



# City of Alachua

Planning & Community Development Department

## Staff Report

**Planning & Zoning Board Hearing Date:**  
**Quasi-Judicial Hearing**

August 14, 2018

- SUBJECT:** A request to amend the Official Zoning Atlas from Agricultural ("A") to Residential Multiple Family- 8 ("RMF-8") on a ±5.00 acre portion of the subject property and from Residential Single Family -3 ("RSF-3") to Residential Multiple Family-8 ("RMF-8") on a ±15.47 acre portion of the subject property (total subject property ±20.47 acres)
- APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP of eda engineers-surveyors-planners, inc. (Applicant/Agent)
- PROPERTY OWNER:** Alachua County Housing Authority
- LOCATION:** Merrillwood Subdivision located east of Hipp Way and NW 133rd Terrace, and north of NW 151st Lane
- PARCEL ID NUMBER(S):** 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000
- ACREAGE:** ±20.47
- PROJECT PLANNER:** Adam J. Hall, AICP
- RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
- RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

## SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural (“A”) to Residential Multiple Family- 8 (“RMF-8”) on a ±5.00 acre portion of the subject property and from Residential Single Family -3 (“RSF-3”) to Residential Multiple Family-8 (“RMF-8”) on a ±15.47 acre portion of the subject property (total subject property ±20.47 acres)

The subject parcels are parcels currently within the Merrillwood subdivision and a parcel located to the east (03204-001-000).

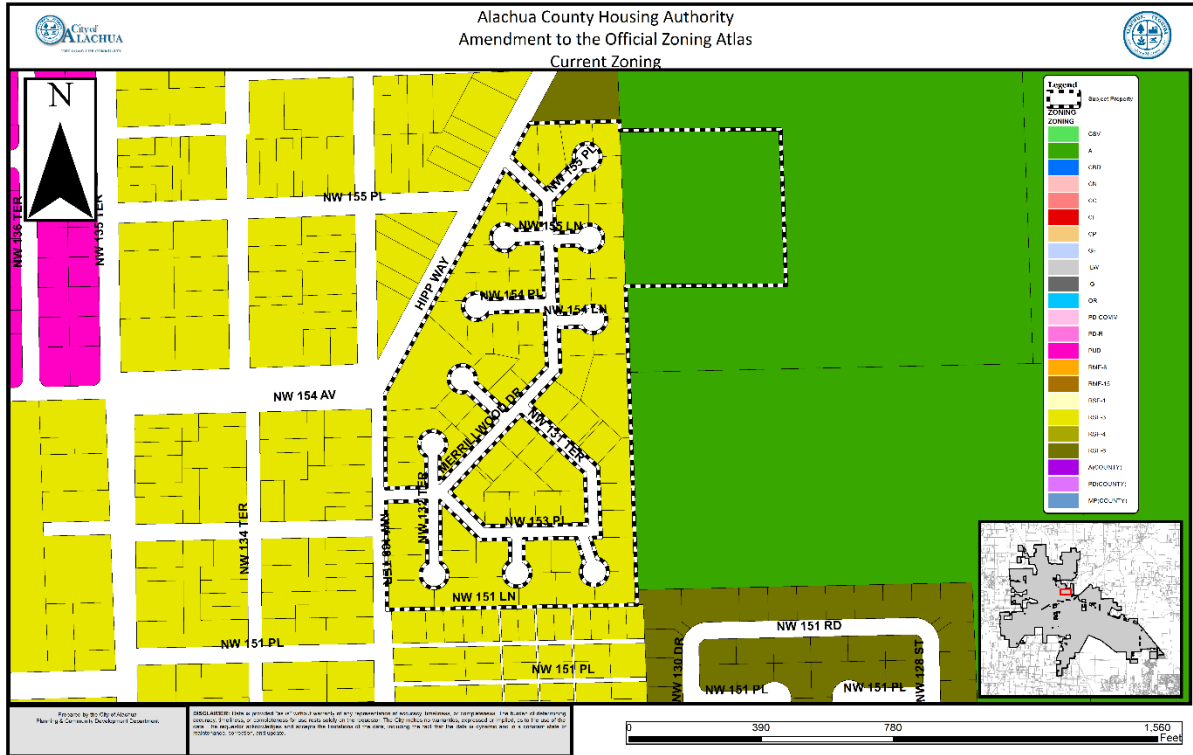
The subject property currently has a Medium Density Residential and Agriculture Future Land Use Designations. A companion application proposes an amendment to the City’s Comprehensive Plan that would amend the 5 acres designated Agriculture on the Future Land Use Map to Medium Density Residential. The proposed zoning district is consistent with the existing FLUM designation for the 15.47 acre portion of the subject property and consistent with the proposed FLUM designation for the 5 acre portion of the subject property.

The Residential Multiple Family-8 (“RMF-8”) Zone District is described as follows in Section 3.4.2 (G) of the Land Development Regulations (LDRs):

*(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.*

The Merrillwood subdivision currently consists of Lots 1-69. The applicant has indicated an intent to redevelop this area and the 5 acre parcel to the east (03204-001-000) to replace the more than 40 year old units and provide additional affordable housing options.

# Map 1. Current Official Zoning Atlas with Subject Property



## ZONING DESIGNATION COMPARISON

	Existing Districts		Proposed Districts
<b>Zoning District:</b>	Agricultural (“A”) (5 acres)	Residential Single Family -3 (“RSF-3”) (15.47 acres)	Residential Multiple Family -8 (“RMF-8”) (20.47 acres)
<b>Max. Gross Density:</b>	1 Dwelling Unit	46 Dwelling Units	163 Dwelling Units
<b>Floor Area Ratio:</b>	NA	NA	NA
<b>Typical Uses*:</b>	Agriculture, animal husbandry, agricultural support and services, animal sales and care	Single family detached residences and manufactured homes	Live/work dwellings, manufactured homes, multiple-family, single family attached and detached, townhomes, two to four family dwellings, upper story dwellings,
<p><small>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</small></p>			

## SURROUNDING USES

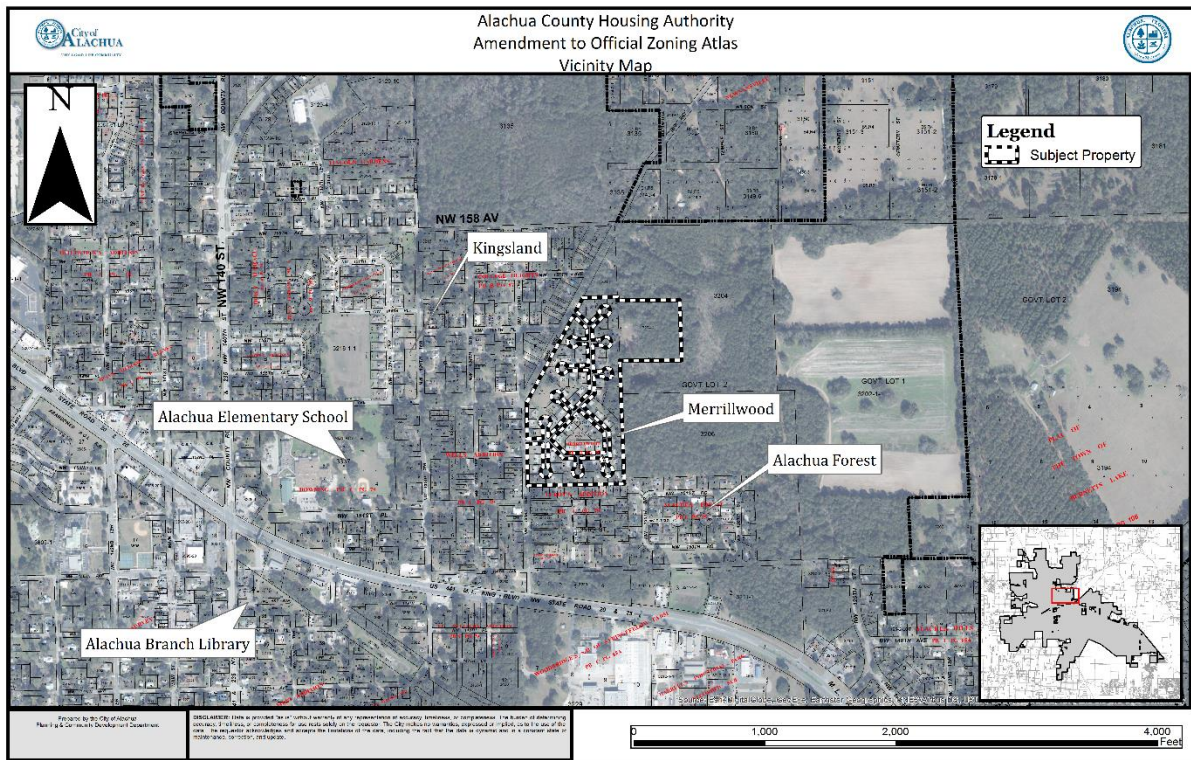
The subject property include all parcels currently within the Merrillwood subdivision and a parcel located to the east.

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended Official Zoning Atlas if the proposed amendment is approved. 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 does not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

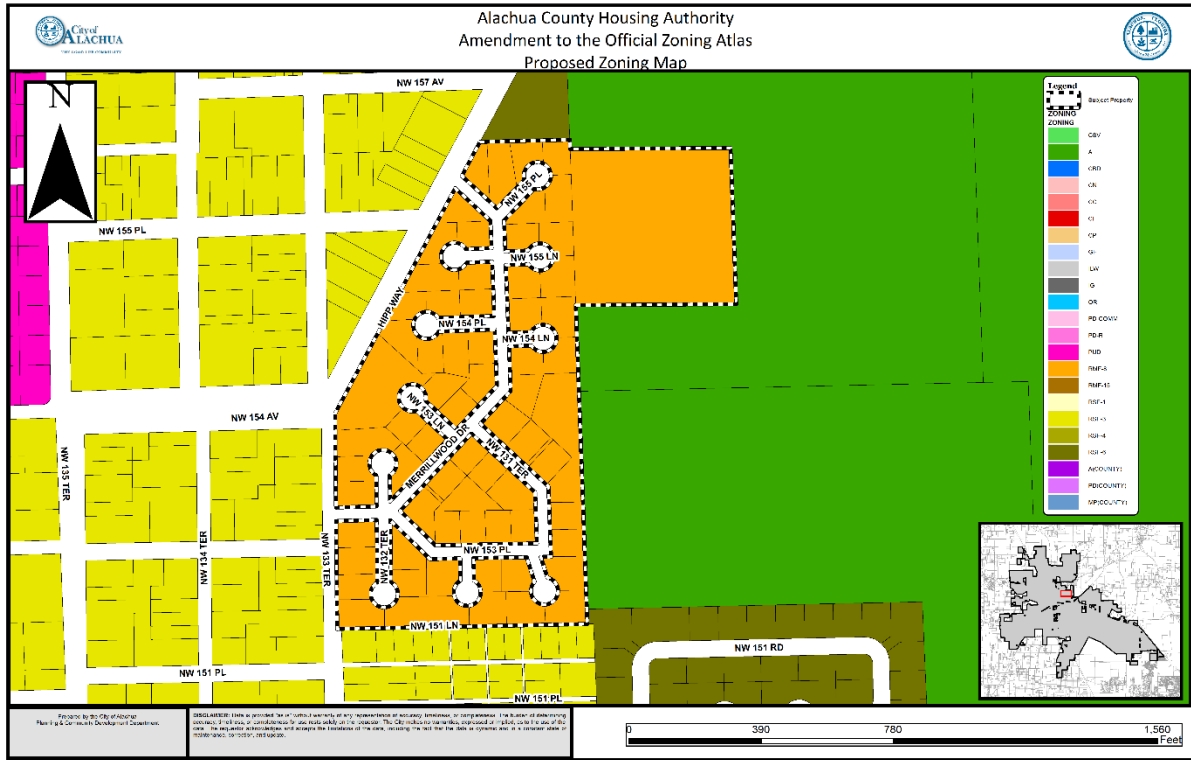
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential and Vacant Residential	Medium Density Residential	RSF- 3 and RSF- 6
South	Residential	Medium Density Residential	RSF-3
East	Vacant	Agriculture	A
West	Residential	Medium Density Residential	RSF-3

**Map 2. Vicinity Map**



### Map 3. Proposed Amendment to the Official Zoning Atlas



**Table 2. Parcels Subject to this Application**

Parcel No.	Existing Use(s)	Current Zoning District	Proposed Zoning District	Acreage
03204-001-000	Vacant	Agricultural ("A")	Residential Multiple Family-8 ("RMF-8")	±5.00ac
03214-001-000 through 03214-069-000; 03214-100-000	Residential	Residential Single Family- 3 ("RSF-3")	Residential Multiple Family-8 ("RMF-8")	±15.47

## NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on June 20, 2018 at the City of Alachua Public Library to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of



the subject property were notified of the meeting and notice of the meeting was published in the Gainesville Sun. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant’s minutes, there were no individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes to amend the zoning designation from Agricultural (“A”) and Residential Single Family-3 (“RSF-3”) to Residential Multiple Family -8 (“RMF-8”). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

**Table 3. Proposed Zoning Designation**

<b>Parcel No.</b>	<b>Existing FLUM</b>	<b>Proposed FLUM</b>	<b>Proposed Zoning Designation</b>	<b>Consistent</b>
03204-001-000	Agriculture	Medium Density Residential	Residential Multiple Family -8 (“RMF-8”)	<input checked="" type="checkbox"/>
03214-001-000 through 03214-069-000; 03214-100-000	Medium Density Residential	No Change Proposed	Residential Multiple Family -8 (“RMF-8”)	<input checked="" type="checkbox"/>

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
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element
- Housing

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.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.



- Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.
- Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.
- Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.
- Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

#### 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 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

**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 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

### **Transportation Element**

#### **GOAL 1:**

Provide for a traffic circulation system, which serves existing and future land uses.

#### **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.

#### **Objective 1.2: Access Management**

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

#### **Objective 1.3: Parking**

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

### **Community Facilities and Natural Groundwater Aquifer Recharge Element**

#### **GOAL 1: Wastewater**

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

#### **GOAL 2: Solid Waste**

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

#### **GOAL 3: Stormwater**

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

**GOAL 4: Potable water**

Provide an adequate supply of high quality potable water to customers throughout the water service area.

**GOAL 5: Natural Groundwater Aquifer Recharge**

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

**Conservation and Open Space Element**

**GOAL 1:** To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

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.

#### OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

- Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”.
- Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S.

Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

### **Housing Element**

**GOAL 1:** To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community’s physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

**OBJECTIVE 1.1:** Provision of Safe, Affordable, Quality Housing

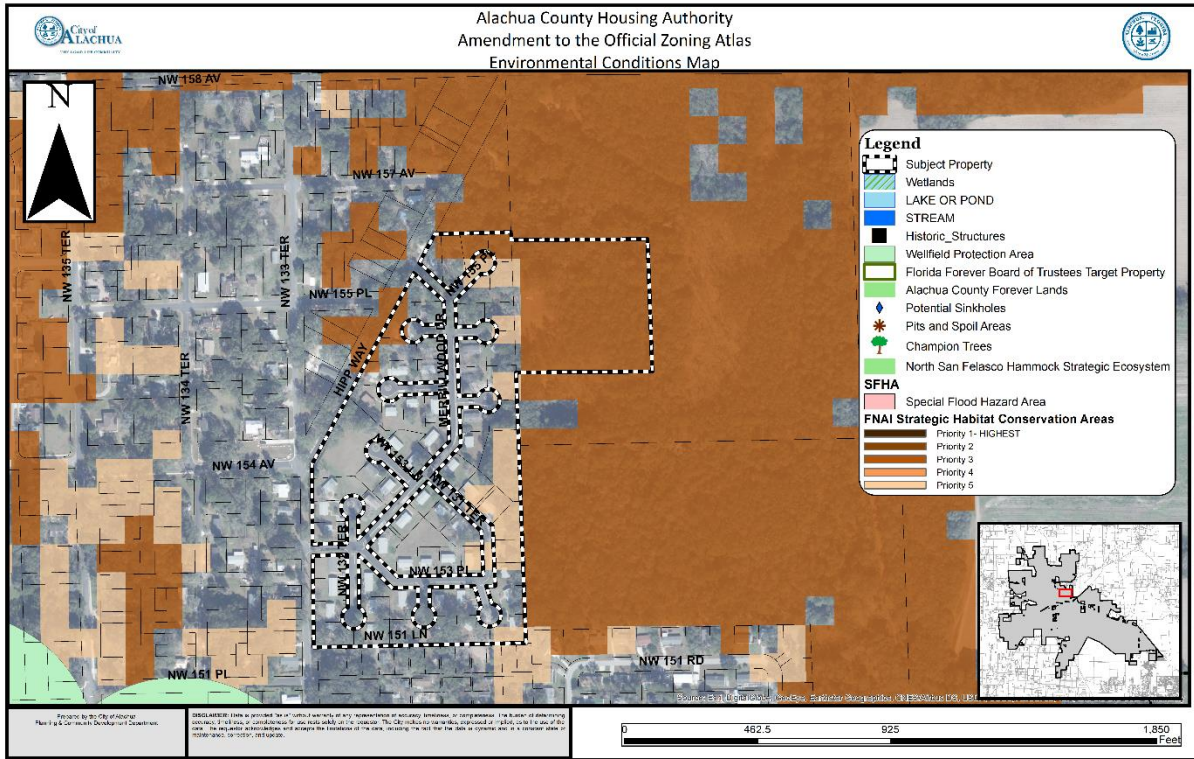
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

**Policy 1.1.c:** The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

## **ENVIRONMENTAL CONDITIONS ANALYSIS**

### **Map 4. Environmental Features**





## Wetlands

According to the Suwannee River Water Management District data, potential wetlands may be located on the subject property. Exact location and appropriate protections would be determined at the site plan review stage of development. The National Wetlands Inventory does not identify any wetlands on the subject property.

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

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. 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 site does contain habitat identified as Priority 4 and 5 for native communities and ecosystems by the Florida Natural Areas Inventory (“FNAI”). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

**Evaluation:** The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

### **Soil Survey**

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 three (3) soil types found on the subject property:

*Arredondo-Urban Land Complex (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow. This soil type poses only slight limitations for most urban uses.

*Gainesville Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained, surface runoff is slow, and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, well-drained soil and permeability is rapid at the surface, while surface runoff is slow. This soil type poses slight limitations for dwellings.

**Evaluation:** The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panel 12001C0140D 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 are located on or near the subject property.

**Evaluation:** Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

## **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 located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures and Markers**

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

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

## COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) **Consistent with Comprehensive Plan** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation and Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

- (b) **Consistent with Ordinances** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

**Evaluation and Findings:** An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

- (c) **Logical Development Pattern** – The proposed amendment would result in a logical and orderly development pattern.

**Evaluation and Findings:** The proposed amendment would permit a variety of residential uses in a predominately residential area.

- (d) **Pre-Mature Development** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation and Findings:** The proposed amendment would permit residential uses in areas located immediately adjacent to existing residential uses.

- (e) **Incompatible with Adjacent Lands** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying Future Land Use Map ("FLUM") Designation.

- (f) **Adverse Effect on Local Character** – The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

**Evaluation and Findings:** The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) **Not Deviate from Pattern of Development** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

**Evaluation and Findings:** The proposed application would residential uses adjacent to existing residential uses.

- (h) **Encourage Sprawl** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” It is staff’s opinion that the proposed amendment does not constitute urban sprawl.

- (i) **Spot Zoning** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

**Evaluation and Findings:** The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Residential Multiple Family-8 (“RMF-8”) lands adjacent to existing lands with similar densities. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) **Public Facilities** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

**Evaluation and Findings:** The subject property is located within the City of Alachua’s utility service area and development will be required to connect to public utility infrastructure.

The net impact on public facilities (potable water, wastewater, parks, stormwater, transportation network, solid waste, and public school facilities) generated by the proposed amendment will not adversely affect the Level of Service (“LOS”) of any public facility.



Since this is a preliminary development order, the analysis is based upon the net increase in intensity created by amending the zoning designation from Agricultural (“A”) and Residential Single Family-3 (“RSF-3”) to Residential Multiple Family-8 (“RMF-8”). The applicant will be required to submit a site plan or subdivision plat prior to any development on the subject property and provide a detailed impact analysis showing the impacts on affected roadway segments within the City’s Comprehensive Plan based on a specific use. Development approval shall be issued only if the proposed development does not lower the existing levels of service of public facilities and services below the adopted LOS in the Comprehensive Plan. Therefore, at the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

- (k) No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report.

## PUBLIC FACILITIES IMPACT

Impacts to public facilities have been evaluated based on net impacts to those facilities. The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed zoning Designation. Existing impacts are based on actual development on site (69 dwelling units) and proposed impacts are based upon the maximum development potential (160 dwelling units). The net increase in impacts to public facilities is equivalent to 91 residential dwelling units.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

## Traffic Impact

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 <sup>th</sup> Ave to SR 235)	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 less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development’s ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].



<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 5a. Existing Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single- Family Residential <sup>2</sup> (ITE Code 210)	657 (328/328)	52 (14/38)	69 (44/25)
<b>Total</b>	<b>657</b>	<b>52</b>	<b>69</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: AADT - 9.52 trips per d.u. x 69(50% entering/50% exiting); AM Peak Hr - .75 trips per d.u. x 69 (26% entering/74% exiting); PM Peak Hr - .101 per d.u. x 69(64% entering/36% exiting).

**Table 5b. Proposed Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential <sup>2</sup> (ITE Code 220)	1,172 (586/586)	51 (10/40)	107 (70/37)
<b>Total</b>	<b>1,172</b>	<b>51</b>	<b>107</b>

<sup>1</sup> Source: ITE Trip Generation, 9th and 10th Edition.  
<sup>2</sup> Formulas: AADT - 7.32 trips per d.u. x 160 (50% entering/50% exiting); AM Peak Hr - .51trips per d.u. x 160 (20% entering/80% exiting); PM Peak Hr - .67 per d.u. x 160 (65% entering/35% exiting).

**Table 5c. Net Change in Trips: Trip Generation Impact**

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	651	52	69
Proposed Potential Trip Generation Total	1,172	51	107
<b>Net Change in Trips</b>	<b>521</b>	<b>-1</b>	<b>38</b>

**Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 441 Segment 3/4 (16) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	45,700
Existing Traffic <sup>3</sup>	18,579
Reserved Trips <sup>4</sup>	1,425
Available Capacity <sup>4</sup>	25,696
Projected Net Change in Daily Trips	521
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>25,175</b>
<b>PM Peak Hour Traffic Analysis</b>	<b>US 441 Segment 3/4 (16) <sup>1</sup></b>
Maximum Service Volume <sup>2</sup>	4,110
Existing Traffic <sup>3</sup>	1,765
Reserved Trips <sup>4</sup>	199
Available Capacity <sup>4</sup>	2,146
Projected Net Change in PM Peak Hour Trips	38

<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>2,108</b>
<small>1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  2 Source: FDOT 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.  3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).  4 Source: City of Alachua July 2018 Development Monitoring Report.  5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.</small>	

**Evaluation:** The maximum potential daily trips will be increased by approximately 521; the maximum potential PM peak hour trips will be increased by approximately 978. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan or subdivision review.

**Potable Water Impacts**

**Table 7. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	36,867
Projected Potential Potable Water Demand from Proposed Amendment **	25,025
<b>Residual Capacity</b>	<b>1,002,108</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>56.43%</b>
<small>Sources:  * City of Alachua July 2018 Development Monitoring Report  ** 275 gallons per dwelling unit</small>	

**Evaluation:** This analysis is based on the maximum net development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review. 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 8. 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*	687,000
Reserved Capacity*	32,839
Projected Potential Wastewater Demand from Proposed Amendment **	22,750
<b>Residual Capacity</b>	<b>757,411</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>49.50%</b>
<i>Sources:</i> * City of Alachua July 2018 Development Monitoring Report **250 gallons per dwelling unit	

**Evaluation:** This analysis is based on the maximum net development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review. 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.

## Recreation Impacts

**Table 8a. Recreational Impacts**

<b>System Category</b>	<b>Acreage</b>
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>	0.62
Potential Net Demand Generated by Development <sup>3</sup>	1.08
<b>Residual Recreational Capacity After Impacts</b>	<b>66.88</b>
<i>Sources:</i> <sup>1</sup> City of Alachua May 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, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 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 40 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>	0.21 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>29.14%</b>

1 Source: City of Alachua May 2018 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 proposed amendment to the Official Zoning Atlas would result in a net demand increase of 1.08 acres of recreation acreage and a net demand increase of .21 acres for improved passive park space. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for Recreation and therefore acceptable.

## **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

<b>System Category</b>	<b>Lbs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>2</sup>	2,883.37	562.22
Projected Solid Waste Demand from Application <sup>3,4</sup>	838.36	153.00
<b>New River Solid Waste Facility Capacity<sup>5</sup></b>	<b>50 years</b>	
<i>Sources:</i>		
1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,936 persons x 0.73 tons per year)		
2 City of Alachua July 2018 Development Monitoring Report		
3 Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 40 dwellings x 0.73 tons per year)		
4 New River Solid Waste Facility, April 2018		

**Evaluation:** It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

## **Public School Facilities Impacts**

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) 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, but a formal determination has not yet been received by the City of Alachua.

If a determination concludes that the students generated by the proposed amendment cannot be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels, then the policies governing proportionate fair share and payments by the developer for additional student stations will be triggered. City Staff does not anticipate this to be necessary.

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

## Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																										
P = Permitted use    S = Special exception permit    A = Allowed in the PD districts    Blank cell = Prohibited																										
Use Category/Use Type	CSV	A	Residential							Business							Planned Development				Use Specific Standards (Sec. 4.3)					
			Single-Family (RSF)		Mobile Home (RMH)		Multiple Family (RMF)			OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC			
			1	3	4	6	5	P	8	15																
RESIDENTIAL USES																										
Household living																										
Dwelling, live/work		P							P	P	P	P	P	P		P	P					A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P													A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P				P	P																			4.3.1(A)(1)
Dwelling, multiple-family					S			P	P	P		P	P	P	P							A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached					P			P	P	P			P	P	P							A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P	P								A	A		4.3.1(A)(4)

Dwelling, townhouse				S	S	S			P	P	P					P	P				A	A	A		4.3.1(A)(3)	
Dwelling, two- to four-family				S	S	P			P	P	P				P	P	P				A	A	A		4.3.1(A)(3)	
Mobile home park									P																4.3.1(A)(1)	
Upper story dwelling									P	P	P	P	P	P	P	P	P				A		A	A		
Group living																										
Co-housing			P				P	P	P																	4.3.1(B)(1)
Community residential home (6 or fewer residents)			P	P	P	P	P	P	P	P	P				P								A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)						S	S			P	P	P														4.3.1(B)(2)(c)
Dormitory			P						S	P					P						S			A	A	4.3.1(B)(3)
Group home (15 or more residents)			S				S		S	S	S													A		
Roominghouse					S	S	S			P	P															
PUBLIC AND INSTITUTIONAL USES																										
Community services																										
Community center			S				S	S	S	S	S			P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P					P	A	A	A	A	4.3.2(A)



Library						S				P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)		
Senior center						S	P	P	P	P		P	P	P						P			A	A	4.3.2(A)		
Youth club facility						S	P	P	P	P		P	P	P						P			A	A	4.3.2(A)		
Day care																											
Adult care center			S	S	S	S	S	S	S	S	S	S	S	S	S								A	A	A	A	
Child care center			S		S	S	S	S	S	P	P	P	P	P	P		P						A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)			S	S	S	S	S	S	S	S	S	P	P	P	P									A			
Overnight child care center			S				S	S	S	P	P	P	P	P											A	4.3.2(B)(1)	
Educational facilities																											
College or university								S		P	P	S		P	P	P	P	P	P	P	P	P	A	A	A	A	
School			P	S	S	S	P	P	P	P	P			P	P						P		A	A	A	4.3.2(C)(1)	
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																											
Government maintenance, storage, and distribution facility															S	S	P		P	P	P	A			A	4.3.2(D)	
Government office													P		P	P	P	P			P	A		A	A	4.3.2(D)	

Post office						S	S	S	S	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(D)	
Health care facilities																								
Blood collection facility															P	P	P	P		A		A		
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S					S	S					P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility							S	S			S	P	P	P						A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S					S	S	P			P	P							A		A		
Psychiatric treatment facility													P							A				

Religious institution, with seating capacity less than 300 in sanctuary or main activity area	P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																							
Arboretum	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Botanical garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum	P				S	S	S	S	S			P		P				P					
Community garden	P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public	P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P					P			P	A	A	A	A	

Public safety																									
Fire and EMS		P		S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																									
Airport		S											S		S			S	P					A	
Airplane landing strip		S											S		S			S	P	A	A			A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A				A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A					
Utilities																									
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)
Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)

Custom operator	P																		4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																		4.3.3(A)(1), (3)
Equestrian facility	P									S	S								4.3.3(A)(1)
Farm co-op	P																		4.3.3(A)(1)
Farm machinery repair	S																		4.3.3(A)(1)
Farm market	P																A		4.3.3(A)(1)
Farm produce stand	P																A		4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)	P																		4.3.3(A)(1)
Nursery, commercial	S																A		4.3.3(A)(1), (4)
Nursery, production	P	S	S	S	S	S				P									4.3.3(A)(1), (4)
Pet farm	P																		4.3.3(A)(1)
Sawmill	S																		4.3.3(A)(1), (5)



Stable	P																			4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																				
Agricultural research facility	P									P	P	P								4.3.3(B)(1)
Animal care business	P											P								
Auction arena for livestock	S											S	S							
Central farm distribution hub for agricultural products	P											P	P							4.3.3(B)(1)
Equestrian facility	P																			4.3.3(B)(2)
Fair grounds	S																	A		
Farm machinery repair	P									P	P									
Farm machinery sales, rental, and service	P									P	P							A		
Stable	P																			4.3.3(B)(3)
Animal sales, service and care																				
Animal hospital	P									P	S							A		4.3.3(C)(1)
Animal shelter	S									S								A		4.3.3(C)(2)
Animal grooming	P									P	P	P						P	A	

Kennel, indoor		P						S	S		S	P		S	P	P			A	A		4.3.3(C)(3)	
Kennel, outdoor		P										P		P		P	P		A			4.3.3(C)(4)	
Veterinary clinic		P										P	P	P	P				A	A		4.3.3(C)(5)	
BUSINESS																							
Eating establishments																							
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors															P	P	P		A				

Electric motor repair															P								4.3.4(C)(1)		
Fuel oil distributor															P										
General industrial service									P	P	P	P	P	P									A		
Heavy equipment sales, rental, or repair											P			P										4.3.4(C)(2)	
Laundry, dry cleaning, and carpet cleaning facilities									P	P	P												A	4.3.4(C)(3)	
Machine shop											S			P										4.3.4(C)(1)	
Repair of scientific or professional instruments									S		S	P	P	P					A				A		
Tool repair											S	P	P	P										4.3.4(C)(1)	
Manufacturing and production																									
Asphalt/concrete batch plant																S								4.3.4(D)(1)	
Manufacturing, heavy <sup>1</sup>																P								4.3.4(D)(1)	
Manufacturing, light													P	P	P						A		A		
Medical marijuana processing																									
Medical radioisotope laboratory													P												
Non-medical marijuana processing																									

Offices																							
Business services											P	P	P	P	P	P			A		A	A	
Financial services											P	P	P	P	P	P			A		A	A	
Professional services									S		P	P	P	P	P	P			A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P	A			A	
Sales													P	P	P	P			A		A	A	
Parking, commercial																							
Parking lot													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall													P	P	P	P		P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S				P	P	P	P		P	P	A	A	A	A
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S		P	P		P				P		P	A	A	A			
Private club or lodge with seating capacity of less than 300 in main activity area	P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	

Private club or lodge, with seating capacity of 300 or greater in main activity area	P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater											S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																							
Archery range	P													P				P					
Arena, amphitheater, auditorium, stadium	S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor	S													P				P	A		A	A	
Golf course, private	P	P	P	P	P	P	P	P	P						P	P					A	A	A
Retail sales and services																							
Auction house	P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A		4.3.4(G)(1)
Convenience store							S	S			P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory	S													S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)

Financial institution									S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home										S		P	P	P					A				4.3.4(G)
General media store												P	P	P	P				A	A	A		4.3.4(G)
Liquor store												S	P	P	P				A		A		4.3.4(G)
Laundromat														P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P				A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S				A				4.3.4(G)(7)
Self-service storage																							

All uses													P		P	S			P			A				4.3.4(H)
Sexually oriented business																										
Sexually oriented cabaret															P											4.3.4(I)
Sexually oriented media store															P											4.3.4(I)
Sexually oriented motion picture theater															P											4.3.4(I)
Sex shop															P											4.3.4(I)
Vehicles, sales and services																										
Automobile body shop															P		P	P								4.3.4(J)(1)
Automobile parts sales												S		P		P	P			A						
Automobile rental and sales												S		P						A					4.3.4(J)(2)	
Automobile repair and servicing		S												S		P	P			A					4.3.4(J)(3)	
Automobile service station									S	S	P		P		P	P				A						
Automobile service station with wash and detail														P						A						
Boat and marine rental and sales													P		P					A					4.3.4(J)(4)	
Carwash or auto detailing															P					A					4.3.4(J)(5)	

Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)	
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)	
Taxicab service													P	P	P					A					
Tire sales and mounting													P		P					A				4.3.4(J)(7)	
Towing service															P					A				4.3.4(J)(8)	
Transmission or muffler shop															P					A				4.3.4(J)(7)	
Truck or tractor rental or sales															P			P						4.3.4(J)(2)	
Visitor accommodations																									
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)	
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)	
Warehouse and freight movement																									
Cold storage plant																			P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)	
Truck or freight terminal																	S	P						4.3.4(L)(1)	
Warehouse (distribution)															P	P	P							4.3.4(L)(1)	



Warehouse (storage)															P	P	P		A							4.3.4(L)(1)	
Outdoor storage (as a principal use)																S	S									4.3.4(L)(2)	
Waste-related services																											
Energy recovery plant		S																									
Hazardous waste collection sites																											
Incinerator		S																									
Landfill		S																									
Landspreading of wastes		S																									
Recycling dropoff center															S	S	S		A		A	A					4.3.4(M)(1)
Recycling and salvage center		S																									4.3.4(M)(2)
Salvage and junkyard																											4.3.4(M)(3)
Tire disposal or recycling																											4.3.4(M)(3)
Waste composting		S																									
Wholesale sales																											
All uses															S	P	P	P									
<sup>1</sup> This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of																											

automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

**EXHIBIT “B”  
TO  
APPLICATION FOR A  
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS  
ON BEHALF OF  
ALACHUA COUNTY HOUSING AUTHORITY**

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