



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 16, 2018

Also sent by electronic mail to csweager@edaf.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On July 5, 2018 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide 13 *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **August 14, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday July 31, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for:
- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

The applications referenced above have been reviewed by the Development Review Team (DRT). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, July 9, 2018**. A total of three (3) copies of each application package, plans, and a CD containing a PDF of each application's supporting materials must be provided by this date.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission(s) requires outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised applications are received by the date specified above, and if your response adequately addresses all DRT insufficiencies, hearings before the PZB may be scheduled for August 14, 2018.

Please address the following insufficiencies:

Small Scale Comprehensive Plan Amendment Application

1. *Concurrency Impact Analysis*
 - a. Page 10, Traffic: Please identify edition of ITE used to calculate trips generated by development.
 - b. Page 10, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
 - c. Pages 11-12, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
 - d. Page 12, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.

- e. Page 13, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

Rezoning Application

1. *Concurrency Impact Analysis*

- a. Page 12, Traffic: Please identify edition of ITE used to calculate trips generated by development.
- b. Page 12, Traffic: Existing and reserved PM trips appears to be incorrect. Please verify.
- c. Pages 13-14, Sanitary Sewer and Potable Water Impact: Please provide calculations for determining impacts
- d. Page 15, Solid Waste: please provide calculations for proposed development impacts for solid waste concurrency.
- e. Page 15, Recreation: Acreage require to Service Demand Generated by Development appears to be 120% of total recreational acreage needed to serve development instead of the 20% required.

2. *Standards for Site Specific Amendments to the Zoning Atlas*

- a. Section 2.4.2(E)(1)(k): *No adverse impact on the environment* – A portion of the subject property appears to contain Priority 3 FNAI Strategic Habitat. During the subdivision or site plan process which will follow the rezoning process, a professional environmental assessment must be completed to confirm the applicant's environmental evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

3. *Miscellaneous Comments*

- a. Please ensure that the submitted Neighborhood Workshop Notices are included in future submittals.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:

- Alachua County Housing Authority Small Scale Comprehensive Plan Amendment (SSCPA)
- Alachua County Housing Authority Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On June 11, 2018 the City of Alachua received your applications for the Alachua County Housing Authority SSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on Tuesday, June 19, 2018 to ensure adequate staff time to review.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter, if necessary.

Please address the following for each application:

1. Concurrency Analysis
 - a. The application does not include any analysis of the project's impacts to the City's recreation facilities.
 - b. The application does not include any analysis of the project's stormwater impacts.

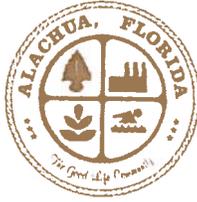
Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 12, 2018

Also sent by electronic mail to csweager@edaf.com

Clay Sweger, AICP, LEED AP
eda, inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Response to Fee Waiver Request: Alachua County Housing Authority SSCPA and Rezoning Applications

Dear Mr. Sweger:

The City of Alachua is in receipt of your request for the waiver of the application fees for the Small Scale Comprehensive Plan Amendment (SSCPA) and Rezoning related to the Alachua County Housing Authority expansion project. The applications propose the amendment of the Future Land Use Map from Agriculture to Medium Density Residential on Parcel No. 03204-001-000 and the amendment of the Official Zoning Atlas from RSF-3 and Agricultural to RMF-8 on Parcels No. 03204-001-000 and 03214-001-000 through 03214-069-000.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$6,000.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver from the application fees for the referenced projects has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$6,000.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner