



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

September 13, 2022

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
PARCEL ID NUMBER:	03980-002-001
FLUM DESIGNATION:	Moderate Density Residential (O-4 units per acre)
ZONING:	PD-R (Planned Development - Residential)
OVERLAY:	N/A
ACREAGE:	±118.20
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Fletcher Trace to the City Commission with a recommendation to approve subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Fletcher Trace to the City Commission, with a recommendation to approve, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report.</i>

SUMMARY & BACKGROUND

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Fletcher Trace, which proposes the subdivision of a ±118.20 acre subject property into a total of 472 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in up to thirteen phases.

The subject property consists of portions Tax Parcel Number 03980-002-001, and is generally located south and east of CR 235, south of Pilot Forest Subdivision, and north of NW 110th Avenue.

The proposed Fletcher Trace subdivision will consist of lots ranging size from ±2,200 square feet to ±13,489 square feet, with the majority of lots being ±5,500 square feet. The preliminary plat proposed 128 single-family attached units located in interior of the subject property, as permitted by the approved Planned Development Ordinance. The remainder of the lots (344) will be single family detached units. The preliminary plat proposes common areas internal to the development and along the northern property boundary and the southwest corner. Stormwater for the proposed development will be conveyed to and treated within five (5) stormwater management facilities located in these common areas. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of CR 235. A 50' buffer is shown between the proposed lots and the eastern property line.

Two (2) vehicular access points will be provided to CR 235. There are no connections to NW 110th Avenue. Development within the proposed subdivision will connect to potable water and wastewater facilities. 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.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development - Residential zoning designation for the subject property was approved by the City Commission on April 25, 2022 through Ordinance 22-10. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

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	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map

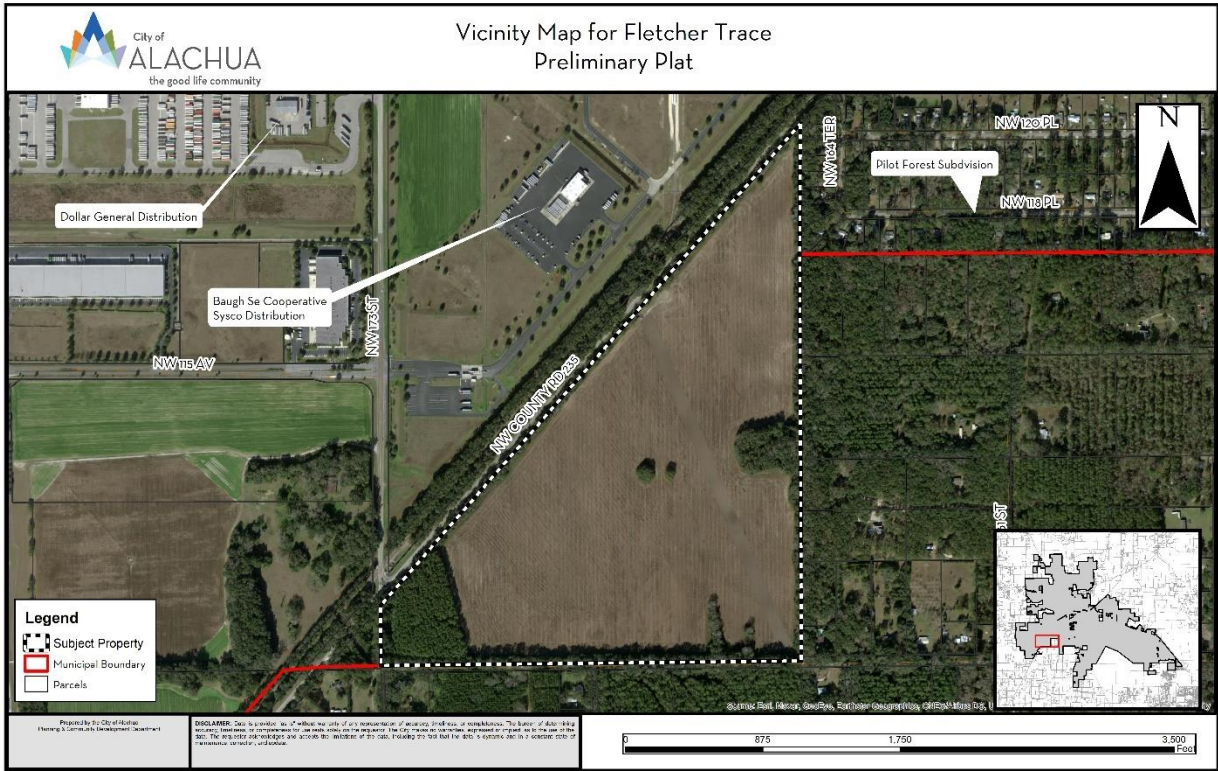
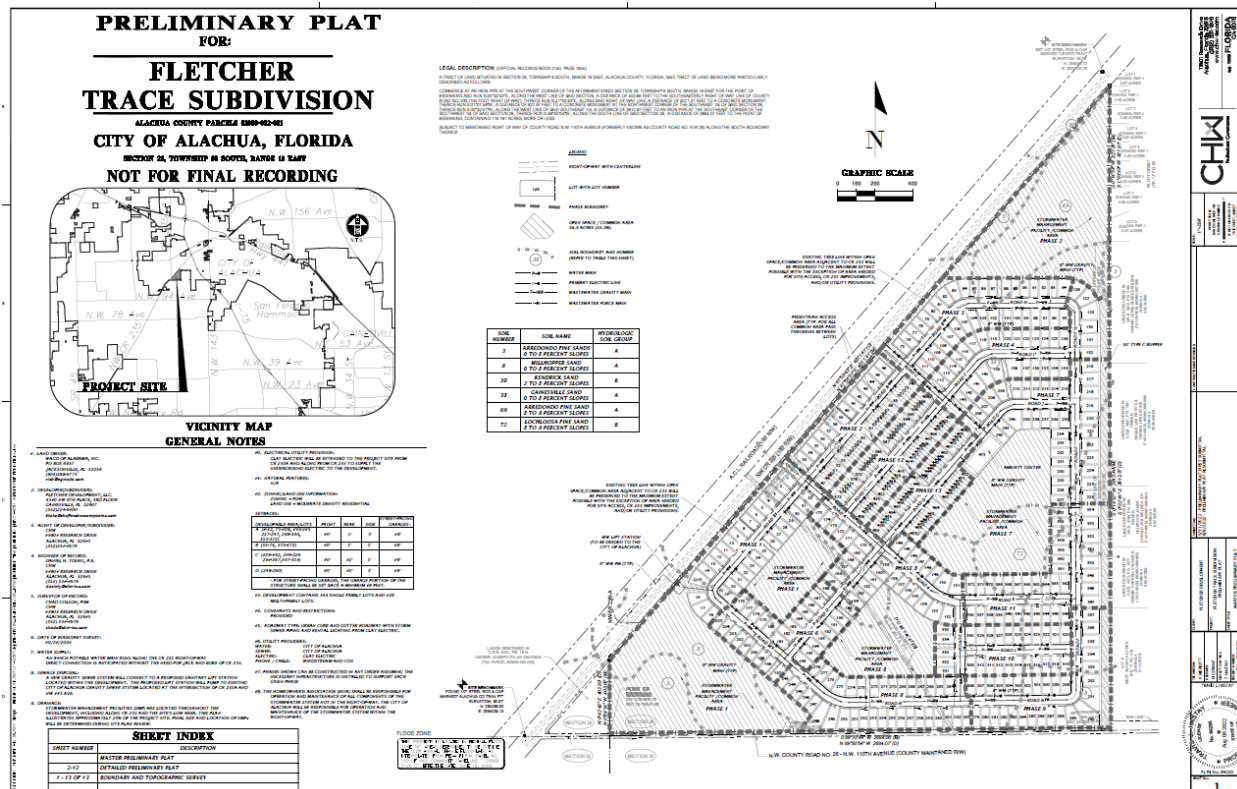


Illustration 1. Overall Site Plan for Fletcher Trace Subdivision



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 were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on June 23, 2022 at the offices of CHW, Inc. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

Future Land Use Element

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

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

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. **Residential Planned Developments;**
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed preliminary plat is a Final PD Plan for the Fletcher Trace PD, which is a permitted use within the Moderate Density Future Land Use Designation.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential 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, and Policy 2.1.a: This application proposes a preliminary plat in accordance with the approved PD Master Plan and PD Ordinance and Agreement. The preliminary plat has been reviewed for compliance with these documents.

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 for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. A condition has been included as part of this preliminary plat/ Final PD Plan that addresses the potential karst feature.

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 proposed preliminary plat/ Final PD plan has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the

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

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

Housing Element

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

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

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to

provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: An existing sidewalk is located within 2,640 of the proposed property. A sidewalk has been provided along portions of the frontage of CR 235 in order to provide access to the sidewalk system internal to the project. If a sidewalk were constructed immediately along the frontage it would likely result in significant loss of the existing tree canopy, which would conflict with other stated policies of the Comprehensive Plan (e.g, Policy 1.2.l of the Conservation and Open Space Element). Appropriate easements for sidewalks located on common area outside of public right-of-way will be provided prior to or at time of platting of any impacted phase for Fletcher Trace.

Community Facilities Element

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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.

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:

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

Objective 1.10: Wetlands

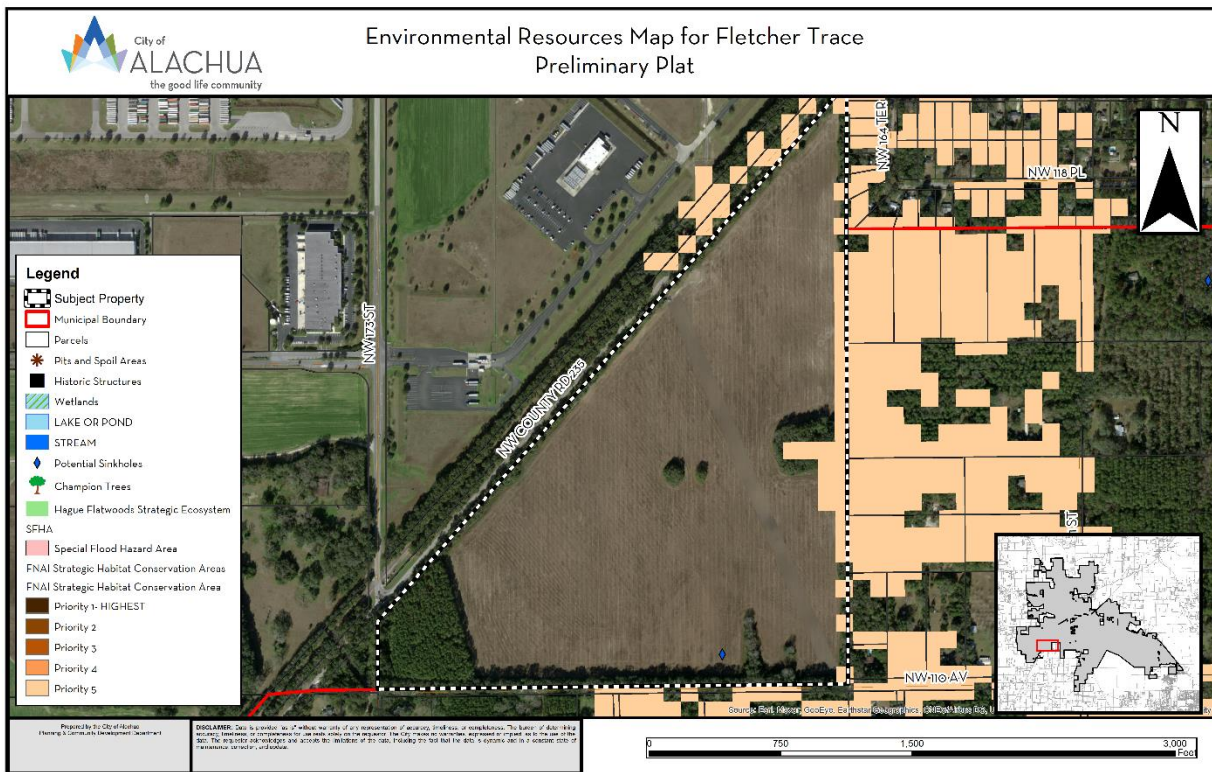
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Map 2. Environmental Features



Wetlands

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

Evaluation: 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. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. 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 required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. One listed species, the gopher tortoise, was identified. A condition has been included as part of this preliminary plat that a 100% gopher tortoise survey will be required for each Final Plat and evidence of coordination with the Florida Fish and Wildlife Conservation Commission must be provided.

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:

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	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

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

Flood Potential

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

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, 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. GIS Data from Alachua County indicates that a karst feature may be present on the site. As

a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including

standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Fletcher Trace PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Fletcher Trace PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

- (1) ***Submittal of PD final plan.*** Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on April 25, 2022 by the adoption of Ordinance 22-10. The applicant has submitted the appropriate application type to implement the type of development proposed.

- (2) ***Standards.*** In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

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
11	CR 235 (from NW 143 rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ 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	Residential ¹	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
¹ ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 481. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).				

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143 rd Place to South City Limit) ¹	14 CR2054 West (from SR235 to West City Limit) ¹	17 CR235A South (from US 441 to CR235)
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,180	4,161	5,302
Reserved Trips ⁴	1,427	35	112
Available Capacity ⁴	7,513	10,924	9,706
Potential Impact Generated by Proposed Preliminary Plat ⁵	4,493	1,123	2,247
Residual Capacity after Proposed Preliminary Plat ⁶	3,020	9,801	7,459
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143 rd Place to South City Limit) ¹	14 CR2054 West (from SR235 to West City Limit) ¹	17 CR235A South (from US 441 to CR235)
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	587	395	504
Reserved Trips ⁴	153	0	12
Available Capacity ⁴	619	964	843
Potential Impact Generated by Proposed Preliminary Plat ⁵	481	120	241
Residual Capacity after Proposed Preliminary Plat ⁶	138	844	602
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 July 2022 Development Monitoring Report.

⁵ Source: Applicant Submitted Concurrency Analysis Report.

The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service. Concurrency and impacts to the City's transportation network will be reevaluated at construction plans and final plat stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	263,556
Potential Potable Water Demand from Proposed Preliminary Plat **	127,440
Residual Capacity	599,587
Percentage of Permitted Design Capacity Utilized	73.93%
Sources:	
* City of Alachua July 2022 Development Monitoring Report	
**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed Preliminary Plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	758,000
Reserved Capacity*	240,342
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	118,000
Residual Capacity	524,899
Percentage of Permitted Design Capacity Utilized	74.42%
Sources:	
* City of Alachua July 2022 Development Monitoring Report	
**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the construction plans and final plat stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	53.78
Reserved Capacity ¹	5.48
Potential Demand Generated by Development ³	6.14
Residual Recreational Capacity After Impacts	70.08
<i>Sources:</i> ¹ City of Alachua July 2022 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 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	11.85 acres
Acreage Required to Serve Demand Generated by Development ²	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.08 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	37.56 %
¹ Source: City of Alachua July 2022 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (6.14 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 preliminary plat would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 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 preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	43,024	7,851.88
Reserved Capacity ²	17,933.28	3,272.82
Projected Solid Waste Demand from Application ³	4,909	895.9
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)</i> ² City of Alachua July 2022 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings) ⁴ New River Solid Waste Facility, April 2022		

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

A 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 145 total student stations (70 for elementary, 33 for middle, and 42 for high school). The School Board of Alachua County provided a determination on February 28, 2022 that the school capacity would remain sufficient at build out of this project.

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

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

EXHIBIT “A”
TO
WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years from original date of survey.
2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined on Page 8 of the June 16, 2022 Ecological Survey Report completed by Flatwoods Consulting Group.
3. During the Construction Plan approval process associated with Phases 8, 9, and 10 as shown on the Fletcher Trace Preliminary Plat, a geotechnical engineer is to review any geological features identified in the geotechnical report (dated July 1st, 2022) and provide recommendations on whether or not remedial actions are required.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.
5. The applicant agrees that Conditions 1 - 4 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 - 5 as stated herein.

EXHIBIT “B”
TO
WACO PROPERTIES, INC.
(FLETCHER TRACE)
PRELIMINARY 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

August 24, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for the Fletcher Trace Preliminary Plat

Dear Mr Hastay:

On August 24, 2022 the City of Alachua received your updated application for the above referenced project.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **September 13, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, August 29, 2022**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, August 29, 2022**. These signs will be ready for pick up from City Hall after 12 PM on Thursday, August 25, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, September 12, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,



Adam Hall, AICP
Principal Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On July 11, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, August 8, 2022**. A total of four (4) copies of the application package, plans, 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 **September 13, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Compliance with PD Master Plan, PD Ordinance and PD Agreement
 - e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.
NEW COMMENT-Add note for open space/ common area along CR235 property line that tree line will be preserved except for site access or provision of utilities.
 - f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.
NEW COMMENT-See condition below related to sinkhole remediation.
3. Land Rights/ Compliance and Risk Management (C & RM) Comments
 - b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.

NEW COMMENT- Response does not adequately address disposition of the “no man’s land”. Please coordinate with City of Alachua Compliance and Risk Management and provide response.

5. Article 7, Subdivision Standards

- a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.

NEW COMMENT- Revise note on preliminary plat that exact location to be determined at time of Construction Plan review, not Final Plat.

- b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.

NEW COMMENT- Referenced justification memo not found in application materials. Please submit.

7. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address all forthcoming comments provided by the Public Services Department, as applicable.
- b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a forthcoming letter.

8. New Comments

- a. Lots Number 47-50, 350-353, 354 - 357, and 358-361 appear to be multiple units on a single lot. This use would be classified as a townhome under Article 10 of the City’s Land Development Regulations and was not contemplated under the approved PD Master Plan, which included provision for single family attached units. Single family attached units are on separately platted lots. Please revise preliminary plat and include setbacks for these lots that complies with approved PD Master Plan.
- b. Note 12 of Preliminary Plat shows setbacks as established by the PD Master Plan, but does not display the Development Areas on the Preliminary Plat. These setbacks should be displayed by lot numbers.
- c. Note 13 indicates that there will be 344 single family lots and 144 multiple family lots. The number of units totals to 488, but the maximum number of lots is 472. Please revise. Additionally, please see Note 8.a. above.
- d. As a condition of preliminary plat approval, Staff is proposing the following:
 - i. A sinkhole remediation plan shall be required at time of Construction Plan submittal that will include, at a minimum:
 - 1. Building Foundation Design and Construction Methods for mitigating sinkhole formation and damage
 - 2. Site development (including roadway construction and utility installation), site preparation, and earthwork construction techniques for mitigating sinkhole formation
 - 3. Treatment of roof runoff from buildings
 - 4. Remedial actions if sinkhole is encountered on site during development

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

c: Mike DaRoza, City Manager
 G.B. Wilson, J.D., Compliance and Risk Management Director
 Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
 Justin Tabor, AICP, Principal Planner (*by electronic mail*)
 Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 29, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Fletcher Trace Preliminary Plat

Dear Mr. Hastay:

On June 27, 2022, the City of Alachua received your completed application submitted on behalf of the Waco of Alabama, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±118.20 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

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 is scheduled for **9:30 AM on Thursday, June 30, 2022** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, July 11, 2022**. A total of four (4) copies of the application package, plans, 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 **August 9, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
 - a. Per Development Parameter 1 of the approved PD Ordinance, the maximum number of attached single family units permitted within Development Area B is 106. The proposed preliminary plat appears to propose 123 single family attached units. Please revise.
 - b. Development Parameter 3 of the approved PD Ordinance requires that the applicant submit a listed species and habitat survey as part of the preliminary plat. Please provide survey prepared in accordance with the requirements of this Parameter.
 - c. Development Parameter 14 sets forth requirements for pedestrian access through the proposed blocks. Please indicate by notation or through display on the preliminary plat how this parameter will be addressed.
 - d. Development Parameter 14 requires pedestrian connections through blocks longer than 600 feet. Lots 50 47 through 50, 350 through 353, 357 through 354 and 358 through 361 are longer than 600', but do not appear to provide pedestrian easement or common area.
 - e. Development Parameter 15 of the approved PD Ordinance requires a landscape and buffering plan to be included as part of the Preliminary Plat. Please provide landscape and buffering plan.

- f. Development Parameter 19 of the approved PD Ordinance requires detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Please provide.
2. Phasing
 - a. Please indicate how the stormwater pond for Phase 2 will be accessed as it does not appear to be contiguous with the roadway and lots proposed to be included with Phase 2.
3. Land Rights/ Compliance and Risk Management (C & RM) Comments
 - a. Please indicate how existing easement through property is being addressed.
 - b. Please coordinate with Alachua County and COA C&RM Department resolution of the "no man's land" gap between the Alachua County ROW survey of the north maintenance boundary of CR No. 28 (NW 110th Avenue) and the south boundary of the Preliminary Plat.
4. Article 6, Development Standards
 - a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
5. Article 7, Subdivision Standards
 - a. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road N is approximately 1,250 feet and Road F is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
 - b. In accordance with Section 7.3.2(A) a sidewalk must be provided along CR 235 frontage.
 - c. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
6. Concurrency Impact Analysis
 - a. Page 2 of concurrency memo lists 100% of project projected trips impacting Segment 11, however, these projected trips do not match the trips listed on Page 1 of the concurrency memo. Please reconcile.
 - b. Segment 14 should also be included in analysis if the project trips on this segment will be greater than 756 daily trips or 67 PM peak trips.
 - c. Table 3 of concurrency memo appears to provide incorrect calculation of potable water demand. Please revise.
 - d. Page 5 of concurrency memo references Savannah Station, please clarify and revise.
7. Public Services / Fire Rescue / Engineering Review Comments
 - a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 27, 2022.
 - b. The applicant must address the comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated June 22, 2022.
8. Miscellaneous
 - a. The street cross section detail provided on Sheet 2 is illegible, please revise.
 - b. Please identify purpose of areas between Lots 39 and 40; and Lots 7 and 8.
 - c. Under Note 12 on Sheet 1 of Preliminary Plat, please included note under setbacks regarding garage setbacks.

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,

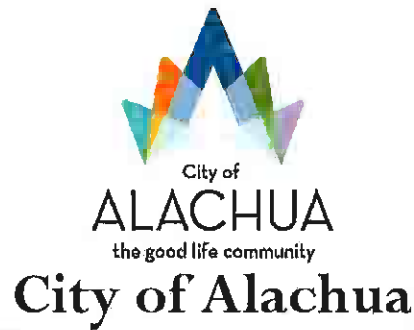


Adam Hall, AICP

Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated June 27, 2022
Engineering Review Comments from Christopher Potts, P.E., of JBrown Professional Group, Inc.,
provided in a letter dated June 22, 2022

c: Mike DaRoza, City Manager
G.B. Wilson, J.D.,
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: June 27, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Fletcher Trace Subdivision Preliminary Plat

Public Services has reviewed the subject project (May 31 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comments on May 31st Submittal</p> <p>Sheet 1</p> <p>Under General Notes (9?), please add the following (or equivalent):</p> <p>"THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY."</p> <p>FYI: Please make sure to include this note in the Final Plat.</p> <p>Please resubmit this sheet.</p>
2.	<p>Comments on May 31st Submittal</p>

NO.	COMMENTS
	<p>Sheets 1, 8</p> <p>As per "TO BE DEEDED TO THE CITY OF ALACHUA", the design intent is that the WW LIFT STATION will be owned and operated by the City of Alachua.</p> <p>Please discuss (meeting preferred) with the City to go over design issues related to the WW Lift Station.</p> <p>A condition to Approval of Sheets 1 & 8 is that such discussions take place, including its location.</p> <p>Conditional Approval</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



Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street
Gainesville, FL 32606

June 22, 2022

Mr. Adam Hall, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Fletcher Trace Subdivision

Dear Mr. Hall:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

Master Preliminary Plat

1. Please add all items which appear on the plan to the legend. This includes but is not limited to Proposed Water Meter, Electrical, Force Main, and Wastewater.
2. City of Alachua code requires name, address, telephone number and email address of the property owner, agent and developer. Please provide full contact information for the land owner and agent to the general notes.

Detailed Preliminary Plat

1. Please show and label 10' PUE on every sheet.
2. City of Alachua code requires surface drainage and direction of flow and method of detention/retention. Please provide general flow arrows in order to identify high and low points of roadway profile.
3. What is reasoning for the amenity center to be given a lot number? Generally, public areas of a preliminary plat would not be shown as lots.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Zimbra

ad_hall@cityofalachua.org

RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat

From : Silver Ware <sware@alachuacounty.us>

Thu, Jun 09, 2022 07:07 AM

Subject : RE: Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat 7 attachments**To :** Adam Hall <ad_hall@cityofalachua.org>

Good morning

ACFR has no comment at this time.

Thanks Chip

**Silver Ware**

Plans Examiner

Fire Rescue

911 SE 5th ST • Gainesville • FL • 32601

352-384-3101 (office)



PLEASE NOTE: Florida has a very broad public records law (F.S.119).

All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Adam Hall <ad_hall@cityofalachua.org>**Sent:** Tuesday, June 7, 2022 10:32 AM**To:** Grafton Wilson <gwilson@cityofalachua.org>; Harry Dillard <hdillard@cityofalachua.org>; John Adler <jadler@alachuacounty.us>; Justin Tabor <jtabor@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>**Subject:** Project Assistance Team (PAT): Request for Review - Fletcher Trace Preliminary Plat**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a proposed preliminary plat, Fletcher Trace, which proposes 349 single family detached homes and 128 attached homes on an approximate 118 acre subject property (Parcel 03890-002-001)

Project Review Schedule

Initial Application Submittal: [June 6, 2022](#)

Application Deemed Complete: [June 7, 2022](#)

PAT Comments Deadline: [Thursday, June 23, 2022 @ 5 PM](#)

Staff PAT: [Monday, June 27, 2022 @ 3 PM](#)

Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Thursday, June 23, 2022.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:

[Preliminary Plat Application](#)

If you have any questions about this application, please let me know.

--

Adam Hall, [AICP](#) | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender (**name AND email address**) and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leannetta 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.sbacs.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 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001. 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 472 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, 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 and 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 42 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 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

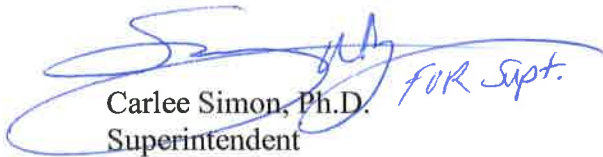
The Northwest Alachua Elementary CSA currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 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,



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	621	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	Shall	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	108%	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

June 14, 2022

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace
Preliminary Plat Application

Dear Mr. Hastay:

On June 6, 2022, the City of Alachua received your application submitted on behalf of the Waco Properties, Inc. for the Preliminary Plat of Fletcher Trace. The Preliminary Plat proposes to subdivide a ±14.82 acre subject property into a total of 349 single family detached units and 128 single family attached lots with associated common areas and road right-of-way.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, June 23, 2022**. All materials (except for mailing labels) may be submitted by email to the project planner.

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

Please address the following:

1. **Planned Development Ordinance (22-10) Condition Number 3, Listed Species and Habitat Survey**
 - a. Listed Species and Habitat Survey must be submitted as part of any Final PD Plan (Preliminary Plat)
2. **Preliminary Plat Application Response A.5:**
 - a. Application states that the preliminary plat proposes 349 single family homes and 128 multifamily units, which totals to 477 dwelling units. Please note that the maximum number of units per the Moderate Density Land Use and the approved PD Plan is 472.

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Submitted traffic impact analysis includes analysis of CR2054 East, but not CR2054 West. Please verify.
4. **Preliminary Plat Application Attachment #4, Mailing Labels:** Submit two (2) sets of mailing labels for those persons/organizations registered with the City to receive public notice. The provided labels appear to use an older mailing list. Please contact Planning Department staff for latest public notification mailing list.
5. **Preliminary Plat Application Attachment #15, Neighborhood Workshop Materials:** Please include Neighborhood Workshop Materials.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

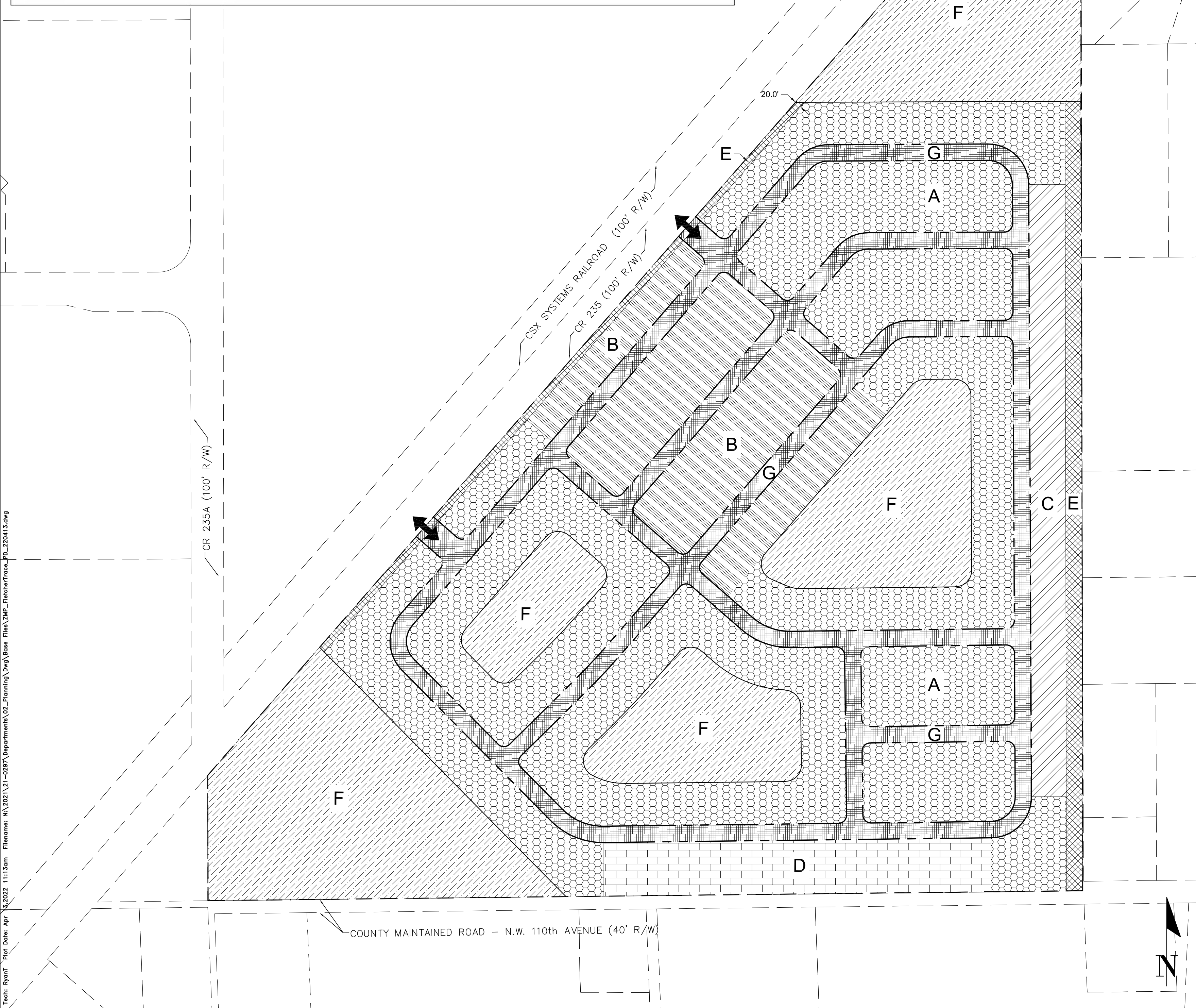
Sincerely,

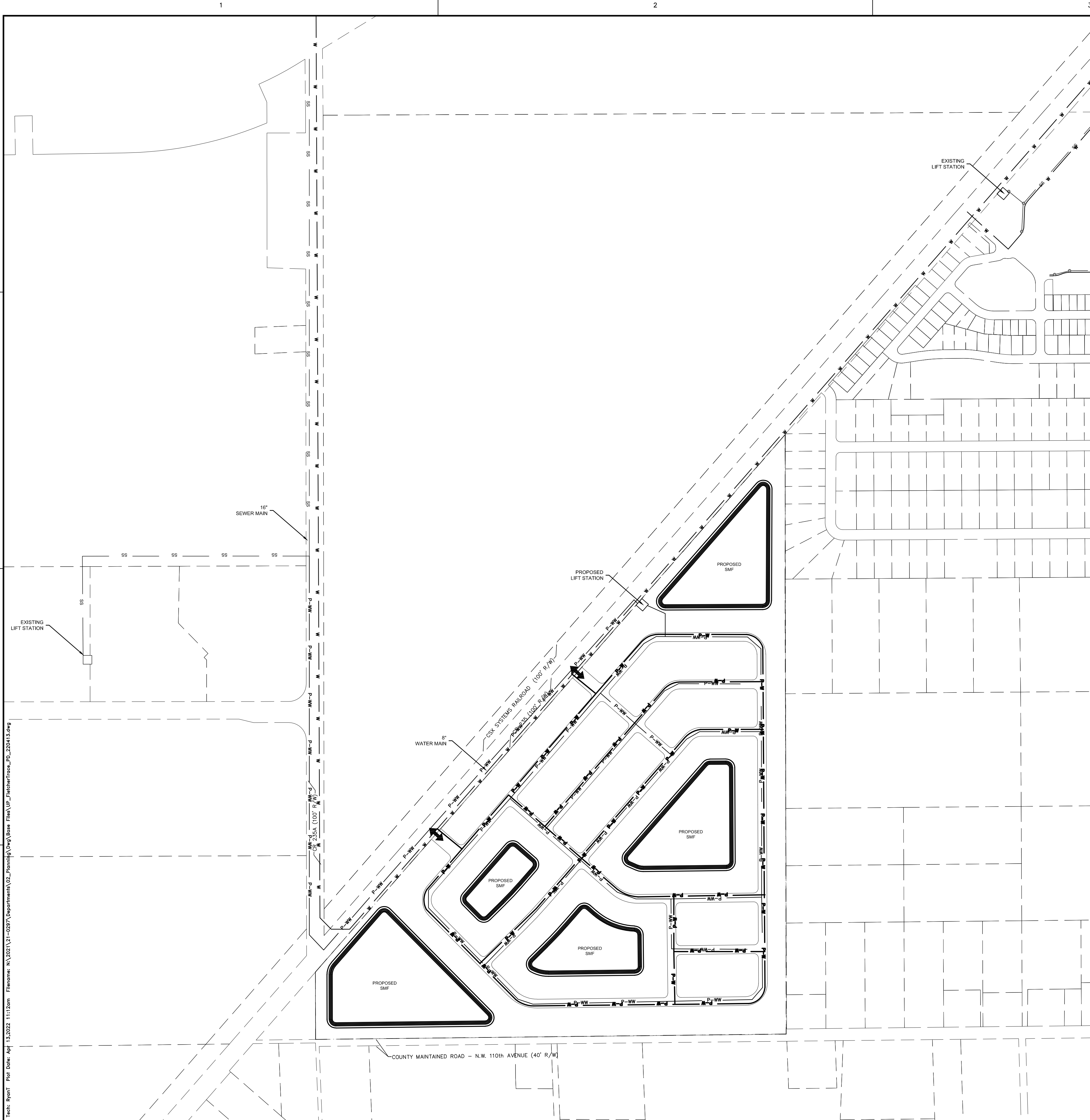


Adam Hall, AICP
Principal Planner

c:

Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File





FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

UTILITY PLAN

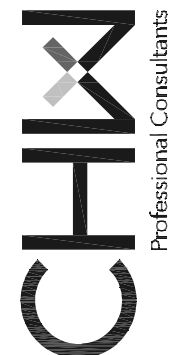
GENERAL NOTES

- POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
- SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
- STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.cdv-hrc.com
est. 1988 **FLORIDA**
CA-5075



SCALE: 1" = 300'
GRAPHIC SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/REV. REVISIONS

SUBMITTALS:
SUBMITTAL - PD REZONING, AUGUST 31, 2021
RESUBMITTAL - PD REZONING, FEBRUARY 15, 2022
FINAL FOR C#2 - PD REZONING, APRIL 13, 2022

CLIENT: FLETCHER TRACE
STATION, PHASE 3)
PROJECT: (FKA SAVANNAH STATION, PHASE 3)
PLANNED DEVELOPMENT

TECHNICAL:
R. THOMPSON
DESIGNER:
R. THOMPSON
QUALITY CONTROL:
C. BRASHER
PROJECT NUMBER:
21-0297

SHEET NO.:
2 of 3



FLETCHER TRACE

(FKA SAVANNAH STATION, PHASE 3)

PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

- NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chiv-inc.com CHIV Florida est. 1988 CA-5075 Professional Consultants	
SCALE 1" = 200' USPS SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY	
CONSTRUCTION/REV. REASONS	
SUBMITTALS SUBMITTAL - PD REZONING, AUGUST 31, 2021 FINAL FOR CC#2 - PD REZONING, APRIL 13, 2022	
CLIENT FLETCHER TRACE (FKA SAVANNAH STATION, PHASE 3)	PROJECT PLANNED DEVELOPMENT
DESIGNER R. THOMPSON QUALITY CONTROL C. BRASHER	SHEET TITLE PD EXISTING CONDITIONS PLAN
PROJECT NUMBER 21-0297	
SHEET NO.: 3 of 3	