



City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: Quasi-Judicial Hearing

July 25, 2022

SUBJECT:	A request for consideration of the final plat of Tara Baywood Phase 1, which proposes the subdivision of a ± 20.25 acre subject property into a total of 61 single family attached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Logan B. Peters, P.E., of JBPro, Inc.
PROPERTY OWNER:	Tara Baywood, LLC
LOCATION:	West of Baywood Subdivision, North of Lowe's Home Improvement Store
PARCEL ID NUMBERS:	03067-063-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family- 6 (RSF-6)
OVERLAY:	NA
ACREAGE:	± 20.25 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	<p>Staff recommends that the City Commission:</p> <ol style="list-style-type: none">1. Approve the Final Plat of Tara Baywood Phase 1 ("Final Plat");2. Approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement");3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,4. Accept the common law performance bond from Tara Baywood, LLC in the amount of \$4,048,102.99 as the surety instrument for infrastructure improvements, other than the house sidewalks; and5. Accept the irrevocable letter of credit from Tara Baywood, LLC in the amount of \$93,712.20 as the surety instrument for the house sidewalks.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

- 1. Approve the Final Plat of Tara Baywood Phase 1 ("Final Plat");*
- 2. Approve the "Subdividers Agreement for Tara Baywood Phase 1" ("Subdividers Agreement");*
- 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
- 4. Accept the common law performance bond from Tara Baywood, LLC in the amount of \$4,048,102.99 as the surety instrument for infrastructure improvements, other than the house sidewalks; and*
- 5. Accept the irrevocable letter of credit from Tara Baywood, LLC in the amount of \$93,712.20 as the surety instrument for the house sidewalks.*

SUMMARY

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood phase 1, which proposes the subdivision of the ±20.25 acre subject property into a total of 61 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

Illustration 1. Sheet 1, Tara Baywood Preliminary Plat

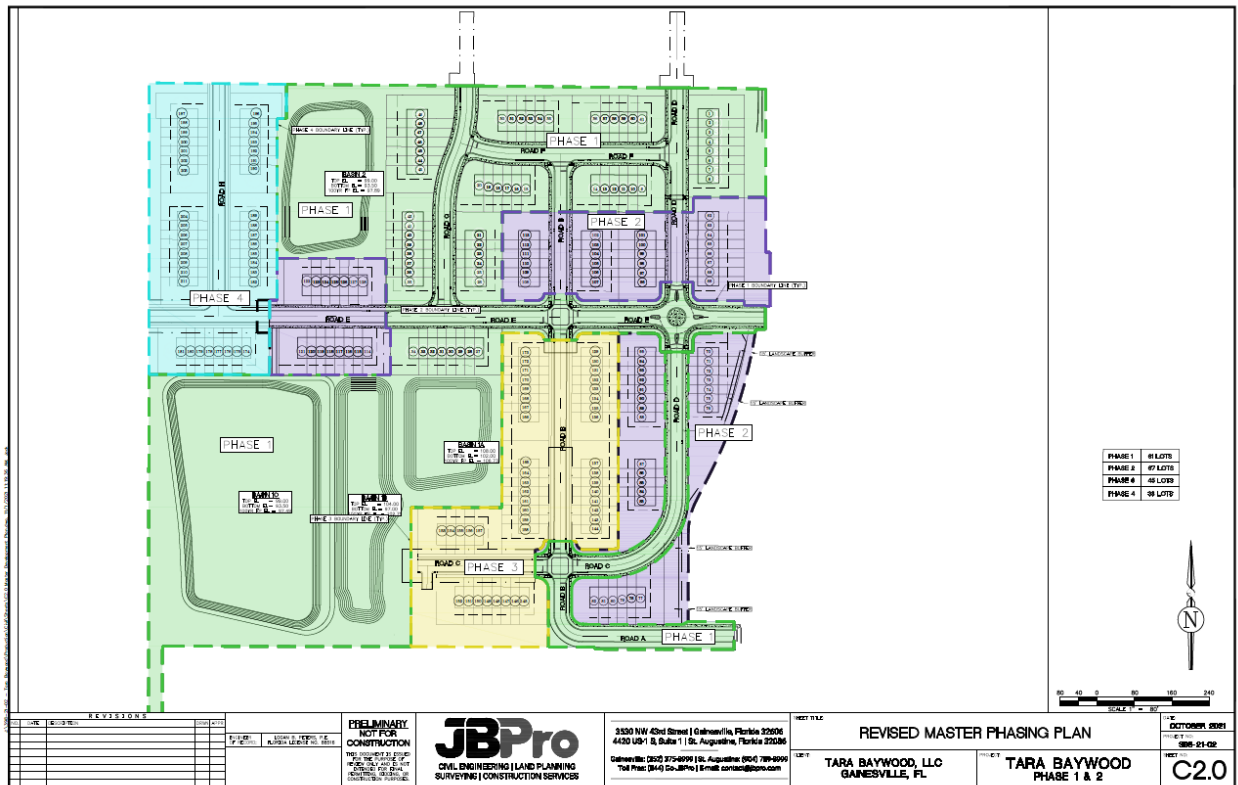
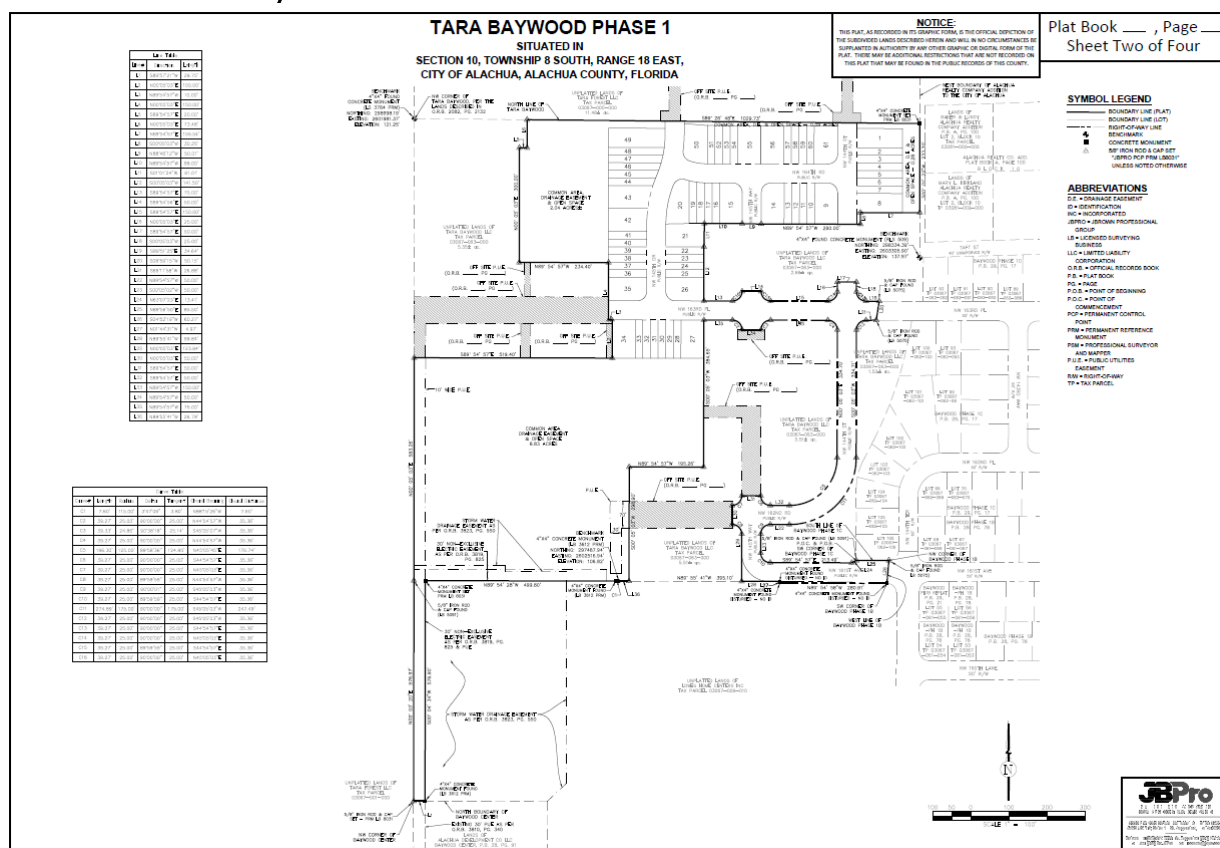


Illustration 2. Tara Baywood Phase 1 Final Plat



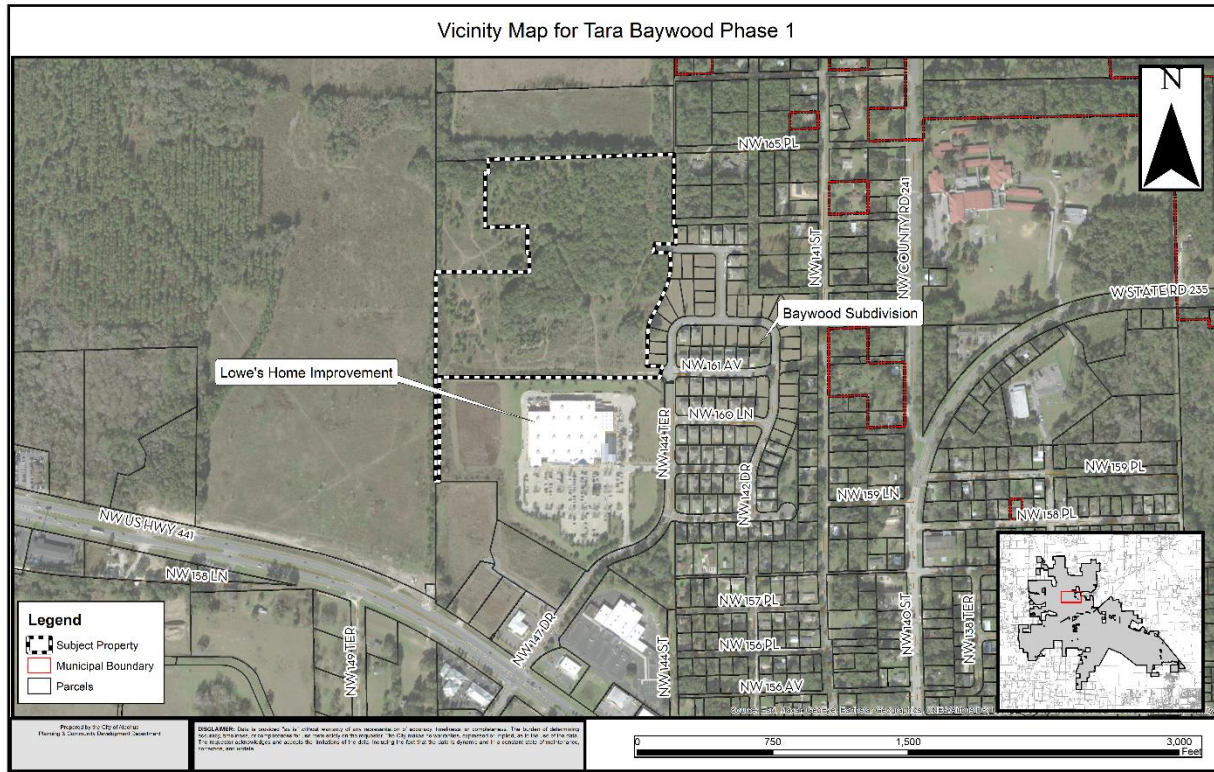
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

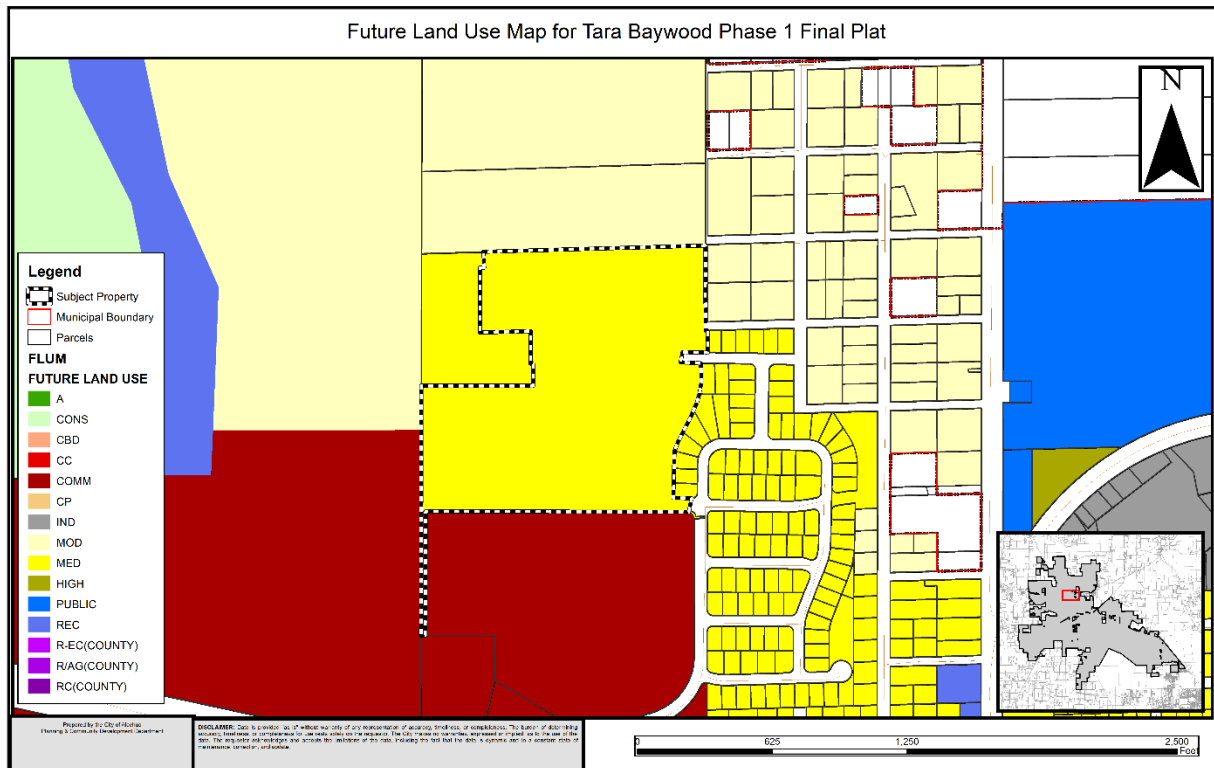
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential	Residential Single Family-3 (RSF-3)
South	Lowe's Home Improvement Store	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Moderate Density Residential and Commercial	Residential Single Family - 4 (RSF-4) and Commercial Intensive (CI)
East	Single Family Residential (Baywood Subdivision)	Medium Density Residential	Residential Single Family - 6 (RSF-6)

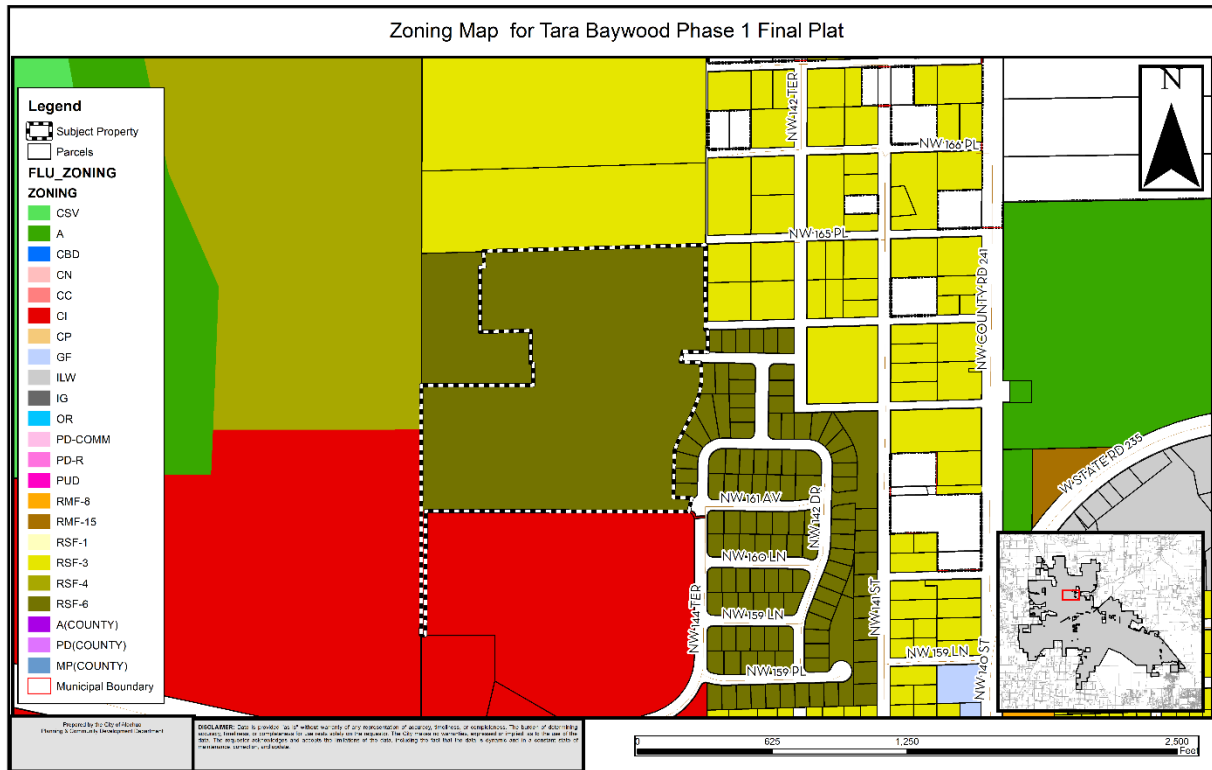
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-

scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

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: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ½ mile of the property line of any residential

subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the 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 not result in a decrease in the level of service for solid waste disposal 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 ½ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the 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.

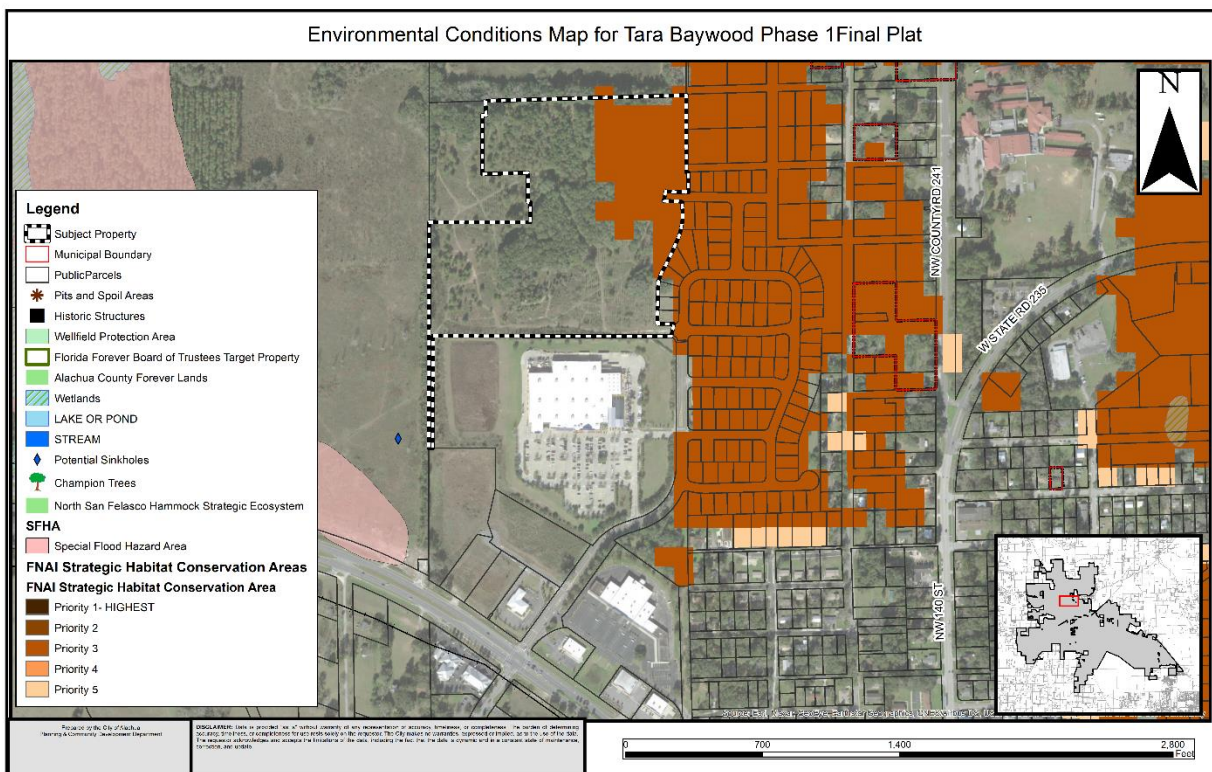
Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any 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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 1 includes Priority 3 lands as described above.

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. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	2.0
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	25.7
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	1.8
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	1.7
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	25.6
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	25.3
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	3.8
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Not limited	14.1

Evaluation: The soil type located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

- (v) Address the provision of required public improvements in the following ways:
 - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
 - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for

infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
- a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 61 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D

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

Table 3. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Baywood Phase 1 Final Plat	Multifamily Housing (Low-Rise) ² (ITE Code 220)	446 (223/223)	34 (10/14)	29 (17/12)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT - 7.32 trips per dwelling unit x 61 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.56 trips per dwelling unit x 61 dwelling units (28% entering/72% exiting); PM Peak Hour - 0.67 trips per dwelling unit x 61 dwelling units (59% entering/41% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75) ¹
Maximum Service Volume ²	39,000
Existing Traffic ³	24,204
Reserved Trips ⁴	2,160
Available Capacity ⁴	12,636
Potential Impact Generated by Proposed Final Plat	446
Residual Capacity after Proposed Plat⁵	12,190
PM Peak Hour Traffic Analysis	US 441 (from SR 235 to I-75) ¹
Maximum Service Volume ²	3,510
Existing Traffic ³	2,299
Reserved Trips ⁴	170
Available Capacity ⁴	1,041
Potential Impact Generated by Proposed Final Plat	29
Residual Capacity after Proposed Plat⁵	1,012
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 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the potential impact of 61 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 61 single-family residential dwellings. For purposes of determining trip generation, the closest land use description for single-family attached is Land Use Code 220 – multifamily lowrise, which has been utilized in this analysis.

Potable Water Impacts

Table 5. 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 Development **	16,775
Residual Capacity	782,068
Percentage of Permitted Design Capacity Utilized	66.00%
Sources: * City of Alachua January 2022 Development Monitoring Report ** City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 16,775 gallons per day. This analysis is based on the maximum development potential of 61 single-family residential dwellings that would be permitted by the

proposed Final Plat. 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 6. 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 **	15,250
Residual Capacity	627,649
Percentage of Permitted Design Capacity Utilized	58.16%
<i>Sources:</i> * City of Alachua January 2022 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 15,250 gallons per day. This analysis is based on the maximum development potential of 61 single-family residential dwellings that would be permitted by the proposed Final Plat. 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 7a. 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	0.79
Residual Recreational Capacity After Impacts	77.88
<i>Sources:</i> 1 City of Alachua January 2022 Development Monitoring Report. 2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 61 dwellings / [5 acres/1,000 persons])	

Table 7b. 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	0.16 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.52 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	33.08%
1 Source: City of Alachua January 2022 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (0.79 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 acres by 0.79 acres, and for passive park space by 0.16 acres. 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 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	42,296.00	7,719.02
Reserved Capacity ²	17,754.19	3,240.14
Projected Solid Waste Demand from Application ³	630	114.89
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year) ² City of Alachua January 2022 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 61 dwellings x 0.73 tons per year) 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 approximately 114.89 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on October 22, 2021, 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.

EXHIBIT "A"
TO TARA BAYWOOD PHASE 1
FINAL PLAT
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 2, 2022

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On January 18, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Baywood, Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 8, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for December 21, 2021 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

6. Public Services/ Outside Review Comments

- a. Applicant must address all comments provided by CHW, Inc. in an email dated December 23, 2021 and attached to this letter.
- b. Road names have been provided by County e911. Please revise plat with designations provided. Map from e911 has been attached.

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.

New Comment: Please provide location in the official public records of the off-site easement(s) connecting to Lift Station 25. This can be provided in Note 11 or on the boundary survey.

Sincerely,



Adam Hall, AICP
Principal Planner

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

Zimbra

ad_hall@cityofalachua.org

RE: Tara Forest East Phase 1 and 2 Construction Plans, Tara Baywood Phase 1 and 2 Construction Plans

From : Aaron Hickman <AaronH@chw-inc.com>
Subject : RE: Tara Forest East Phase 1 and 2 Construction Plans, Tara Baywood Phase 1 and 2 Construction Plans
To : Adam Hall <ad_hall@cityofalachua.org>

Thu, Dec 23, 2021 10:57 AM

 1 attachment

Adam,
Below are my Comments for Tara Baywood Phase 1.

General:

1. Provide a title opinion letter
2. Add recording information for all offsite PUEs prior to Mylar
3. Add road names to all sheets prior to Mylar
4. Add acreages of all non-platted adjoining lands

Sheet 2:

1. Unable to locate L1, L2, L3, L22, & L23 of the map

Sheet 3:

1. Should the PUEs on Lots 1, 50 & 61 be extended to the Plat Boundary line?
2. Add dimensions for the 30' Drainage Easement through Lots 42 & 43; also extend the easement lines to the R/W
3. Add dimensions to the PUE on Lot 49 from the Lot line to the Easement line

Sheet 4:

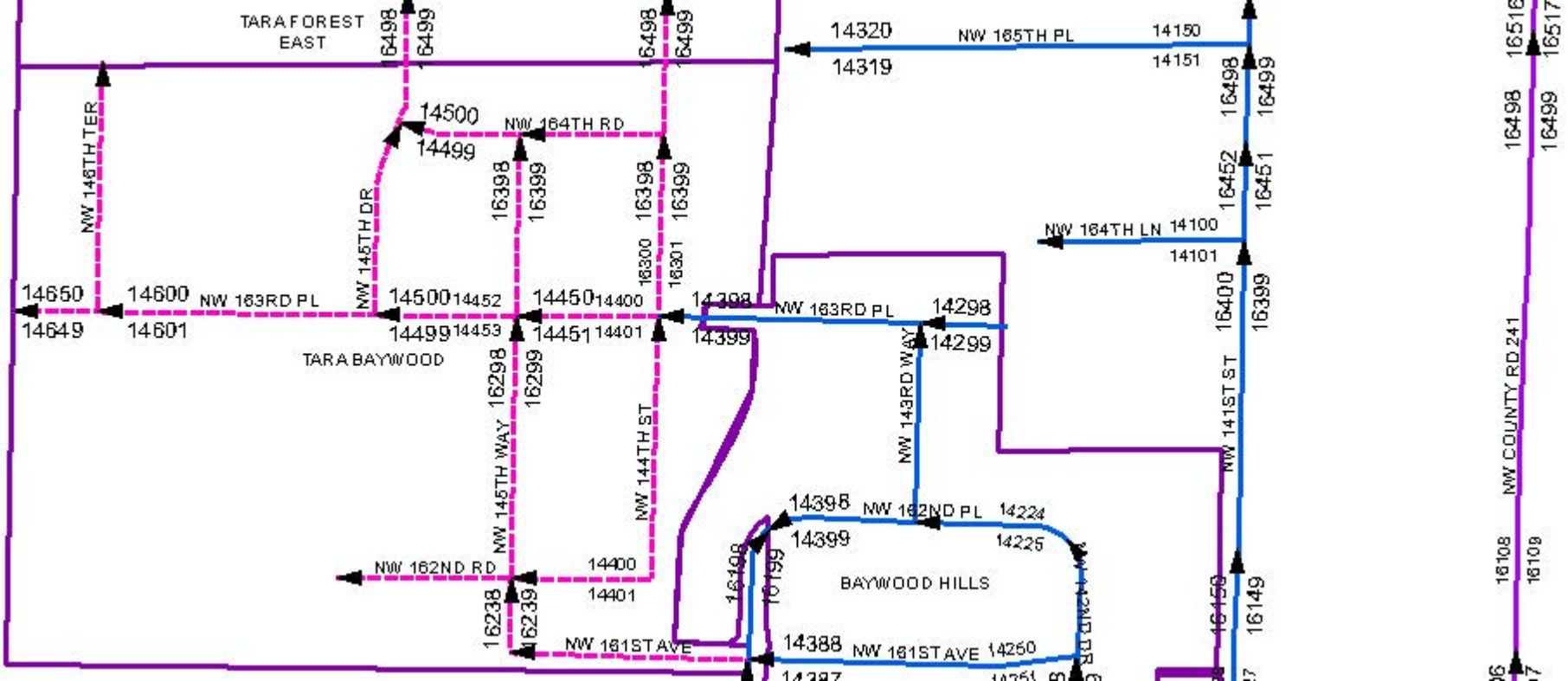
1. Identify the land South of Road A, between line segments L44 & L48
2. Label the Line on Road A that dimensions with C55 (PUE?)
3. Add dimension from the SE Corner of Road A to the beginning of line segment L48
4. Add adjoiner labels of the lots shown to the East of Road D
5. Do all utilities fit within the offsite roadway R/W lines? Is a roadside/offsite PUE necessary? Please advise.

Sincerely,

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping
t: (386) 518-5132 | c: (352) 538-7234
e: aaronh@chw-inc.com
w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Ste. 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION





City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 21, 2021

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On December 2, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Baywood, Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Wednesday, January 5, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board. A Project Assistance Team (PAT) meeting has been scheduled for December 21, 2021 to discuss these comments.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Article 5- Dimensional Standards
 - a. Lots 9, 14, 15, 20, 26, 35, and 61 do not meet the minimum lot size of 6,000 square feet.
2. Article 7 - Subdivision Standards
 - a. Section 7.2.5 (D)(2) requires note on the plat that connections to adjacent lands will be converted to a traffic circle, speed table, or other traffic calming device at time of connection.
 - b. Please provide evidence that the requirements of Section 7.3.9 have been met regarding provision of adequate water supply.

3. Land Rights

- a. Off site easement (existing or proposed) should be notated on plat for connection to Lift Station 25.
- b. Rights -of-way to be transferred to the City by quit claim deed prior to public hearing for Final Plat for Tara Baywood Phase 1.

4. Signatory Blocks

- a. Per Section 2.4.10 (G)(6)(d), Health Department signature is optional as the subdivision will be connecting to central water and wastewater.
- b. Recording block will be signed by the Alachua County Clerk of the Court, J.K. "Jess" Irby and not the City of Alachua Deputy City Clerk.

5. Subdividers Agreement and Surety

- a. Note 5 indicates PRMs, PCMs, and lot corners will be set. Please include the cost of setting of these in estimated construction costs.

6. Public Services/ Outside Review Comments

- a. Applicant must address all comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 14, 2021 and attached to this letter.
- b. Applicant must address all comments provided by CHW, Inc. in a forthcoming letter expected to be received by the City on December 23, 2021.

7. Other

- a. Road names will be provided upon approval of Construction Plans for Tara Baywood Phase 1 and 2.

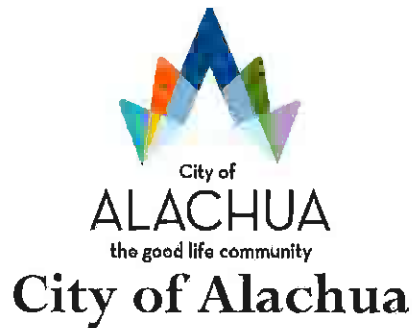
If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
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: Dec 14, 2021

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
12/14/2021
3

RE: Tara Baywood Final Plat

Public Services has reviewed the subject project (December 8th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on December 8th Submittal</p> <p>The following comment was made as part of the Preliminary Plat submittal review:</p> <p><i>Please note that this development will require connection to off-site utilities, namely, gravity wastewater lines.</i></p> <p><i>PUEs shall be required for these off-site utilities, both existing and new.</i></p> <p><i>As a condition of approval of the Final Plat, public utility easements for these offsite utilities must be obtained and recorded. A note to that effect must be added to the Final Plat. Note shall read similar to:</i></p> <p>"THS DEVELOPMENT CONNECTS TO OFF-SITE UTILITIES; NAMELY, GRAVITY WASTEWATER MAINS. PUBLIC UTILITY EASEMENTS FOR THESE OFF-SITE UTILITES HAVE BEEN OBTAINED & RECORDED. SEE xyz."</p> <p><i>Alternatively, please contact the CoA Planning Department for the requisite language.</i></p>

NO.	COMMENTS
	<p>The submitted Final Plat does not address the above comment.</p> <p>Also, the recently submitted Construction Plans for Tara Baywood Phases 1 & 2 now include sheets showing the offsite utilities; namely, both the new and existing gravity wastewater mains. But these sheets do not show the requisite PUEs.</p> <p>Please address the above comment. Resubmit sheets and other materials as necessary.</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

September 16, 2021

Also sent electronically to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Baywood Phase 1 Final Plat

Dear Ms Peters:

On September 9, 2021 the City of Alachua received your application for the Final Plat for Tara Baywood Phase 1, which proposes to subdivide a ±35.32 acre tract (Parcel 03067-006-000) into a total of 61 lots, with associated open spaces and rights-of-way. On June 8, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Baywood, which proposes to subdivide a ±36.67 acre subject property into a total of 211 lots, with associated open space areas and right-of-way. Construction Plans for Tara Baywood Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments.

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 incomplete. Please provide the information below and resubmit the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed after the application is deemed to be complete, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

Please address the following:

1. Approved Preliminary Plat and Conditions

The area identified as Phase 1 of the proposed Final Plat does not match the area identified as Phase 1 in the approved Preliminary Plat. A phasing adjustment will be required to be approved by the City Commission prior to forwarding of Final Plat application to the City Commission.

Failure to respond to the identified deficiencies above within 45 days of this letter may result in the administrative withdrawal of the application.

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
Planner

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