii. Pavement widths may not be less than 24 feet.
 - iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.
 - b. An easement shall be provided granting access for the subject property to US Highway 441. This easement shall be approved and recorded prior to approval of any final/second reading for this rezoning.
 - c. Access point to NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 20'. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar materials. A gated or ungated pedestrian access may be provided granted it is designed not to be accessible by vehicular traffic.
 - d. A traffic impact analysis shall be provided at time of any Final PD plan submitted for the development.
15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
19. The Final PD Plan shall be a Preliminary Plat for single-family detached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT “B”
TO
JTFA, LLC; KEVIN AND SHIMA CARTER
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
NW 188th ST/ US 441 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
COMMUNITY COMMERCIAL (CC)
STAFF REPORT

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



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

Also sent by electronic mail to csweger@edafl.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th / US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development – Residential (PD-R) on a ±163-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.

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 Tuesday, February 22, 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 insufficiencies :

Deficiencies to be Addressed

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

5. *Conditions of Approval (REVISED in Italics)*

- a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
 - i. Traffic impact analysis will be required to be provided at time of Final PD plan.
 - ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum width of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
 - iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.
 - iv. *A 10' Type C buffer shall be provided along the western property boundary between any stormwater facilities and the right-of-way for NW 188th Street.*

Comment: Please display on PD Master Plan.

- v. *No construction vehicles shall access the site from NW 188th Street during development of property.*

Comment: Please add note to PD Master Plan.

- vi. *Amenity Center and any associated parking or outdoor component shall be setback from NW 188th Street right-of-way a minimum of 250'.*

Comment: Please add note to PD Master Plan.

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

Carlee Simon, Ph.D.



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

www.sbac.edu
(352) 955-7300

An 'A-rated' District

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

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

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.

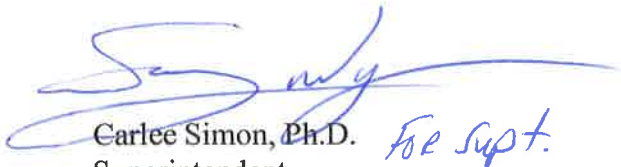
The Mebane Middle School CSA currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 17 middle students. Middle school capacity is projected to remain adequate during the 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
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Diyonne McGraw
Leannette McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.



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An 'A-rated' District

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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)



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
eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary
NW 188th / US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development - Residential (PD-R) on a ±163-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.

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 insufficiencies :

Deficiencies to be Addressed

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

1. General

- a. Page 2 of Justification Report identifies existing zoning designations of subject property. Please identify parcel 03875-001-001 as being zoned Agricultural (Alachua County).
- b. 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.
- c. Page 26 of Justification Report states in the evaluation with Section 2.4.2(E)(1)(f) that the immediate area has been “well planned” by the City. Please clarify. Much of the immediate area is within unincorporated Alachua County or City of High Springs.
- d. Page 24 of Justification Report includes analysis of “logical development pattern” per Section 2.4.2(E)(1)(c). Please provide analysis of typical development pattern in area and proposed project’s consistency with that pattern.
- e. Delineate City of Alachua City Limits on PD Master Plan.

2. Public Facilities Impact Analysis

- a. Provided Public Facilities Impact Analysis separates and evaluates the impacts of each zoning designation separately. These impacts should be combined into a single evaluation.
- b. Provided Public Facilities Impact Analysis does not include evaluation of impacts to potable water, wastewater, solid waste, public school facilities, and recreation facilities.
- c. Please confirm the ADT and Peak Hour trip counts utilized to calculate trip distribution for Segment 6 is correct.
- d. 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.

3. PD and PD-R Standards (Section 3.6.2 and Section 3.6.3)

- a. Per Section 3.6.2 (A)(1)(b), the PD Master Plan must provide residential density calculations for each development area.
- b. Per Section 3.6.2 (A)(3), development along the perimeter of PD district must be compatible with adjacent existing or proposed future development. There are areas designated as “Common area/ stormwater/ open space” along perimeter of PD district. Allowable uses appear to allow recreation uses typically accessory to residential development such as a pool, playground, and clubhouse to occur within this development area. Not all of the development area designated as “common area/ stormwater/ open space” may be compatible with adjacent uses. Consider further limitations or creation of additional development area interior to the subject property for such uses. Additionally, provide maximum square foot size, setbacks, parking minimum, etc.
- c. Page 29 of Justification Report and Note 8 indicate variation from required subdivision standards regarding block length. Please provide evaluation of standards of variation per Section 3.6.3 (A)(5)(b)(iii).
- d. Provided street cross section states the required travel lane length varies per the City of Alachua LDRs. Please clarify if proposed roadways will meet the Article 7 standards or if they are being varied under Section 3.6.3 (A)(5)(b)(iii). If so, please provide additional information regarding proposed travel lane widths.
- e. Per Section 3.6.2 (A)(1)(f), general location of utilities within development are required. Please verify with the City of Alachua Public Services if looping of water system will be required. Please confirm if a wastewater lift station will be necessary. If so, please verify with Public Services regarding lift station requirements for general vicinity.
- f. To accomplish computability with adjacent property uses, the 1/2 acre lots should also be provided along southwestern tier of development adjacent to parcels 3046-1 and 3046-2.
- g. Provide general phasing schedule for project.
- h. Applicant may wish to consider alternative signage plan as the project does not have any US 441 frontage. A sign may not be permissible along this right of way.

4. 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.

5. Conditions of Approval

- a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
 - i. Traffic impact analysis will be required to be provided at time of Final PD plan.
 - ii. Easement or deed restriction on properties between subject property and US 441 must be provided prior to scheduling Final hearing for PD rezoning. At least one connection to US 441 must be provided and shown on the first final PD plan. Access point(s) to NW 188th St shall be designated as emergency access only, but shall be paved and designed to have a minimum width of 20' paved. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire or similar materials.
 - iii. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

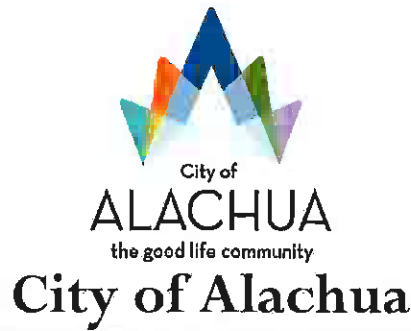
If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

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



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>

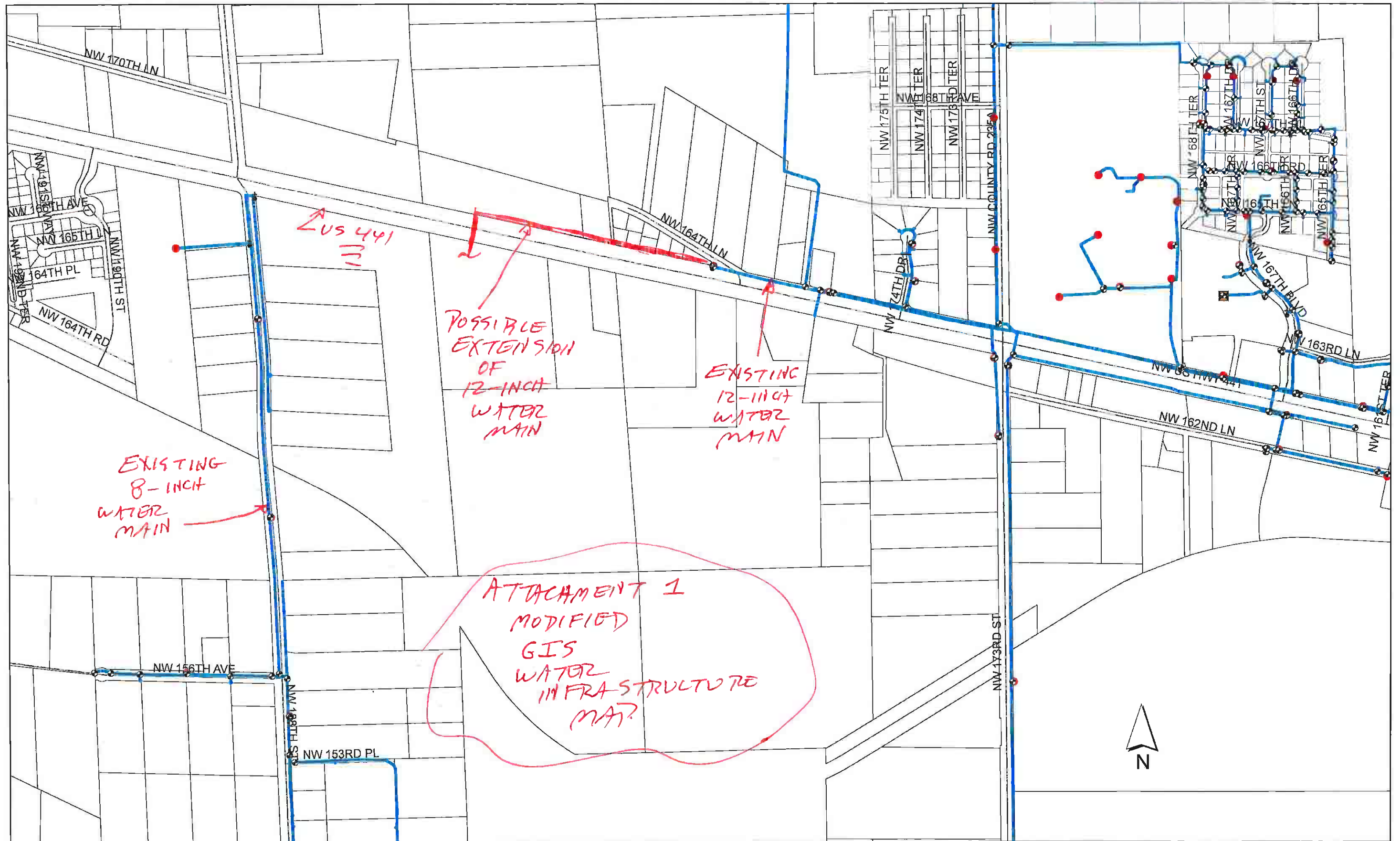
NO.	COMMENTS
2.	<p>Comment on Dec 29, 2021 Submittal</p> <p>Wastewater Infrastructure Availability</p> <p>There is no gravity wastewater piping in the area to which the development can connect.</p> <p>There is an existing 8-inch force main segment along US 441 to which the development can connect.</p> <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 6, 2021

Also sent by electronic mail to csweger@edaffl.com

Clay Sweger, AICP, LEED AP
eda consultant, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development - Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development - Residential (PD-R) on a ±163 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.

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**, conditional upon the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application being deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels 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. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 - Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials 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.

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.

Sincerely,



Adam Hall, AICP
Principal Planner

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

// attachment



City of
ALACHUA

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_Packets/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: _____



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 consultant, inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review of NW 188th Street/ US 441 Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development - Residential (PD-R) and Community Commercial

Dear Mr. Sweger:

On December 29, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC) and Planned Development - Residential (PD-R) on a ±163 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.

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**, conditional upon the receipt of certain revised materials. Please submit these materials no later than Thursday, January 13, 2022. Failure to provide the following information may result in the application being deemed incomplete. After receipt of the information below, detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

Please provide the following by Thursday, January 13, 2022:

1. Application Attachment D.6 -Mailing labels. Submitted mailing labels 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. Application Attachment D.8 - Public School Generation Form. Submitted form appears to use previous version of form. Please use form dated February 13, 2020. A copy has been included with this letter.
3. Application Attachment D.7 - Neighborhood workshop materials. Submitted neighborhood workshop materials did not include proof of publication of notice (tearsheet or publishers affidavit). Please provide proof of publication of advertisement.

4. Application Attachment D.11 - Proof of Payment of Taxes. Submitted materials 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.

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.

Sincerely,



Adam Hall, AICP
Principal Planner

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

// attachment



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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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**



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☐ **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: _____