



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: August 14, 2018
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on an approximate ±5 acre subject property

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP of eda engineers-surveyors-planners, inc. (Applicant/Agent)

PROPERTY OWNER: Alachua County Housing Authority

LOCATION: East of Merrillwood Subdivision and Hipp Way, North of Alachua Forest

PARCEL ID NUMBER(S): 03204-001-000

ACREAGE: ±5.00

PROJECT PLANNER: Adam J. Hall, AICP

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

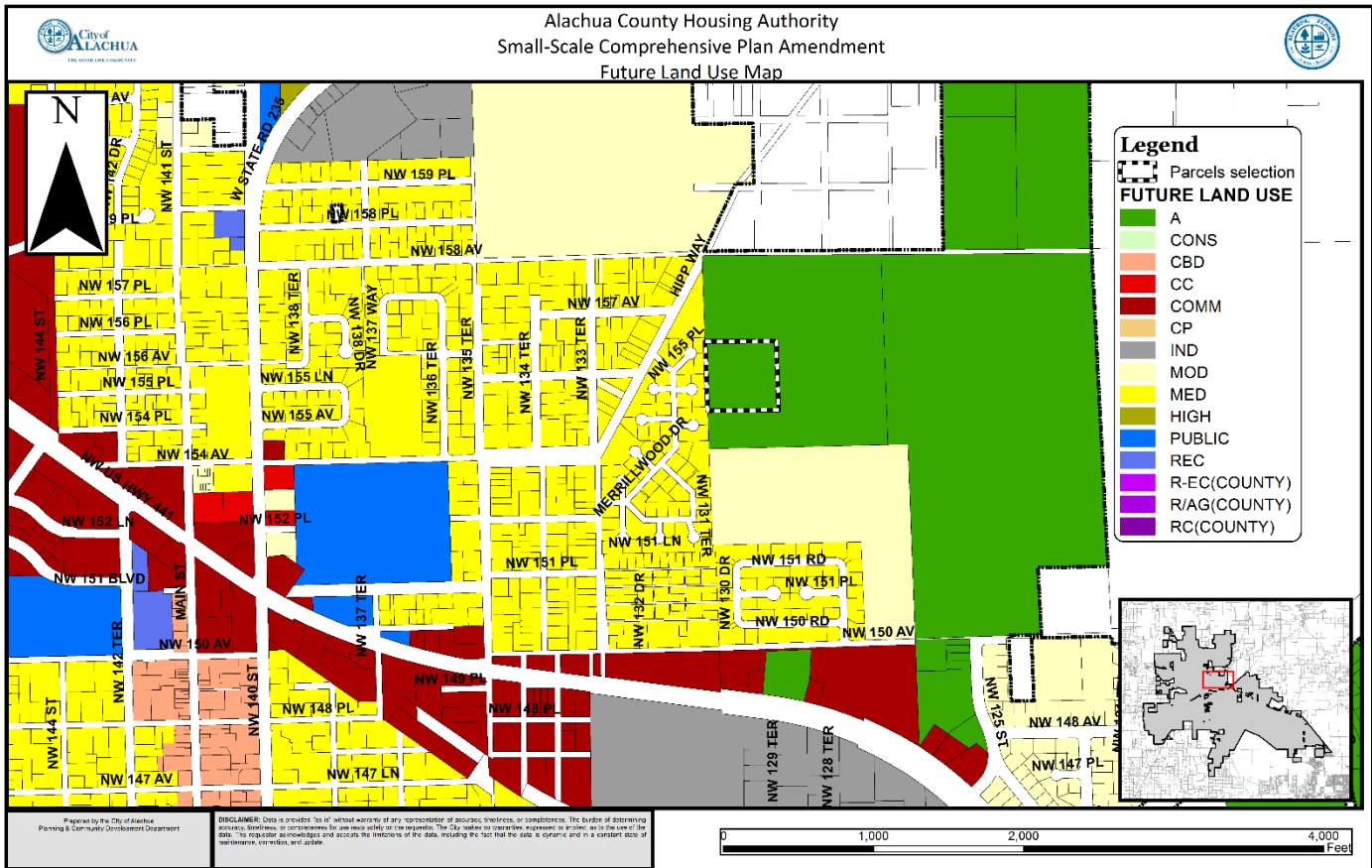
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations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

SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda engineers-surveyors-planners, inc., agent for the Alachua County Housing Authority, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Agriculture to Medium Density Residential on an approximate 5 acre subject property (Tax Parcel 03204-001-000).

The subject parcels are current vacant lands located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision.

Map 1. Future Land Use Map with Subject Property



FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
FLUM District:	Agriculture	Medium Density Residential
Max. Gross Density/ Intensity :	.2 d.u/ acre 1 dwelling unit	4-8 d.u./ acre 40 dwelling units
Floor Area Ratio:	NA	NA
Typical Uses*:	Agricultural operations, residential uses, supporting community services, agri-business	Single family conventional and attached dwelling units, accessory dwelling units, manufactured or modular homes, mobile homes within mobile home parks, duplexes and quadplexes, apartments and townhomes, live/work units, residential planned unit developments, traditional mixed use neighborhood planned developments, supporting community services
<p><i>* 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.</i></p>		

SURROUNDING USES

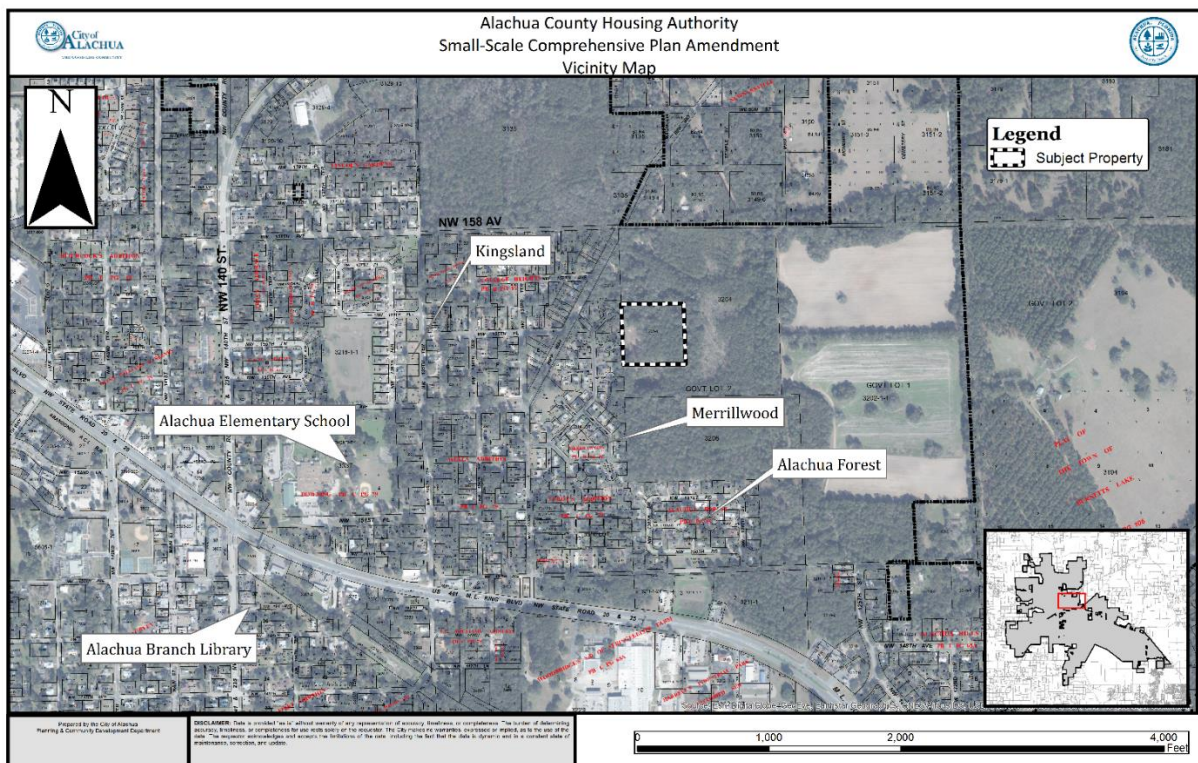
The subject property is located east of Merrillwood Subdivision and Hipp Way, and north of Alachua Forest subdivision.

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 FLUM Designation 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 may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

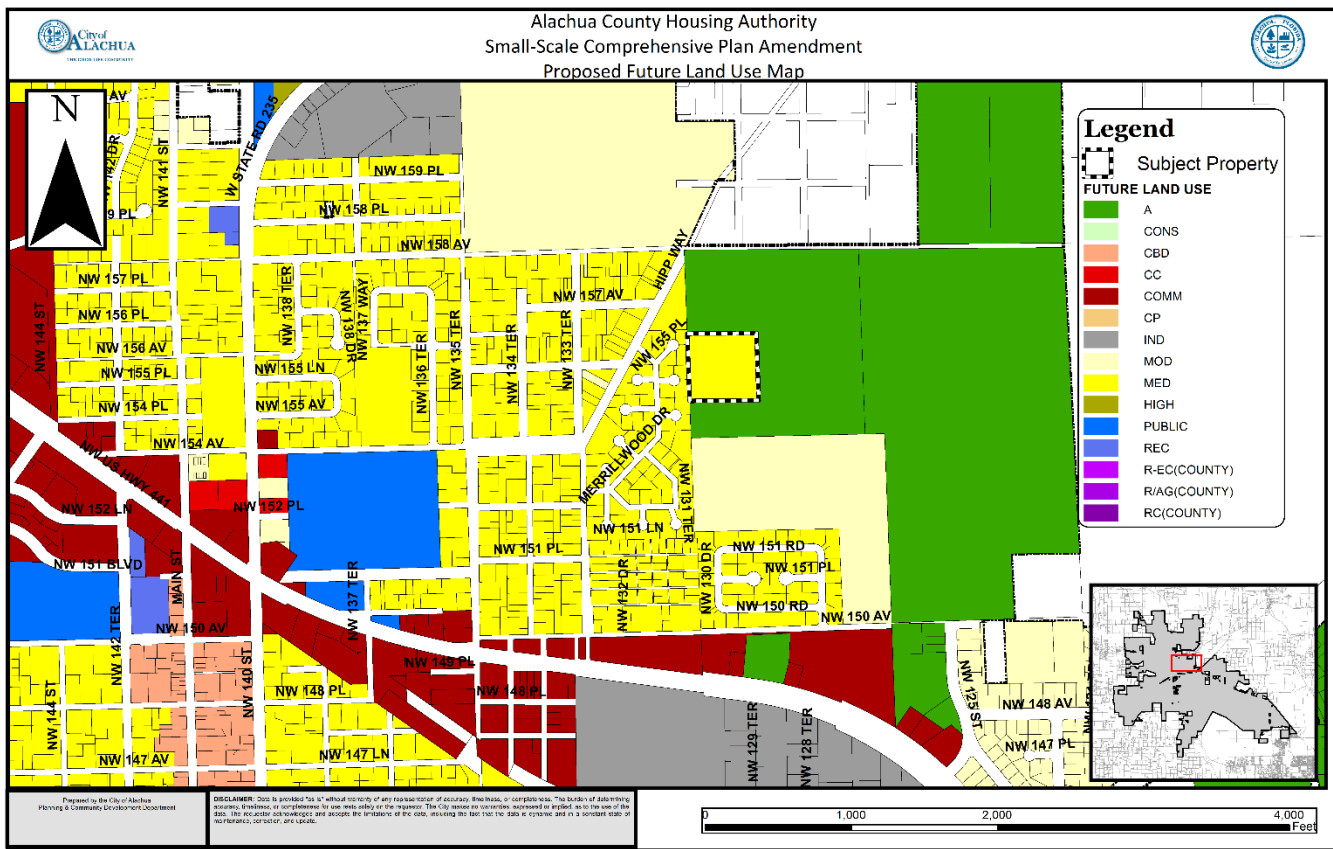
Table 1. Surrounding Land Uses

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

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Future Land Use Map



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.

NEEDS ANALYSIS

Per Chapter 163.3177 (6)(a)4, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Shall provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

- 2) Should 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.
- 3) The minimum amount of land use required to accommodate the medium projections of the Office of Economic and Demographic Research for at least a 10-year planning period.

According to the applicant, this application is intended to allow affordable residential options for the residents of the City of Alachua. The proposed amendment would contribute to a balance of uses that fosters vibrant, viable communities and economic opportunities, and will allow the operation of real estate markets to provide adequate choices for residents and businesses.

URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of “Urban Sprawl” as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight “Urban Form” criteria which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

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.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
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.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
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](#).

An evaluation of the eight urban form criteria is listed below. The applicant’s analysis of the eight urban form criteria is located in the materials submitted as an attachment to the

application. The applicant 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.**

Comment: The subject property is located adjacent to existing residential development and in relatively close proximity to other residential and commercial areas.

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

Comment: The subject property is located within the City's Wastewater and Potable Water service areas and will be required to connect to these systems.

- 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.**

Comment: The subject property is located adjacent to existing residential uses. Further, a park (Criswell Park) and school (Alachua Elementary) are located in the general vicinity.

- 4. Promotes conservation of water and energy.**

Comment: The subject property is located adjacent to existing residential development. No substantial extensions or utility improvements are anticipated to be needed to serve this development.

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

Comment: No current agricultural activities take place on the property. By directing growth to lands adjacent to existing development and not under active agricultural activities, development pressure will be directed away from agricultural areas within the City.

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

Comment: 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.

Comment: The proposed amendment requests a Future Land Use Map Designation that is consistent with adjacent and surrounding uses. The proposed amendment would be compatible with general growth patterns within the immediate vicinity, including multi-family and other residential uses.

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](#).

Comment: The proposed amendment would aid in creating infill development in the immediate vicinity, but as currently proposed would not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Agriculture to Medium Density Residential. The Medium Density Residential FLUM Designations are consistent with the FLUM Designations in the surrounding area. 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 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.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.

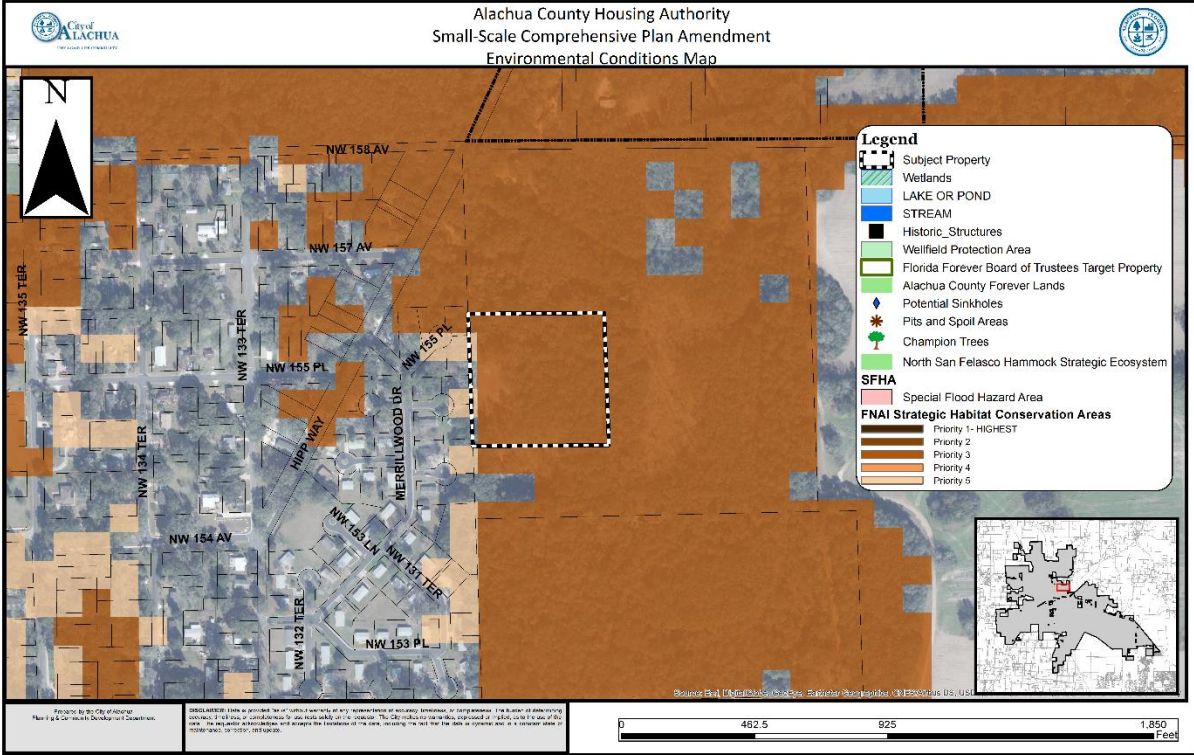
OBJECTIVE 1.1: Provision of Safe, Affordable, Quality Housing

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 National Wetlands Inventory, there are no potential wetlands located 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 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 two (2) soil type found on the subject property:

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 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.

PUBLIC FACILITIES IMPACT

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

	Current FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Medium Density Residential
Max. Gross Density:	.2 d.u./ acre	8 d.u./ acre
Floor Area Ratio:	NA	NA
Maximum Density/ Intensity:	1 dwelling unit	40 dwelling units

If approved the proposed amendment would result in the potential for 39 more dwelling units. The analysis of each public facility provided below represents an analysis of the gross new impacts (40 dwelling units) generated by the amendment.

At present, the additional 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 Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Proposed Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential ² (ITE Code 220)	293 (146/146)	20 (4/16)	27 (18/9)
Totals	293		27

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 7.32 trips per d.u. x 40 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 40 (20% entering/80% exiting); PM Peak Hr – .62 per d.u. x 40 (65% entering/35% exiting).

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

Traffic System Category	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Projected Net Change in Daily Trips	293
Residual Capacity after Proposed Amendment⁵	25,403
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) ¹
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Projected Net Change in PM Peak Hour Trips	27
Residual Capacity after Proposed Amendment⁵	2,119

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.

Evaluation: The maximum potential daily trips will increase by approximately 293, and the maximum potential PM peak hour trips will increase by 27. 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 net 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 review or subdivision review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
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 **	11,000
Residual Capacity	1,188,133
Percentage of Permitted Design Capacity Utilized	48.34%
<i>Sources:</i> * City of Alachua July 2018 Development Monitoring Report ** 275 gallons per dwelling unit	

Evaluation: This analysis is based on the net maximum 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

System Category	Gallons Per Day
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 **	10,000
Residual Capacity	644,161
Percentage of Permitted Design Capacity Utilized	42.94%
<i>Sources:</i> * City of Alachua July 2018 Development Monitoring Report **250 gallons per dwelling unit	

Evaluation: This analysis is based on the net maximum 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

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Net Demand Generated by Development ³	0.47
Residual Recreational Capacity After Impacts	66.88

Sources:
¹ City of Alachua May 2018 Development Monitoring Report.
² 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])
³ 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 ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	29.14%

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 impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,883.37	562.22
Projected Solid Waste Demand from Application ^{3,4}	367.12	67.00
New River Solid Waste Facility Capacity⁵	50 years	

Sources:
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 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

The Interlocal Agreement for Public School Facility Planning (ILA) was adopted by the School Board of Alachua County (SBAC), Alachua County, and the municipalities within Alachua County in 2008, and subsequently amended in 2012 and 2017.

Section 8 of the ILA establishes the school concurrency management system, and including the procedures and rules to implement the system. Section 8.5 of the ILA states:

“In coordination with the School Board, each Local Government will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology. The Local Government will issue a concurrency decision based on the School Board’s findings, where applicable, or in accordance with the annual report issued pursuant to Section 8.5.8 of this agreement.”

Sections 8.5.5 and 8.5.7 provide of the ILA for certification by the City of developments if an established threshold is not exceeded:

Section 8.5.5

“The School Board and Local Governments shall establish methods and procedures for concurrency review for all development plan approvals subject to school concurrency to determine whether there is adequate school capacity.

(a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected SCSA.

(b) The Local Government will determine if concurrency is met based on the School Boards findings for specific developments where applicable, or based on the thresholds established in the annual report issued pursuant to Section 8.5.8 of this Agreement.”

Section 8.5.7

“... The [annual] report shall identify projected available capacity by school type and concurrency service area and shall identify the threshold of student generation and size of associated developments within each concurrency service area that can be approved by Local Governments without requiring review by the School Board in order to ensure that adopted level of service standards will be maintained...”

For single-family residential development, the current threshold for single-family residential developments that may be certified by the City is 50 dwelling units. Since the development proposes less than 50 single-family residential dwellings, the project is under the established threshold for certification by the City.

Based upon the preceding, it has been determined that adequate school capacity presently exists to serve the proposed development. As this application constitutes a preliminary development order, facility capacity and concurrency will **not** be reserved.

**EXHIBIT “A”
TO
APPLICATION FOR A
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
ON BEHALF OF
ALACHUA COUNTY HOUSING AUTHORITY**

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