



# City of Alachua

Planning & Community Development Department

## Staff Report

**Planning & Zoning Board Hearing Date:** September 12, 2017  
**Quasi-Judicial Hearing**

**SUBJECT:** A request for consideration of the preliminary plat of Tara Village, which proposes the subdivision of a ±21.83 acre subject property into a total of 20 lots, with associated right-of-way and common areas

**APPLICANT/AGENT:** Stuart Cullen, P.E.  
George F. Young, Inc.

**PROPERTY OWNER:** Tara Village, Inc.

**PARCEL ID NUMBER:** 03974-004-000; 03974-005-000

**FLUM DESIGNATION:** Moderate Density Residential

**ZONING:** Planned Development – Residential (PD-R)

**OVERLAY:** N/A

**ACREAGE:** ±21.83

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Tara Village to the City Commission with a recommendation to approve.

**RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Tara Village to the City Commission, with a recommendation to approve.*

## SUMMARY & BACKGROUND

This application is a request by Stuart Cullen, P.E., of George F. Young, Inc., applicant and agent for Tara Village, Inc., property owner, for consideration of the preliminary plat of Tara Village, which proposes the subdivision of the ±21.83 acre subject property into a total of 20 lots, with associated right-of-way and common areas.

The subject property consists of Tax Parcel Numbers 03974-004-000 and 03974-005-000, and is located east of NW 157<sup>th</sup> Street, northeast of the intersection of NW 157<sup>th</sup> Street and NW 120<sup>th</sup> Place. The subject property is east of the Savannah Station Subdivision, northeast of the Pilot Forest Subdivision, south of Shady Lane Acres, an unrecorded survey, and west of Interstate 75. In spring 2017, NW 157<sup>th</sup> Street was improved from an unpaved, limerock surface to a paved, asphaltic surface.

The property is comprised of the Tara Village Planned Development – Residential (PD-R), which was approved in February 2017 by the adoption of Ordinance 17-03. The Tara Village PD-R permits maximum of 20 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, and is also subject to Policy 1.2.a.1. of the City of Alachua Comprehensive Plan Future Land Use Element, which limits the maximum density of the subject property to 0.93 dwelling units per acre (20 dwellings).

The Tara Village PD-R requires the development to provide a minimum 25 foot natural buffer along the project's property boundary lines. The natural buffer is required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities (in certain areas only), and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas along the east side of NW 157<sup>th</sup> Street and north of NW 118<sup>th</sup> Avenue (located south of the subject property). The Preliminary Plat identifies the location of the required 25 foot buffer around the perimeter of the subject property.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to a retention basin to be located in the southwestern portion of the subject property. 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.

## SURROUNDING USES

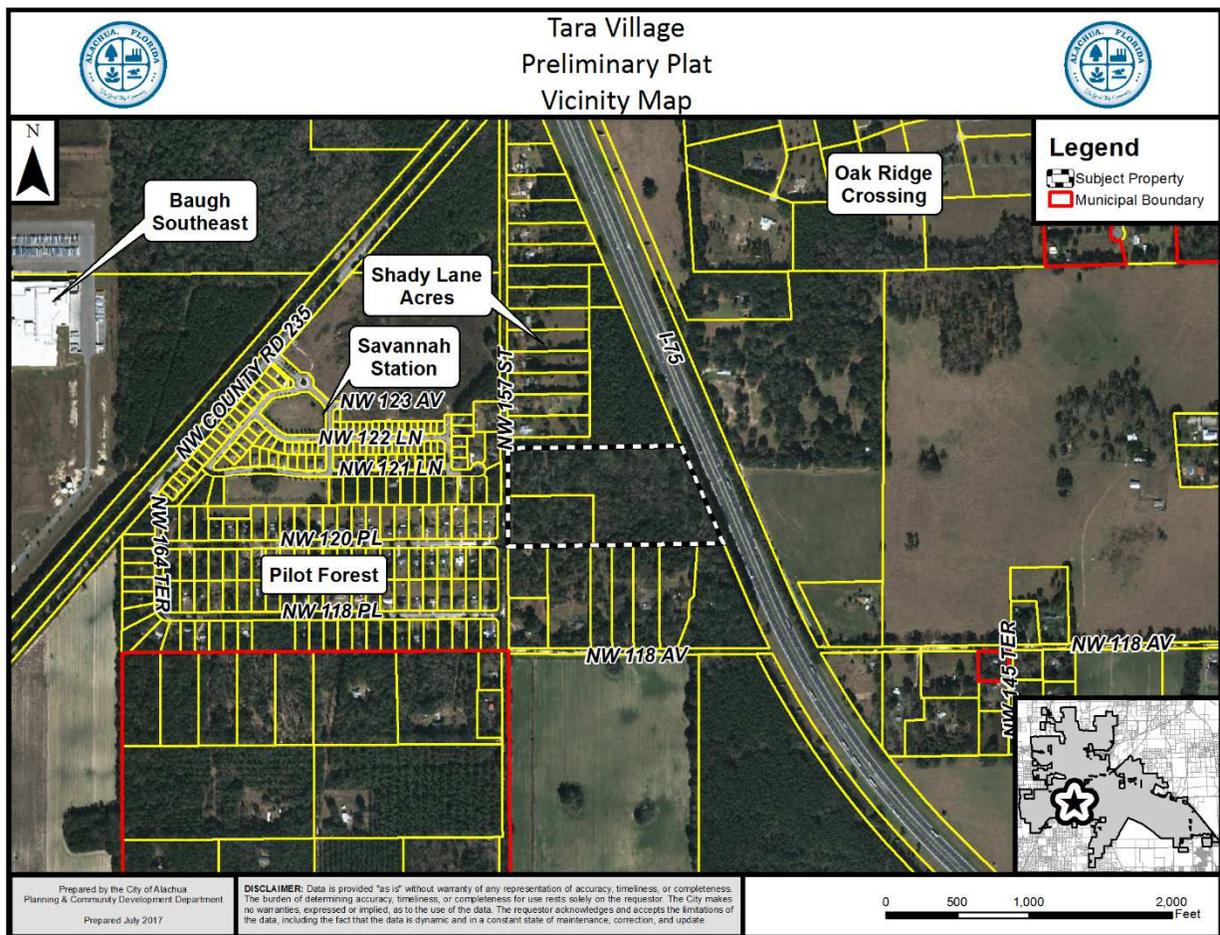
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject 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.)

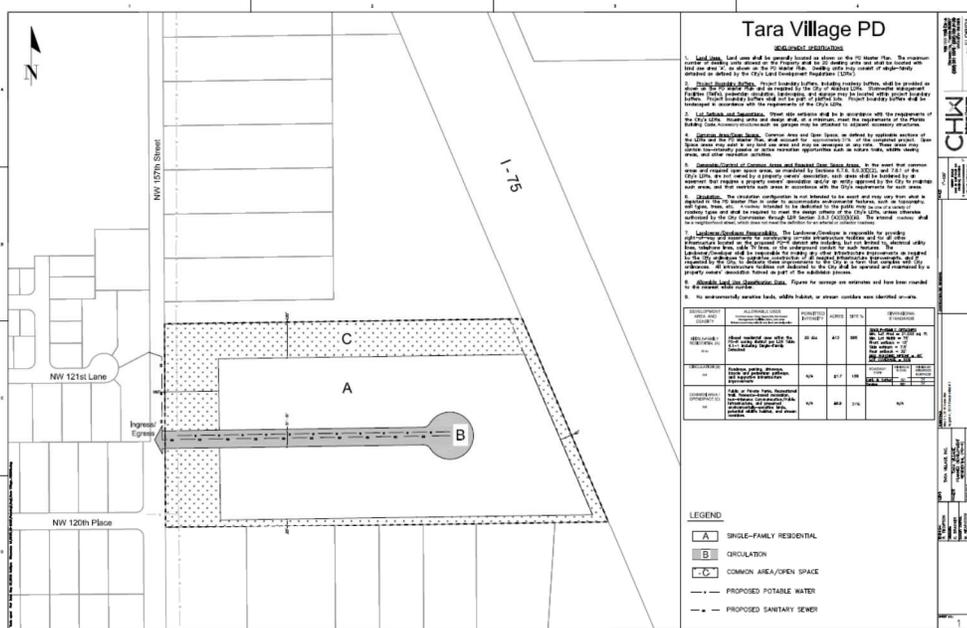
**Table 1. Surrounding Land Uses**

| Direction | Existing Use(s)  | FLUM Designation(s)          | Zoning District(s)   |
|-----------|--|------------------------------|--|
| North     | Vacant Agricultural Lands; Shady Lane Acres (Existing Single Family Residential Development) | Agriculture                  | Agriculture (A)  |
| South     | Existing Single Family Residential Development   | Agriculture                  | Agriculture (A)  |
| East      | Interstate 75  | N/A                          | N/A  |
| West      | Savannah Station, Pilot Forest Subdivisions (Existing Single Family Residential Development) | Moderate Density Residential | Planned Unit Development (PUD); Residential Single Family -1 (RSF-1) |

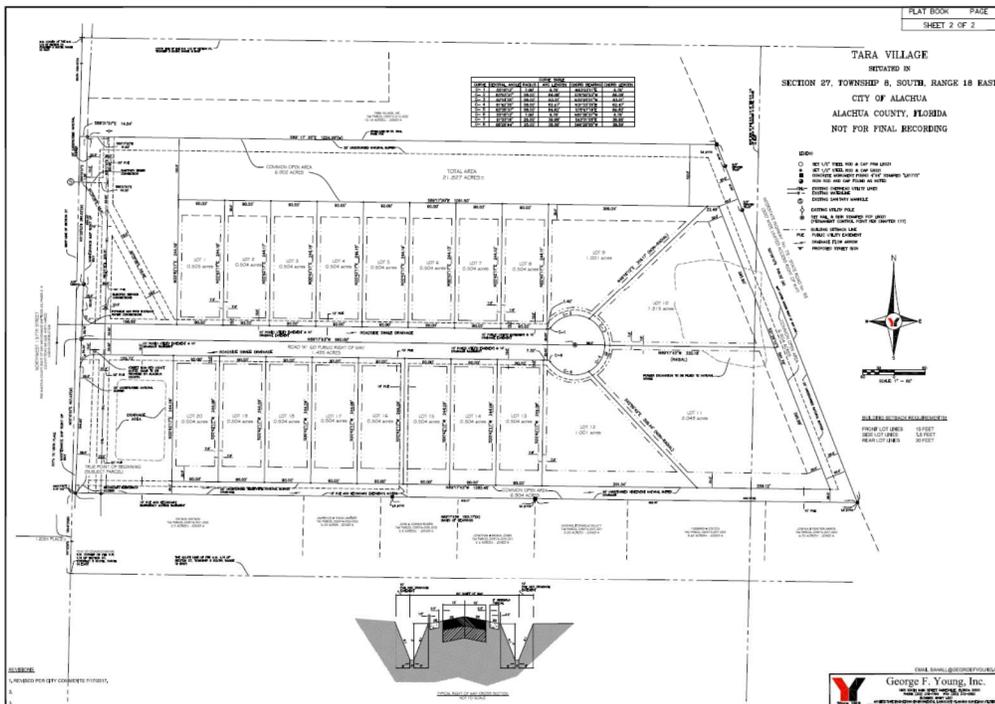
**Map 1. Vicinity Map**



# Illustration 1. Sheet 1, Tara Village PD-R PD Master Plan



# Illustration 2. Sheet 2 of 2, Tara Village Preliminary Plat



## 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.

A Neighborhood Meeting was held on June 29, 2017, at the Alachua County Library, Alachua Brand, located at 14913 NW 140<sup>th</sup> Street, to educate the owners of nearby land and any other interested members of the public about the application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting. In addition, a notice of the meeting was published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by five (5) members of the public. 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.

### 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.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 Goal 1, Objective 1.2, and Policy 1.2.a:*** The maximum density permitted by the Moderate Density Residential is four (4) units per acre. Development of the subject property, however, is subject to a maximum density of 0.93 dwellings per acre, in accordance with Policy 1.2.a.1 (see below).

**Policy 1.2.a.1:** The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.

***Analysis of Consistency with Policy 1.2.a.1:*** The subject property comprises Tax Parcels 03974-004-000 and 03974-005-000 as described in Policy 1.2.a.1. The preliminary plat demonstrates that the proposed development of the subject property would occur in accordance with the maximum density permitted by Policy 1.2.a.1.

**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 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:*** The preliminary plat of Tara Village serves as the Final PD Plan for the Tara Village PD-R. Goal 2, Objective 2.1, and Policy 2.1.a are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

**Objective 2.5:** Open Space Standards

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

***Analysis of Consistency with Objective 2.5:*** The preliminary plat identifies the location of open space areas which will be located within the development.

**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.

***Analysis of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided within this report. Best available data indicates that the development will provide adequate protection of environmental features.

**Objective 5.2:** The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

***Analysis of Consistency with Objective 5.2:*** The subject property is located near existing public utility infrastructure. The proposed development would connect to potable water and sanitary sewer facilities. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standard for any public facility.

**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 Policy 9.2:*** The subject property is within the potable water and wastewater service area, and as such is required connect to these systems.

## **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 new transportation impacts is provided within this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standard for transportation facilities.

## **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 provide additional housing within the City, supporting 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 is provided within this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standard for recreational facilities.

## **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 ¼ 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 Community Wastewater Service Area, and the proposed development would 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 is provided within this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standard for solid waste facilities.

**Policy 4.1.b:**

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

1. A water main exists within ¼ 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 Community Potable Water Service Area, and the proposed development would connect to the potable water system.

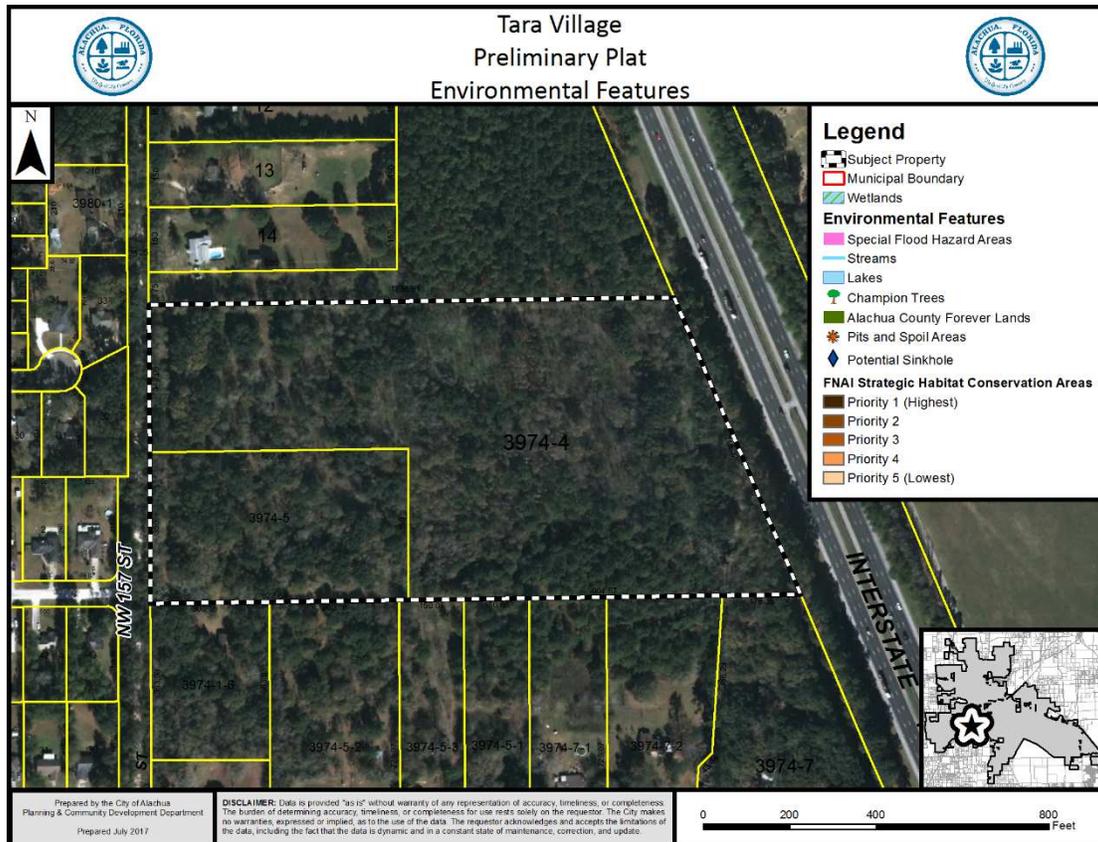
## **ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS**

### **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:** If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

## Map 2. Environmental Features



## Strategic Ecosystems

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

**Evaluation:** The subject property is not located within 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. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities.

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

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. In addition, the subject property does not contain any lands identified within the FNAI PNA data layer. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

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 five (5) soil type found on the subject property:

### *Arredondo Fine Sand (0-5% slopes)*

Hydrologic Group: A

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

### *Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

### *Gainesville Sand (0%- 5% slopes)*

Hydrologic Soil Group: A

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

*Kendrick Sand (2-5% slopes)*

Hydrologic Soil Group: B

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

*Norfolk Loamy Fine Sand (5-8% slopes)*

Hydrologic Soil Group: B

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

**Evaluation:** All soils, except for the Bivans Sand soil, only pose slight limitations for local roads and streets and dwellings. Before areas contained Bivans Sand soil can be developed a more detailed geotechnical analysis should be conducted to determine how the limitations will be addressed. Such analysis should be performed prior to the preparation of construction plans for the project, and any necessary design considerations should be shown within the construction plans for the project.

## **Flood Potential**

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (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:** Based upon the best available data, there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zones**

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each 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 City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures/Markers and Historic Features**

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are 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 Tara Village 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 Tara Village 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 in February 2017 by the adoption of Ordinance 17-03. 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 impacts which would be generated by the proposed development, which consists of 20 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.*** Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

## **Transportation Impact**

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| <b>Segment Number<sup>2, 3</sup></b> | <b>Segment Description</b> | <b>Lanes</b> | <b>Functional Classification</b>  | <b>Area Type</b> | <b>LOS</b> |
|--------------------------------------|----------------------------|--------------|-----------------------------------|------------------|------------|
| NA                                   | CR 235 from SCL to 241     | 2U           | County Maintained Major Collector | N/A              | D          |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> For developments generating less than 1,000 trips, 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 [Section 2.4.14(H)(2)(b) of the LDRs].

<sup>3</sup> 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. Proposed Potential Trip Generation Impact<sup>1</sup>**

| Land Use*   | AADT<br>(Enter/Exit) | AM Peak Hour<br>(Enter/Exit) | PM Peak Hour<br>(Enter/Exit) |
|---|----------------------|------------------------------|------------------------------|
| Single-Family Detached Housing <sup>2</sup><br>(ITE Code 220) | 190<br>(95/95)       | 15<br>(4/11)                 | 20<br>(13/7)                 |
| <b>Totals</b>   | <b>190</b>           | <b>15</b>                    | <b>20</b>                    |

1 Source: ITE Trip Generation, 9th Edition.  
2 Formulas: AADT - 9.52 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour - 0.77 trips per dwelling x 20 dwellings (26% entering/74% exiting); PM Peak Hour - 1.02 trips per dwelling x 20 dwellings (64% entering/36% exiting.)

**Table 4. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments**

| Average Annual Daily Trips (AADT) Analysis                    | CR 235 (SCL to CR 241)<br>1 |
|---|-----------------------------|
| Maximum Service Volume <sup>2</sup>                           | 14,580                      |
| Existing Traffic <sup>3</sup>                                 | 5,165                       |
| Reserved Trips <sup>4</sup>                                   | 0                           |
| Available Capacity <sup>4</sup>                               | 9,415                       |
| Projected Change in Daily Trips                               | 190                         |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b> | <b>9,225</b>                |
| PM Peak Hour Traffic Analysis                                 | CR 235 (SCL to CR 241)      |
| Maximum Service Volume <sup>2</sup>                           | 1,314                       |
| Existing Traffic <sup>3</sup>                                 | 491                         |
| Reserved Trips <sup>4</sup>                                   | 0                           |
| Available Capacity <sup>4</sup>                               | 823                         |
| Projected Change in PM Peak Hour Trips                        | 20                          |
| <b>Residual Capacity after Proposed Amendment<sup>5</sup></b> | <b>803</b>                  |

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 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
3 Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016.  
4 Source: City of Alachua August 2017 Development Monitoring Report.  
5 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**Evaluation:** The proposed development would result in an increase of 190 daily trips and 20 PM peak hour trips on the affected roadway segment (CR 235 from the south City limits to CR 241). At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the increase in potential trips is acceptable. Concurrency and impacts to the City’s transportation network will be reevaluated at the final plat review stage.

## Potable Water Impacts

**Table 5. Potable Water Impacts**

| System Category  | Gallons Per Day |
|--|-----------------|
| Current Permitted Capacity*  | 2,300,000       |
| Less Actual Potable Water Flows*   | 1,301,000       |
| Reserved Capacity*   | 60,524          |
| Projected Potential Potable Water Demand from Proposed Amendment **  | 5,500           |
| <b>Residual Capacity</b>   | <b>932,976</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>  | <b>59.44%</b>   |
| <i>Sources:</i><br>* City of Alachua August 2017 Development Monitoring Report<br>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day |                 |

**Evaluation:** The proposed development would result in a demand to the potable water system of 5,500 gallons per day. At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of potable water facilities and is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the final plat review stage.

## 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*   | 654,000         |
| Reserved Capacity*   | 57,964          |
| Projected Potential Wastewater Demand from Proposed Amendment **   | 5,000           |
| <b>Residual Capacity</b>   | <b>783,036</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>  | <b>47.80%</b>   |
| <i>Sources:</i><br>* City of Alachua August 2017 Development Monitoring Report<br>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day |                 |

**Evaluation:** The proposed development would result in a demand to the sanitary sewer system of 5,000 gallons per day. At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of sanitary sewer facilities and is therefore acceptable. Concurrency and impacts to the City’s sanitary sewer system will be reevaluated at the final plat review stage.

## Recreational Impacts

**Table 7a. Recreational Impacts**

| System Category  | Acreage      |
|--|--------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>   | 88.60        |
| Acreage Required to Serve Existing Population <sup>2</sup> | 49.46        |
| Reserved Capacity <sup>1</sup>                             | 0.60         |
| Potential Demand Generated by Development <sup>3</sup>     | 0.24         |
| <b>Residual Recreational Capacity After Impacts</b>        | <b>38.30</b> |

Sources:  
<sup>1</sup> City of Alachua August 2017 Development Monitoring Report.  
<sup>2</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])  
<sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 20 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 <sup>1</sup>                                | 10.01 acres   |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>  | 0.05 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development                                    | 10.06 acres   |
| Existing Improved Passive Park Space <sup>1</sup>   | 27.73 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b> | <b>36.28%</b> |

<sup>1</sup> Source: City of Alachua August 2017 Development Monitoring Report.  
<sup>2</sup> Formula: Recreation Demand Generated by Development (0.24 acres) x 20%.  
<sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

**Evaluation:** At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of recreational facilities and is therefore acceptable. Concurrency and impacts to the City’s recreational facilities will be reevaluated at the final plat review stage.

## Solid Waste Impacts

**Table 8. Solid Waste Impacts**

| System Category  | Lbs Per Day     | Tons Per Year |
|--|-----------------|---------------|
| Existing Demand <sup>1</sup>                               | 39,568          | 7,221.16      |
| Reserved Capacity <sup>2</sup>                             | 5,280.27        | 963.65        |
| Projected Solid Waste Demand from Application <sup>3</sup> | 188.80          | 34.46         |
| <b>New River Solid Waste Facility Capacity<sup>4</sup></b> | <b>50 years</b> |               |

Sources:  
<sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year)  
<sup>2</sup> City of Alachua August 2017 Development Monitoring Report  
<sup>3</sup> US Census Bureau, Policy 2.1.a, CFNGAR Element (Formula: 2.36 persons per dwelling x 20 dwellings x 0.73 = 34.46 TPY)  
<sup>4</sup> New River Solid Waste Facility, May 2017

**Evaluation:** At the present time, the impacts generated by the proposed development would not adversely affect the Level of Service (LOS) of solid facilities and is therefore acceptable. Concurrency and impacts to solid waste facilities will be reevaluated at the final plat review stage.

**Public School Impact**

In accordance with the Interlocal Agreement for Public School Facility Planning and the City of Alachua Comprehensive Plan Public School Facilities Element, City Staff has certified that, as of August 8, 2017, capacity is available at the Elementary, Middle, and High School Concurrency Service Areas (SCSAs) to serve the development. Capacity will be re-evaluated and concurrency reserved for public schools at the final plat review stage.

**EXHIBIT "A"**

**TO**

**TARA VILLAGE  
PRELIMINARY PLAT  
STAFF REPORT**

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