



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** June 12, 2018  
**Legislative Hearing**

**SUBJECT:** A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Moderate Density Residential on a ±161.14 acre portion of the subject property and from Rural/Agriculture (Alachua County) to Community Commercial on a ±76.44 acre portion of the subject property.

**APPLICANT/AGENT:** Ryan Thompson, AICP of CHW, Inc.

**PROPERTY OWNERS:** Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White

**LOCATION:** Northeast of the intersection US Highway 441 and NW 188<sup>th</sup> Street, west of the Meadowglen Subdivision

**PARCEL ID NUMBER(S):** 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005 and 03048-002-000

**ACREAGE:** ± 237.58 total

**PROJECT PLANNER:** Adam Hall, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

**RECOMMENDED MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

## SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP of CHW, Inc., applicant and agent for Lillie Belle Jeffords Life Estate and Trustees, Barbara Ann Lemley, Janet Schenck, Monaghan and Schenck Trustees, MP and Martha Monaghan, and Diane White, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Moderate Density Residential (0 – 4 units per acre) on a ±161.14 acre portion of the subject property and from Rural/ Agriculture (County) to Community Commercial on a ±76.44 acre portion of the subject property. The subject property is ±237.58 acres in total. The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006. The subject property is located northeast of the intersection US Highway 441 and NW 188<sup>th</sup> Street, west of the Meadowglen Subdivision. The subject property has one single-family residence and several associated accessory farm structures.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Moderate Density Residential and Community Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 47 dwelling units for the subject property). The Community Commercial FLUM designation permits an intensity of .5 FAR (a maximum of 1,664,863 square feet of non-residential development for the subject property).

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.a of the Future Land Use Element establishes the Community Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. For parcels greater than 10 acres, the maximum F.A.R. is .50. The following uses are examples of uses permitted within the Community Commercial land use category: neighborhood commercial establishments; residential/office; business and professional offices; personal services; financial Institutions; retail sales and services that serve the community; eating establishments; indoor recreation/entertainment; single-family and multi-family residential above first floor commercial uses; bed and breakfasts; supporting community services, such as schools, houses of worship, parks, and community centers; traditional mixed-use neighborhood planned developments.

This application is for an amendment to the Future Land Use Map only. No proposed amendments to the Official Zoning Atlas have been submitted at this time. The zoning designation will remain County designated Agricultural (A). Per Section 1.7.7 of the City of Alachua Land Development Regulations, no development may take place until both the

FLUM and Zoning Atlas have been amended to City of Alachua Land Use and Zoning designations, and site plan and/or subdivision has been approved.

## FLUM DESIGNATION COMPARISON

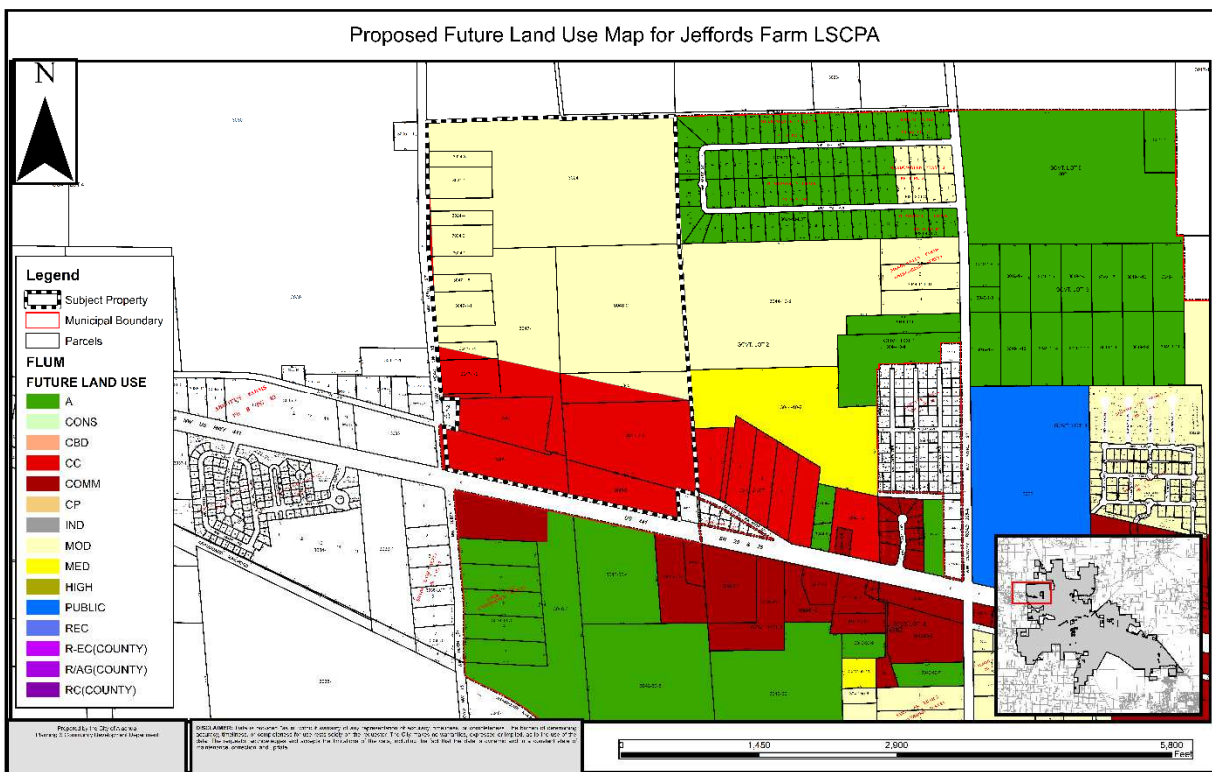
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map (“FLUM”) Designations:

	<b>Existing FLUM Designation (±237.58)</b>	<b>Proposed FLUM Designation (±161.14 acres)</b>	<b>Proposed FLUM Designation (±76.44 acres)</b>
<b>FLUM District:</b>	Rural/ Agriculture (County)	Moderate Density Residential	Community Commercial
<b>Max. Gross Density:</b>	.2 dwellings/acre 47 dwelling units	0 – 4 dwellings/acre 644 dwelling units	N/A
<b>Floor Area Ratio:</b>	N/A	N/A	.5 FAR Potential Maximum Intensity 1,664,863 square feet
<b>Typical Uses*:</b>	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers’ markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Neighborhood commercial establishments; Residential/office; Business and professional offices; Personal services; Financial Institutions; Retail sales and services that serve the community; Eating establishments; Indoor recreation/entertainment; Single-family and multi-family residential above first floor commercial uses; Bed and Breakfasts; Supporting community services, such as schools, houses of worship, parks, and community centers; Traditional Mixed-use Neighborhood Planned Developments;
* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.			





## Map 2. Proposed Amendment to the Future Land Use Map



Policy 1.3.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

**Policy 1.3.a:** *Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:*

1. *Neighborhood commercial establishments;*
2. *Residential/office;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial Institutions;*
6. *Retail sales and services that serve the community;*
7. *Eating establishments;*
8. *Indoor recreation/entertainment;*
9. *Single-family and multi-family residential above first floor commercial uses;*
10. *Bed and Breakfasts;*
11. *Supporting community services, such as schools, houses of worship, parks, and community centers;*
12. *Traditional Mixed-use Neighborhood Planned Developments*

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*

## **EXISTING USES**

The subject property has one single-family residence and several associated accessory farm structures.

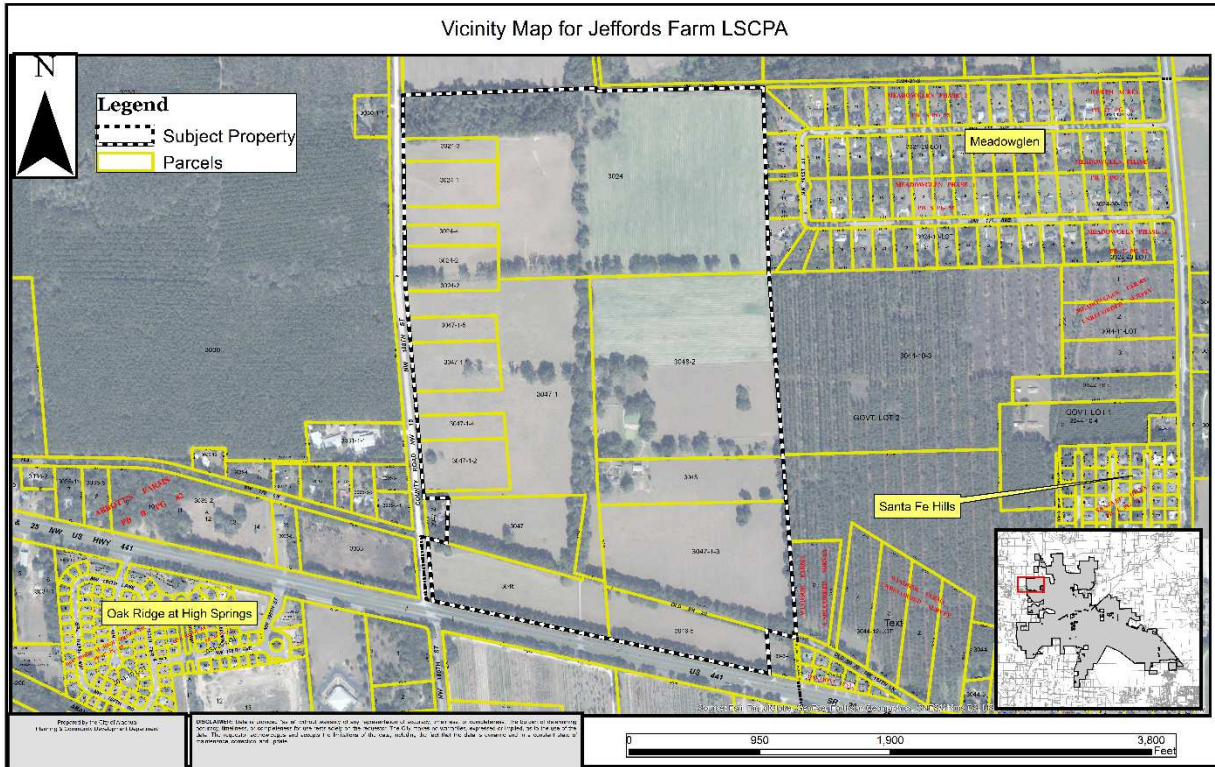
## **SURROUNDING USES**

The subject property is located northeast of the intersection US Highway 441 and NW 188th Street, and west of the Meadowglen Subdivision.

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

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

### Map 3. Vicinity Map



**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Rural Residential (High Springs)	R-1 (High Springs)
East	Vacant Lands; Single Family Residential	Agriculture/ Moderate Density Residential/ Medium Density Residential/ Community Commercial	A/ RSF-6/ RMF-8 / CC
West	Agricultural and conservation lands, single family residential	Rural/Agricultural (County); Residential Suburban/ Conservation (High Springs)	A (County)/ R-1 (High Springs)
South	Agricultural	Agriculture; Commercial	A/ CI

**Table 2. Parcels Subject to this Comprehensive Plan Amendment**

<b>Parcel No.</b>	<b>Existing Use(s)</b>	<b>Existing FLUM Designation</b>	<b>Proposed FLUM Designation</b>	<b>Acreage</b>
03024-000-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±67.55
03024-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.13
03024-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±5.11
03024-003-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.59
03024-004-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	±2.34
03045-000-000	Single- Family Residential	Rural/ Agriculture (County)	Moderate Density Residential	±10.11
03046-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	12.21
03046-005-000	Vacant	Rural/ Agriculture (County)	Community Commercial	9.18
03047-000-000	Vacant	Rural/ Agriculture (County)	Community Commercial	10.36
03047-001-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	32.28
03047-001-001	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	5.3
03047-001-002	Vacant	Rural/ Agriculture (County)	Community Commercial	5.34
03047-001-003	Vacant	Rural/ Agriculture (County)	Community Commercial	24.65
03047-001-004	Vacant	Rural/ Agriculture (County)	Moderate Density Residential/ Community Commercial	2.65
03047-001-005	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	2.65
03048-002-000	Vacant	Rural/ Agriculture (County)	Moderate Density Residential	40.75

## NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use



required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant cites the Growth Trends Analysis performed by the City in September 2016, which estimates the population of the City will increase by 5,528 people from 2015 to 2025. Using an average number of persons per household of 2.6 persons (2010 US Census, US Census Bureau) for the City of Alachua, this population growth would demand 2,126 new housing units.

## URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**Evaluation & Findings:** The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Moderate Density Residential, which permits residential development at a density of 0 – 4 dwellings per acre, and from Rural/Agriculture (County) to Community Commercial.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**Evaluation & Findings:** The subject property is located along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Evaluation & Findings:** The subject property is located between developed areas of the City of Alachua and the City of High Springs.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural

groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Evaluation & Findings:** GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. There are no other major concerns pertaining to natural resources. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species or sensitive karst features exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Evaluation & Findings:** The subject property is not directly adjacent to agricultural areas.

- (VI) Fails to maximize use of existing public facilities and services.

**Evaluation & Findings:** Existing water and wastewater infrastructure are located along NW 173<sup>rd</sup> Street (CR 235A).

- (VII) Fails to maximize use of future public facilities and services.

**Evaluation & Findings:** Existing water is located on the south side of US Highway 441. Any development of the subject property will be required by the City's Comprehensive Plan to connect to potable water. Wastewater services are currently not available. Future development may be required to install an extension to the City's wastewater system prior to development.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Evaluation & Findings:** The subject property is located proximate to existing residential development and other developed areas along NW US Highway 441. Utility services and lines, including service and lines for water, wastewater, and electric, are located within the vicinity of the subject property.

- (IX) Fails to provide a clear separation between rural and urban uses.

**Evaluation & Findings:** The subject property is located along US Highway 441 and is located in proximity to major commercial and institutional development located to the east (Alachua Market Place, Raceway, Holiday Inn Express, Santa Fe High School) and in proximity to existing and planned residential development (Oak Ridge Subdivision (High Springs) to the west, Heritage Oaks to the east, and Alachua West to the south east).

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Evaluation & Findings:** The subject property is located along NW 173<sup>rd</sup> Street proximate to existing residential development, and is located near developed areas near the US 441-I-75 interchange and surrounding area to the west of the interchange. The subject property is located north of the Dollar General, Sysco, and Wal-Mart distribution centers and other lower-density residential uses.

- (XI) Fails to encourage a functional mix of uses.

**Evaluation & Findings:** The subject property is located proximate to a mix of commercial, residential and institutional uses.

- (XII) Results in poor accessibility among linked or related land uses.

**Evaluation & Findings:** The applicant proposes that indicated commercial and residential land uses will be interconnected. The applicant has also stated that efforts will be made, where possible, to connect to any planned or proposed residential and commercial development to the east.

- (XIII) Results in the loss of significant amounts of functional open space.

**Evaluation & Findings:** Approximately 13, 400 acres of the City are designated for agriculture, conservation, or recreation. This amendment would result in a reduction of this area by 1.7%. Any development of the property will be required to provide open space in accordance with the requirements of the City's Land Development Regulations (LDRs).

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**Evaluation & Findings:** *According to the best available data, the subject property is located with Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. If any environmentally sensitive*

*lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands. Prior to any construction activity occurring on site, the applicant will be required to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Evaluation & Findings:** *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. Prior to the issuance of any preliminary development order, the applicant will need to demonstrate that any extension of public infrastructure will be efficient and cost-effective.*

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Evaluation & Findings:** *The proposed amendment would provide for residential development opportunities with a mix of commercial uses that will create a walkable urban form and will be located near employment centers in an area of the City where limited opportunities presently exist.*

4. Promotes conservation of water and energy.

*Comment: The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the City of Alachua and the immediate vicinity.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

**Evaluation & Findings:** *Development of this property will result in loss of an agricultural area and activity.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

**Evaluation & Findings:** *The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*



7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Evaluation & Findings:** *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and industrial development.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**Evaluation & Findings:** *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing and planned residential subdivisions. The provision of commercial land use will increase mix of uses in area. The application does not constitute transit-oriented development or a new town.*

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

### **Future Land Use Element**

#### 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 Objective 1.2, and Policy 1.2.a:*** The proposed amendment would result in an increase the maximum permitted density of the subject property (from 57 dwelling units to 644 dwelling units).

#### Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship,

- parks, and community centers;  
12. Traditional Mixed-use Neighborhood Planned Developments;

***Analysis of Consistency with Objective 1.2, and Policy 1.2.a:*** Any development proposed on the property subject to the Community Commercial land use designation must be an allowable use as listed above.

- Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.
- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e:*** The subject property has historically been used as a farm. There are no wetlands, flood prone areas, concerns with soils or topography. A separate analysis of the environmental conditions can be found below in this report.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

***Analysis of Consistency with Objective 5.2:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

**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. Based on the concurrency analysis completed, the only facility that will potentially not meet the required Level of Service is Segment 5 (US Highway 441 from SR235 to north city limits). Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

## **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  $\frac{1}{4}$  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:*** If the subject property is located within the wastewater service area, any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

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

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 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 potable water service area, and any future development on the subject property will be required to connect to the potable water system.

## **Conservation and Open Space Element**

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, 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.

## **ENVIRONMENTAL CONDITIONS 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.

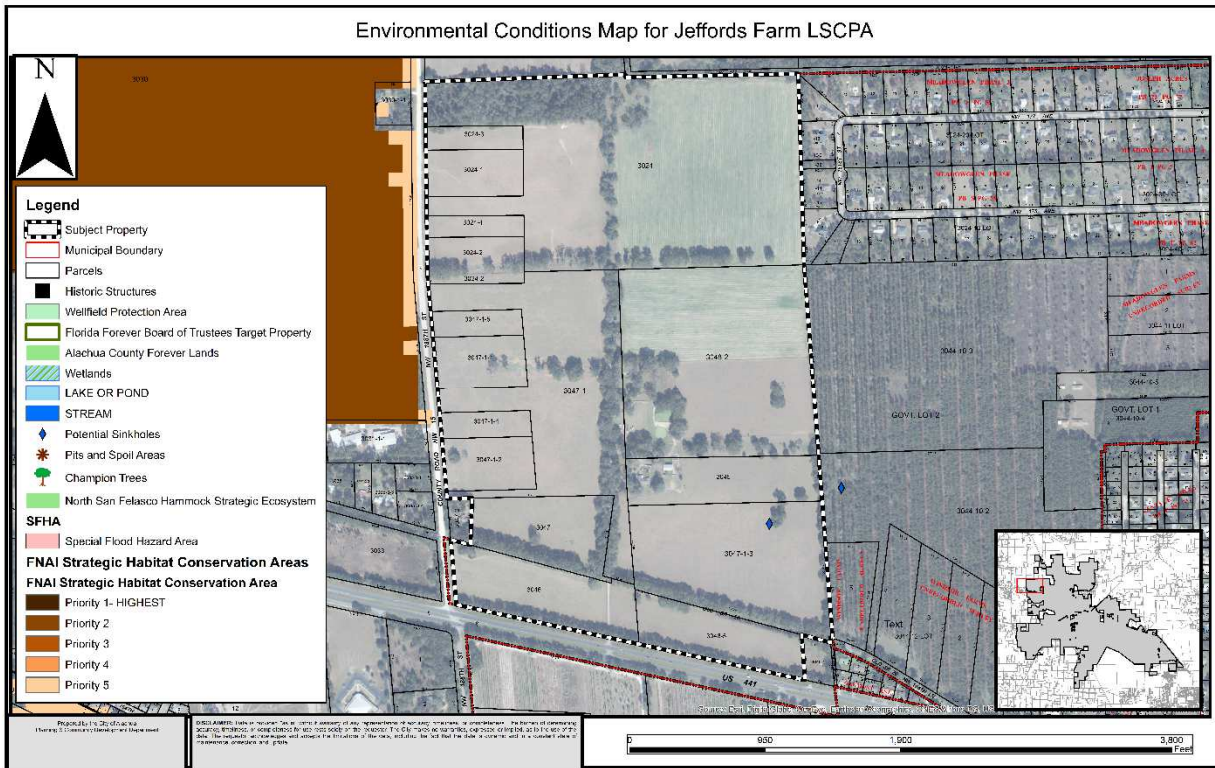
**Evaluation:** No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to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

### **Strategic Ecosystems**

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

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

#### Map 4. Environmental Features



#### 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 does not contain any lands



identified in the PNA data layer. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types 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, commercial structures, and local roads.

### *Kendrick Sand (2% – 5% slopes)*

Hydrologic Soil Group: A

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

### *Lochloosa Fine Sand (2% – 5% slopes)*

Hydrologic Soil Group: C

This soil type is somewhat poorly drained, permeability is rapid and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

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

Hydrologic Soil Group: A

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

**Evaluation:** The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

## **Flood Potential**

Panels 0260D 0110D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

## **Karst-Sensitive Features**

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

**Evaluation:** GIS data available from Alachua County appears to indicate the potential presence of a sinkhole, however, aerial analysis does not indicate presence of a sinkhole. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

## **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. There have been discussions regarding a joint wellfield with the City of High Springs on an adjacent piece of property located within the City of High Springs and owned by the Suwannee River Water Management District. If a wellfield is established compliance with this Policy will be required.

## **Historic Structures and Markers**

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

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

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	<b>Existing FLUM Designation</b>	<b>Proposed FLUM Designation</b>	<b>Proposed FLUM Designation</b>
<b>FLUM Designation:</b>	Rural/ Agriculture (County)	Moderate Density Residential (161.14 ac)	Community Commercial (76.44 ac)
<b>Max. Gross Density:</b>	.2 dwelling units/acre	0 – 4 dwelling units/acre	N/A
<b>Floor Area Ratio:</b>	N/A	N/A	.5
<b>Maximum Density/ Intensity</b>	<b>47 dwelling units</b>	<b>644 dwelling units</b>	<b>1,664,863 square feet</b>
<b>Realistic Density/ Intensity</b>	<b>47 dwelling units</b>	<b>450 dwelling units</b>	<b>150,000 square feet</b>

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing impacts are based upon the maximum development potential, however, proposed impacts are based upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential.

***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, except for Segment 5 (US Highway 441 from SR 235/241 to north City limits line), which shows a deficit of 171 trips during the PM peak hour.*** 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 Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from 235/241 intersection to US 441)	2U	Major Collector	Comm	D
2 (31)	I-75 (from US 441 to SCL of Alachua)	6/D	Freeway	Comm	C
NA	CR 2054 West (From West of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 235A (from US 441 to NCL)	2U	County Maintained Major Collector	N/A	D
1 (32)	I-75 (from NCL of Alachua to US 441)	6/D	Freeway	N/A	D
NA	CR235 (From SCL to CR 241)	2U	County Maintained Major Collector	N/A	D
9 (109/4109)	SR 235 (from US 441 to NCL of Alachua)	2U	Major Collector	Comm	D
3 & 4 (106)	US Highway 441 (From NW 126 <sup>th</sup> to SR 235)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US Highway 441 (from CR 25A to NW 126 <sup>th</sup> Ave)	4/D	Principle Arterial	Urban Trans	D
NA	CR 2054 East (from East of SR 235)	2U	County Maintained Major Collector	N/A	D
NA	CR 241 (from SCL to CR 235)	2U	County Maintained Major Collector	N/A	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban Trans	D

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

<sup>2</sup> 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].

<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 4. Potential Trip Generation<sup>1</sup>**

	<b>Land Use</b>	<b>AADT (Enter/Exit)</b>	<b>AM Peak Hour (Enter/Exit)</b>	<b>PM Peak Hour (Enter/Exit)</b>
Existing FLUM Designation	Single-Family Detached Housing <sup>2</sup> (ITE Code 220 (9th ed.))	444 (222/222)	36 (6/30)	47 (31/16)
Proposed FLUM Designation (Moderate Density Residential)	Single-Family Detached Housing <sup>3</sup> (ITE Code 220)	3,304 (1,652/1,652)	266 (45/80)	350 (234/116)
	Multifamily Housing Low Rise <sup>4</sup> (ITE Code 220(10th ed.))	732 (366/366)	56 (10/46)	67 (45/22)
Proposed FLUM Designation (Community Commercial)	Shopping Center <sup>5</sup> (ITE Code 820)	5,663 (680/681)	450 (279/171)	632 (303/329)
<b>Net Increase in Potential Trips</b>		<b>9,699 (4849/4850)</b>	<b>736 (328/267)</b>	<b>1,002 (551/451)</b>
<p><sup>1</sup> Source: ITE Trip Generation, 9<sup>th</sup> and 10<sup>th</sup> editions</p> <p><sup>2</sup> Formulas: AADT - 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour - 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).</p> <p><sup>3</sup> Formulas: AADT - 9.52 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour - 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).</p> <p><sup>4</sup> Formulas: AADT - 7.32 trips per dwelling unit x 100 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.56 trips per dwelling unit x 100 dwelling units (17% entering/83% exiting); PM Peak Hour - 0.67 trips per dwelling unit x 100 dwelling units (67% entering/33% exiting).</p> <p><sup>5</sup> Formulas: AADT - 37.75 trips per ksf x 1,665 thousand square feet (50% entering/50% exiting); AM Peak Hour - 3.00 trips per ksf x 1,665 thousand square feet (62% entering/38% exiting); PM Peak Hour - 4.21 trips per ksf x 1,665 thousand square feet (48% entering/52% exiting)</p>				



**Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>	SR 235 (from SR 235 to NCL) Segment 8 (108)	I-75 (from US 441 to SCL ) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of SR 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume <sup>2</sup>	15,120	39,000	14,400	91,600	15,120	15,120	91,600	15,120	14,400	45,700	45,700	15,120	20,880	43,000
Existing Traffic <sup>3</sup>	3,780	25,926	10,305	59,457	1,774	1,436	36,000	6,341	7,537	18,579	18,579	2,161	8,710	21,000
Reserved Trips <sup>4</sup>	217	1,825	0	152	1,338	180	346	0	29	1,589	23	474	9	5
Available Capacity <sup>4</sup>	11,123	11,249	4,095	31,991	12,008	13,504	55,254	8,779	6,834	25,532	27,098	12,485	12,161	21,995
Potential Impact Generated by Proposed FLUM Designation	1,940	9,699	485	3,395	970	485	485	485	485	485	194	194	97	97
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>9,183</b>	<b>1,550</b>	<b>3,610</b>	<b>28,596</b>	<b>11,038</b>	<b>13,019</b>	<b>54,769</b>	<b>8,294</b>	<b>6,349</b>	<b>25,047</b>	<b>26,904</b>	<b>12,291</b>	<b>12,064</b>	<b>21,898</b>
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>	SR 235 (from SR 235 to North City Limits) Segment 8 (108)	I-75 (from US 441 to SCL of Alachua) Segment 2 (31)	CR 2054 West (from West of SR 235)	CR235A North (from US 441 to NCL)	I-75 (from NCL to US 441) Segment 1 (32)	CR 235 (from SCL to CR 241)	SR 235 (from US 441 to NCL) Segment 9 (109/4109)	US 441 (from NW 126th to SR 235) Segment 3 and 4 (106)	US 441 (from CR25A to NW 126th Ave) Segment 6 (106)	CR 2054 East (from East of Sr 235)	CR 241 (from SCL to CR 235)	US 441 (from MPO Boundary to CR 25A) Segment 7 (4127)
Maximum Service Volume <sup>2</sup>	1,359	3,510	1,290	8,250	1,359	1,359	8,250	1,359	1,290	4,110	4,110	1,359	1,881	3,870
Existing Traffic <sup>3</sup>	359	2,463	979	6,243	169	136	3,780	602	716	1,765	1,765	205	827	1,890
Reserved Trips <sup>4</sup>	30	216	0	17	133	26	55	0	2	230	2	64	1	1
Available Capacity <sup>4</sup>	970	831	311	1,990	1,057	1,197	4,415	757	572	2,115	2,343	1,090	1,053	1,979
Potential Impact Generated by Proposed FLUM Designation	143	1002	50	351	100	50	50	50	50	50	20	20	10	10
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>801</b>	<b>-171</b>	<b>260.9</b>	<b>1,639</b>	<b>957</b>	<b>1,147</b>	<b>4,365</b>	<b>707</b>	<b>522</b>	<b>2,065</b>	<b>2,323</b>	<b>1,070</b>	<b>1,043</b>	<b>1,969</b>

<sup>1</sup> FDOT roadway segment numbers 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.

<sup>2</sup> Source: FDOT 2018 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.

<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).

<sup>4</sup> Source: City of Alachua May 2018 Development Monitoring Report.

<sup>5</sup> Facility capacity and concurrency will **not** be reserved.

**Evaluation:** As shown in Table 4, the maximum potential trips would be increased by approximately 9,699 average daily trips and by 1,002 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Traffic Element. This analysis is based on upon impacts that could reasonably be anticipated to occur on the subject property and not maximum development potential (350 single family detached residences, 100 townhomes, and 150,000 square feet of commercial retail). Concurrency and impacts to the City’s transportation network will be reevaluated when any application for a preliminary development order (e.g., amendment to the Official Zoning Atlas) is made.

**Potable Water Impacts**

**Table 6. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	61,382
Potential Potable Water Demand from Proposed Amendment **	172,300
<b>Residual Capacity</b>	<b>766,176</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>66.69%</b>
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property from 22,325 gallons per day to 123,750 gallons per day. This analysis is based on the practicable development potential of 450 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

## Sanitary Sewer Impacts

**Table 7. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	654,000
Reserved Capacity*	57,094
Projected Potential Wastewater Demand from Proposed Amendment **	127,500
<b>Residual Capacity</b>	<b>661,406</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>55.91%</b>
<small>Sources:            * City of Alachua March 2018 Development Monitoring Report            **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</small>	

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property from 11,750 gallons per day to 112,500 gallons per day. This analysis is based on the practicable development potential of 450 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	49.68
Reserved Capacity <sup>1</sup>	0.60
Potential Demand Generated by Development <sup>3</sup>	5.33
<b>Residual Recreational Capacity After Impacts</b>	<b>62.04</b>

Sources:  
<sup>1</sup> City of Alachua March 2018 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 450 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 <sup>1</sup>	10.06 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	1.07 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.13 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>40.14 %</b>

<sup>1</sup> Source: City of Alachua March 2018 Development Monitoring Report.  
<sup>2</sup> Formula: Recreation Demand Generated by Development (1.86 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:** The proposed amendment would increase the maximum potential demand from the development of the subject property from .56 acres of recreational acres to 5.33 acres, and for passive park space, from .11 acres to 1.07 acres. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>2</sup>	5,287.39	964.95
Projected Solid Waste Demand from Application <sup>3</sup>	5,983.56	1,092.00
<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 March 2018 Development Monitoring Report  
<sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 450 dwellings x 0.73 tons per year)  
<sup>4</sup> New River Solid Waste Facility, March 2016

**Evaluation:** The proposed amendment would increase the maximum potential demand from the development of the subject property from 81.31 tons per year to 1,092.00 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

### **Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated May 24, 2018, 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 generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

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



**EXHIBIT “A”**

**TO**

**LILLIE BELLE JEFFORDS LIFE ESTATE AND TRUSTEES, BARBARA ANN  
LEMLEY, JANET SCHENCK, MONAGHAN AND SCHENCK TRUSTEES, MP  
AND MARTHA MONAGHAN, AND DIANE WHITELARGE SCALE  
COMPREHENSIVE PLAN AMENDMENT APPLICATION  
STAFF REPORT**