



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

February 13, 2018

SUBJECT:	A request for consideration to replat Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla., into a total of four (4) lots
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER(S):	Guru Kuli Holding, LLC Govinda Carol and Mahendra Kumar Sharma
PARCEL ID NUMBER(S):	A portion of 03095-000-000 and 03095-001-000 in its entirety
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family – 3 (RSF-3)
OVERLAY:	N/A
ACREAGE:	± 1.34
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve, subject to the one (1) condition provided in Exhibit “A” and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board.
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 application to the City Commission, with a recommendation to approve, subject to the one (1) condition provided in Exhibit “A” and located on Page 16 of the February 13, 2018 Staff Report to the Planning & Zoning Board.</i>

SUMMARY & BACKGROUND

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, for a request to replat Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla., as per the plat thereof recorded in Plat Book "A", Page 100, of the Public Records of Alachua County, Florida, into a total of four (4) lots.

The subject property is comprised of ±1.34 acres, and is located to the west of NW 141st Street, one block south of the intersection of NW 165th Place and NW 141st Street. The subject property presently has a manufactured home located on Lot 4 (Tax Parcel 03095-001-000). The application materials include a survey of the property, depicting the location of the existing manufactured home. The existing manufactured home would meet the setback requirements for the lot to be created – Lot 4A – should the replat be approved.

The proposed subdivision is within the City's potable water and sanitary sewer service areas, and therefore, any future development on the proposed lots would be required to connect to these systems. The applicant has submitted to the Suwannee River Water Management District to confirm the project is exempt from SRWMD permitting requirements. Staff has proposed a condition which would require confirmation from SRWMD that the project is exempt and that an Environmental Resource Permit (ERP) is not required for the project prior to the approval of the final plat. An analysis of the development's impact on other public facilities is provided within this report.

The project meets the criteria established within Section 2.4.10(F)(1) of the City's Land Development Regulations (LDRs) for review as a Minor Subdivision. In accordance with Section 2.4.10(F)(2), Minor Subdivisions are exempt from preliminary plat and construction plan review, but are required to obtain final plat approval. This application represents the final plat for the project.

Section 2.4.10(F)(3) establishes the standards for the approval of a minor subdivision. An analysis of the application's compliance with the applicable standards of this section is provided within this report.

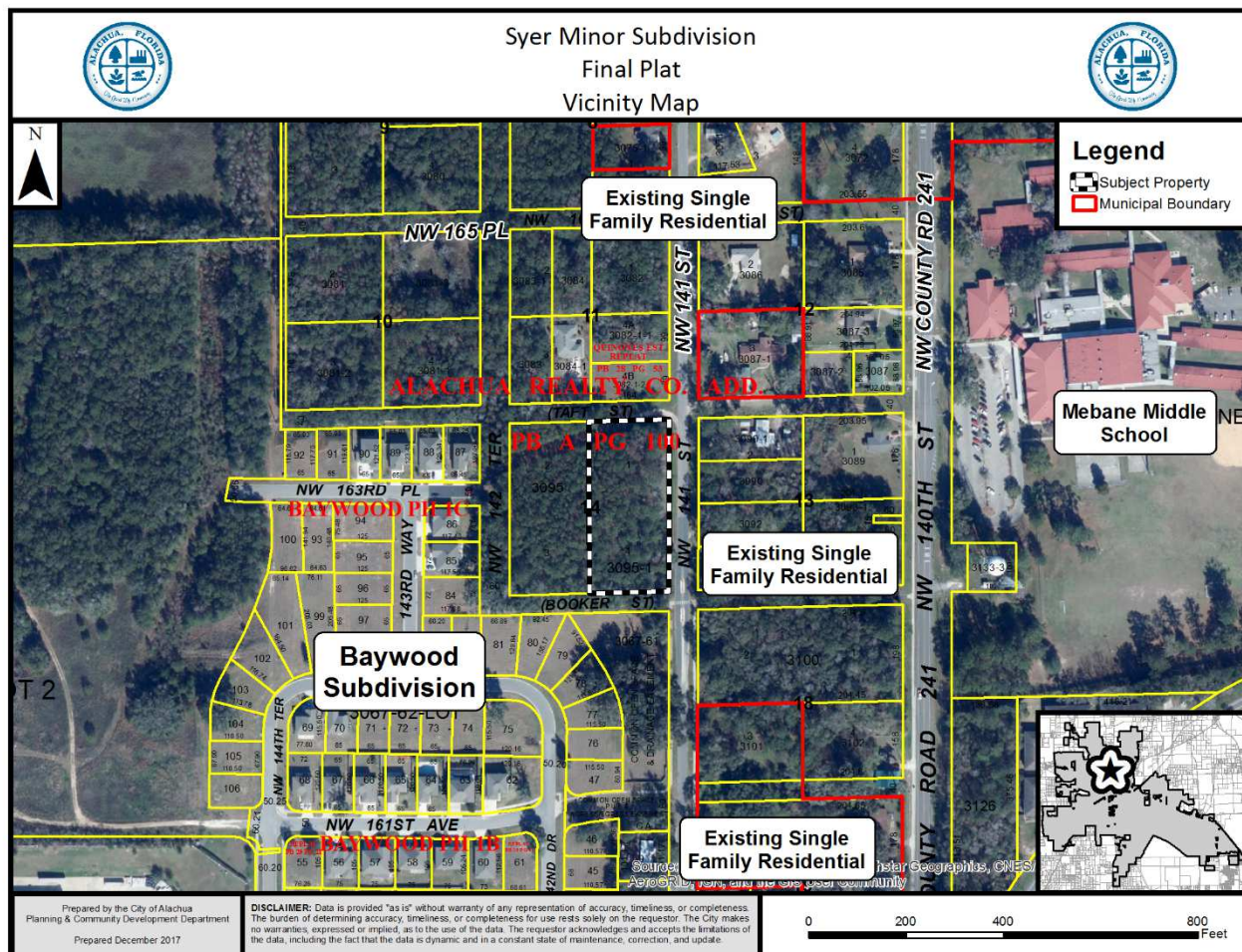
SURROUNDING USES

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.

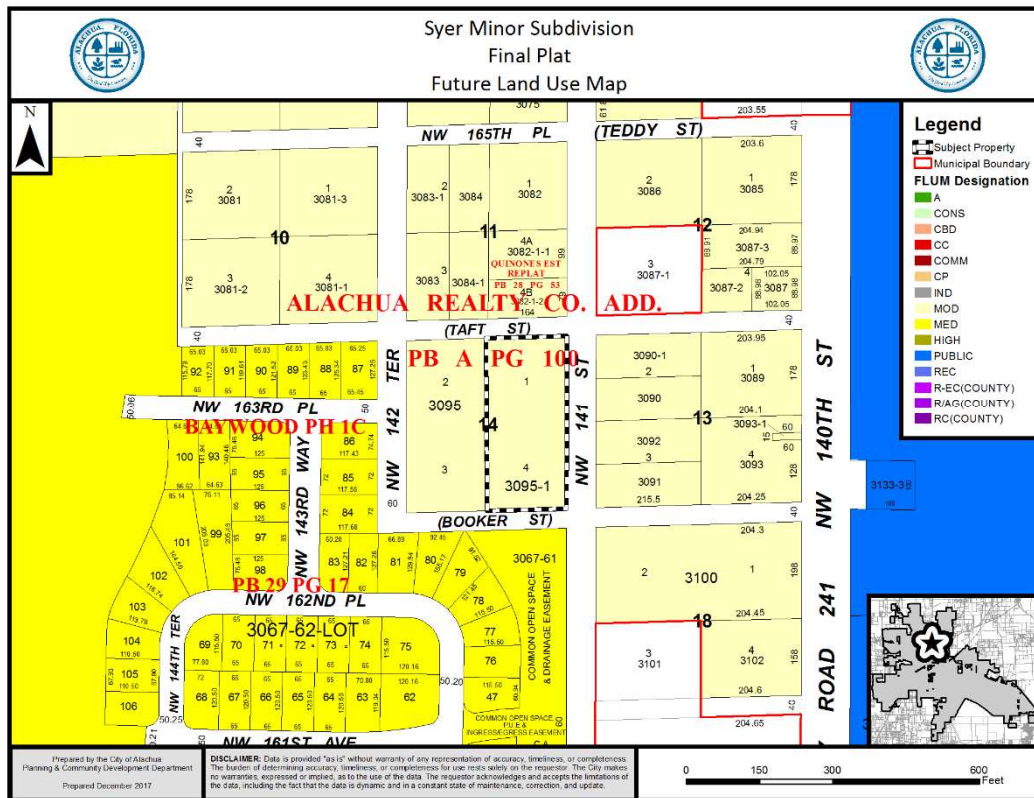
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Unimproved ROW / Vacant Residential Lands / Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)
South	Unimproved ROW / Single Family Residential / Stormwater Management & Common Areas (Baywood)	Medium Density Residential	Residential Single Family – 6 (RSF-6)
East	Vacant Residential Lands / Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)
West	Vacant Residential Lands / Unimproved ROW / Single Family Residential (Baywood)	Moderate Density Residential / Medium Density Residential	Residential Single Family – 3 (RSF-3); Residential Single Family – 6 (RSF-6)

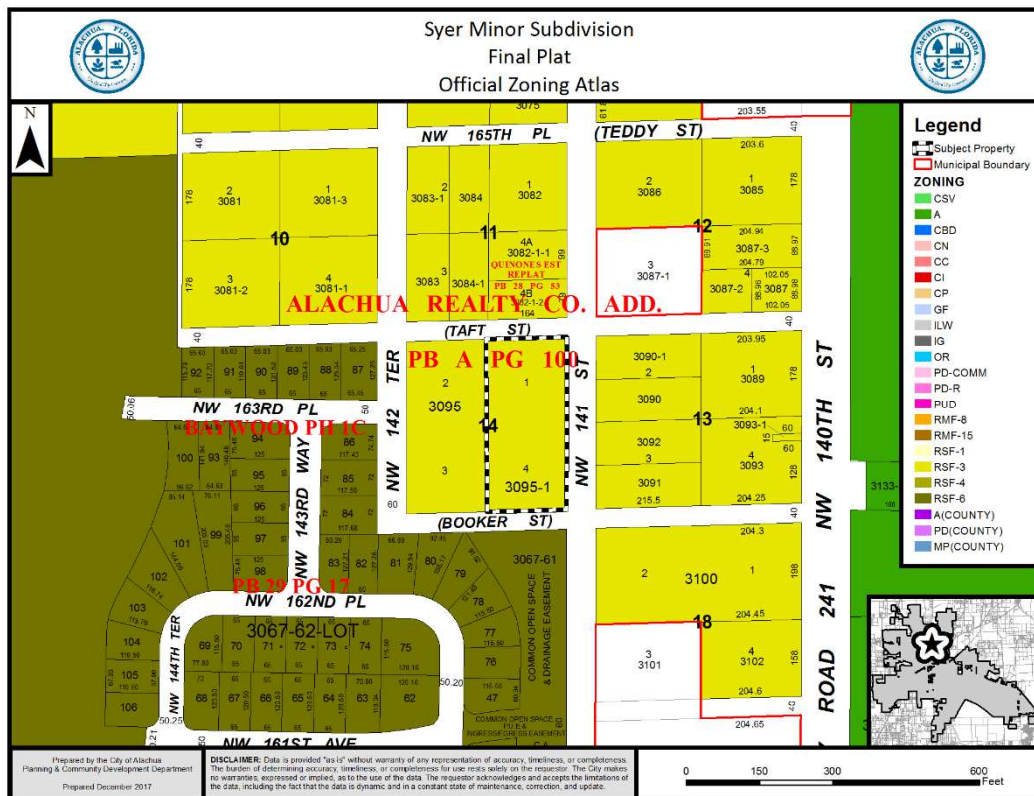
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4(C) of the City's LDRs, a neighborhood meeting is optional for a minor subdivision final plat. As such, a neighborhood meeting was held note held for this application.

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. The proposed development is consistent with the density limitations established within Policy 1.2.a.

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development:

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density, but design standards shall be utilized to protect the traditional character of the residential neighborhood. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Analysis of Consistency with Goal 4, Objective 4.1, and Policy 4.1.a: While the subject property is not located within the City's Community Redevelopment Area or Central City Area, as designated within the Comprehensive Plan, the proposed replat is representative of infill development and the adopted goals, objectives, and policies which encourage such principles. The proposed replat would provide additional residential lots within the historical central part of the City. This reduces potential for development to occur in areas presently not developed, thereby reducing potential for urban sprawl. The City's LDRs establish design standards intended to ensure compatibility between new residential development in developed areas, including but not limited to Use-Specific Standards (Section 4.3) and Infill Standards (Section 6.6).

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 are provided separately in this report. Best available data indicates that the development will provide adequate protection of environmental features and the requirements of the City of Alachua Comprehensive Plan and LDRs.

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 within the City's potable water and sanitary sewer service areas, and therefore, any future development on the proposed lots would be required to connect to these systems. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for public facilities.

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 has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards 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 opportunities 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 has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards 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:

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater

system 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 future development on the subject property would be required to connect to the wastewater system.

Policy 2.1.a:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report and indicates that, based upon current demand, the proposed subdivision would 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:

2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less 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 future development on the subject property would be required to connect to the potable water system.

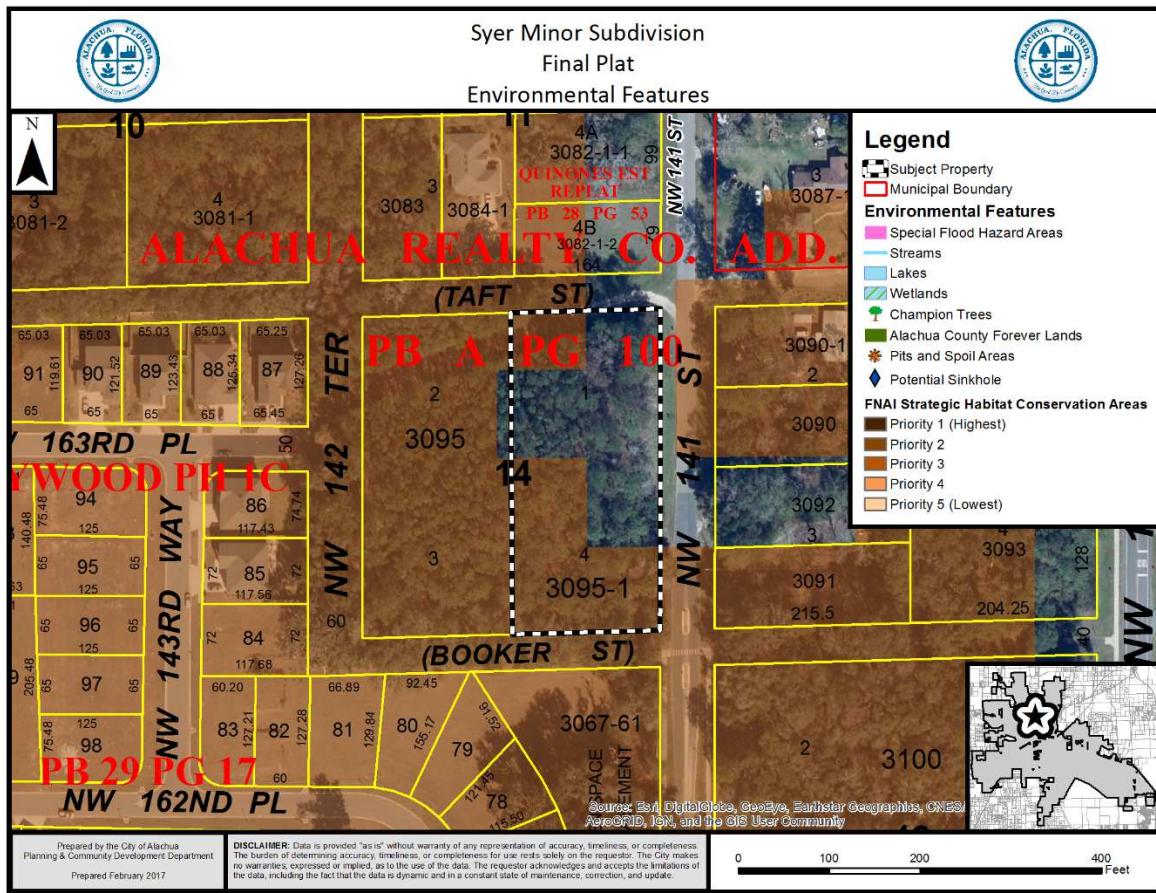
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 4. 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. The property contains lands identified as “Priority 3” in the PNA data layer. The subject property is contiguous to a larger area primarily to the west of the subject property. This area consists of the Baywood subdivision and other surrounding residential areas. While Priority 3 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 is one (1) soil type found within developable areas (i.e., outside building setback areas) on the subject property:

Millhopper Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Evaluation: The soils present on the subject property only pose slight limitations for dwellings. New homes constructed on the subject property will be subject to the Florida Building Code, including those portions pertaining to soil testing (R401.4).

Flood Potential

Panel 0140D 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: Best available data indicates that there are no 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(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that 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. In addition, the application has been reviewed for compliance with other applicable sections on the City's LDRs, including but not limited to Article 3, Zone Districts, and Article 5, Density, Intensity, and Dimensional Standards, and is found to be in compliance with the applicable provisions contained therein.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed development, consisting of 3 single-family residential units (Lot 4A of the proposed subdivision is presently developed).

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.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
9 (109/4109)	SR 235 (From US 441 to North City Limit of Alachua)	2/U	Major Collector	COMM	C
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element. ² 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)(a) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	29 (14/15)	2 (1/1)	3 (1/2)
¹ Source: ITE Trip Generation, 9th Edition. ² Formulas: AADT – 9.52 trips per dwelling x 3 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 3 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 3 dwellings (64% entering/36% exiting.)			

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	SR 235 (From US 441 to North City Limits of Alachua) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	13,300
Existing Traffic ³	10,000
Reserved Trips ⁴	0
Available Capacity ⁴	3,300
Increase in Daily Trips Generated by Development ⁵	29
Residual Capacity Post-Approval⁶	3,271
Traffic System Category	SR 235 (From US 441 to North City Limits of Alachua) ¹
PM Peak Trips	
Maximum Service Volume ²	1,200
Existing Traffic ³	950
Reserved Trips ⁴	0
Available Capacity ⁴	250
Increase in PM Peak Hour Trips Generated by Development ⁵	2
Residual Capacity Post-Approval⁶	248
¹ Roadway segments number showing 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. August 2016. ⁴ Source: City of Alachua August 2017 Development Monitoring Report ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,301,000
Reserved Capacity ²	60,524
Available Capacity	938,476
Potential Demand Generated by Development ³	825
Residual Capacity	997,103
Percentage of Permitted Design Capacity Utilized	59.23%
Sources: ¹ City of Alachua Public Services Department, May 2017 ² City of Alachua August 2017 Development Monitoring Report ³ City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ²	57,964
Available Capacity	788,036
Potential Demand Generated by Development ³	750
Residual Capacity	787,286
Percentage of Permitted Design Capacity Utilized	47.51%
Sources: ¹ City of Alachua Public Services Department, May 2017 ² City of Alachua August 2017 Development Monitoring Report ³ City of Alachua Comprehensive Plan Wastewater Level of Service of 250 gallons/du/ day	

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	39,568	7,221.16
Reserved Capacity ²	5,280.27	963.65
Potential Demand Generated by Development ³	28.42	5.19
New River Solid Waste Facility Capacity ⁴	50 years	

Sources:

1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year.)

2 City of Alachua August 2017 Development Monitoring Report.

3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 3 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.

4 New River Solid Waste Facility, May 2017.

Evaluation: The impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	0.02
Residual Recreational Capacity After Impacts	38.54
Sources: ¹ City of Alachua August 2017 Development Monitoring Report ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2014</i> ; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 3 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	10.01 acres
Acreage Required to Serve Demand Generated by Development ²	0.01 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.02 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.13%
¹ Source: City of Alachua August 2017 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.52 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 impacts generated by the proposed subdivision would not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

On December 11, 2017 the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed subdivision. This determination was issued 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.

The determination concludes that the students that would be generated by the proposed subdivision can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.’S APPLICATION
ON BEHALF OF
GURU KULI HOLDING, LLC
&
GOVINDA CAROL & MAHENDRA KUMAR SHARMA
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
SYER MINOR SUBDIVISION
STAFF REPORT

CONDITIONS:

1. The applicant shall obtain a determination from the Suwannee River Water Management District (SRWMD) that the proposed subdivision is exempt from any permitting requirements through SRWMD prior to the approval of the Minor Subdivision Final Plat. Should SRWMD issue a determination that a permit(s) is (are) required, the proposed subdivision shall meet all applicable review requirements established by the City’s Land Development Regulations (“LDRs”), which may include, but are not limited to, review of the replat as a Major Subdivision.

EXHIBIT "B"
TO
EDA ENGINEERS – SURVEYORS – PLANNERS, INC.'S APPLICATION
ON BEHALF OF
GURU KULI HOLDING, LLC
&
GOVINDA CAROL & MAHENDRA KUMAR SHARMA
FOR A
MINOR SUBDIVISION FINAL PLAT APPLICATION
SYER MINOR SUBDIVISION
STAFF REPORT

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