



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

October 9, 2018

- SUBJECT:** A request to amend the Future Land Use Map (FLUM) Designation from Commercial (± 21.2 acres), Medium Density Residential (± 36 acres), and Moderate Density Residential (± 40 acres) to Commercial (± 2.11 acres), Corporate Park (± 27.88 acres), High Density Residential (± 27.88 acres), and Moderate Density Residential (± 39.36 acres) on an approximate ± 97.23 acre subject property
- APPLICANT/AGENT:** Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.
- PROPERTY OWNER:** Alachua A One, LLC
- LOCATION:** West of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441
- PARCEL ID NUMBER(S):** A portion of 03049-000-000
- ACREAGE:** ± 97.23 acres
- PROJECT PLANNER:** Justin Tabor, AICP
- RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation to approve.
- RECOMMENDED MOTION:** *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation of the property from Commercial (±21.2 acres), Medium Density Residential (±36 acres), and Moderate Density Residential (±40 acres) to Commercial (±2.11 acres), Corporate Park (±27.88 acres), High Density Residential (±27.88 acres), and Moderate Density Residential (±39.36 acres) on an approximate ±97.23 acre subject property. Table 1 below provides an analysis of the change in density/intensity proposed by the application.

The subject property is located to the north of the HighPoint Crossing subdivision, which was recently approved by the City Commission on September 24, 2018. The subdivision consists primarily of roadway improvements, utility infrastructure, and master planning of stormwater to serve future development surrounding the roadway / infrastructure improvements. The subdivision also included a single lot (Lot 1), which is intended to serve the development of a ±100-room hotel.

The applicant has stated that the intent of this application is to reconfigure the FLUM Designations of the subject property “... to allow for an apartment complex closer to approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.”

The applicant has concurrently submitted an application to rezone the subject property to zoning districts compatible to those proposed by the LSCPA application. Specifically, the rezoning application would amend the zoning of the subject property from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

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

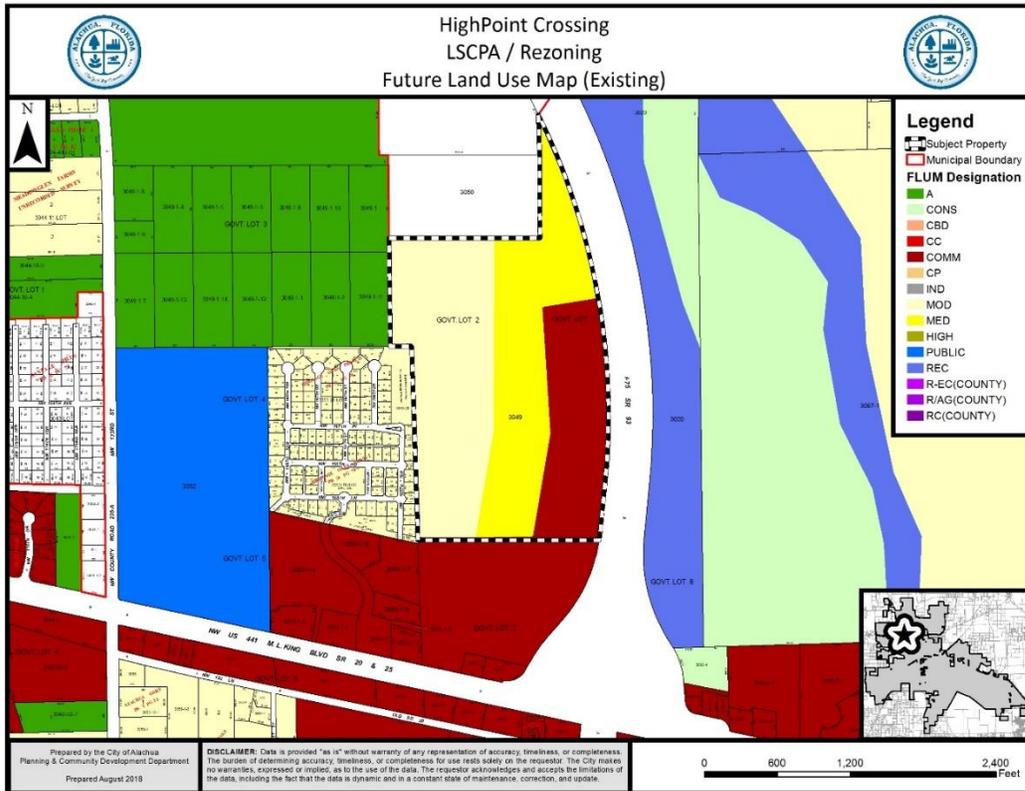
Policy 1.2.b of the Future Land Use Element establishes the Medium Density Residential land use category, and states that this category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are examples of uses permitted within the Medium Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; live/work units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.c of the Future Land Use Element establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services; personal services; financial institutions; tourist-related uses; hotels, motels; commercial shopping centers; auto-oriented uses; office/business parks; limited industrial services; and eating establishments.

Objective 1.4 and Policy 1.4.a of the Future Land Use Element establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

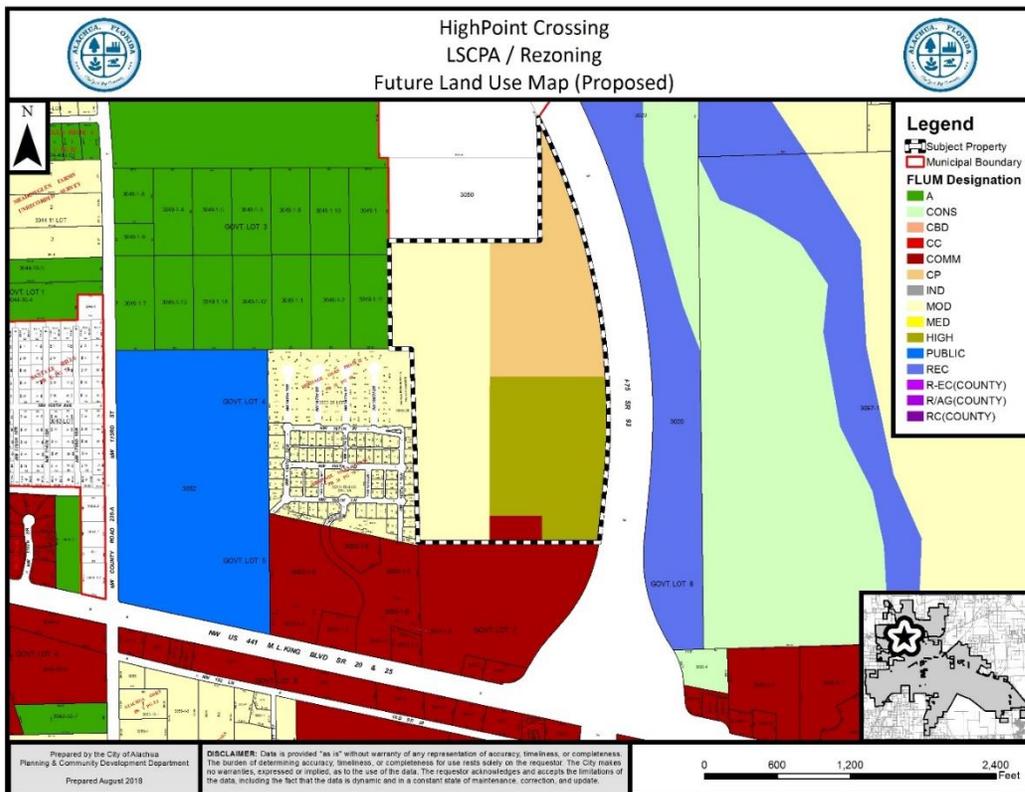


Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designations:	Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres)	Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)
Max. Gross Density:	288 dwelling units (Medium Density Residential); 160 dwelling units (Moderate Density Residential) Total: 448 dwellings	418 dwelling units (High Density Residential); 157 dwelling units (Moderate Density Residential) Total: 575 dwellings
Floor Area Ratio:	461,736 square feet (Commercial)	45,956 square feet (Commercial); 607,226 square feet (Corporate Park) Total: 653,182 square feet
Typical Uses:	See Descriptions of Each FLUM Category Above	See Descriptions of Each FLUM Category Above
Net Increase/Decrease:	Increase of 127 Dwelling Units Increase of 191,446 Square Feet of Non-Residential Uses	

EXISTING USES

The subject property is currently undeveloped.

SURROUNDING USES

The subject property is located northwest of the US Highway 441 / Interstate 75 interchange, and is north of the HighPoint Crossing subdivision (recently approved by the City Commission), vacant commercial lands, and the proposed Hampton Inn. The Heritage Oaks subdivision is located to the west of the subject property. Lands to the north of the subject property are within unincorporated Alachua County. These lands are presently vacant and are zoned Agriculture.

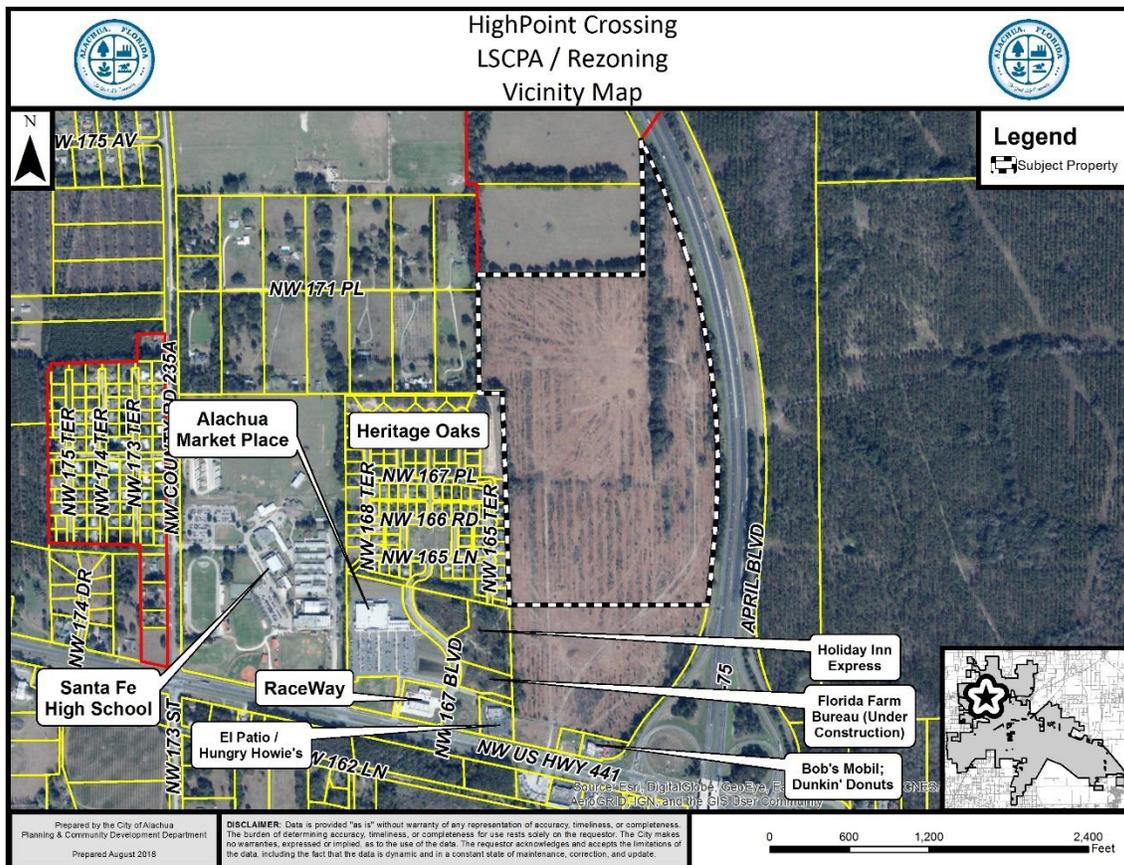
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 2. Map 2 provides an overview of the vicinity of the subject property.

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

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Rural / Agriculture (Alachua County)	Agriculture (Alachua County)
South	HighPoint Crossing Subdivision / Vacant Commercial Lands / US Highway 441	Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Heritage Oaks Subdivision; Rural Residential Uses	Moderate Density Residential; Agriculture	Planned Development – Residential (PD-R); Agriculture

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

A Neighborhood Meeting was held on Wednesday, May 23, 2018 at the applicant's office, located at 11801 Research Park. 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 materials submitted by the applicant, five (5) individuals 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, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant states that this application has two major intentions: (1) to relocate and consolidate the land area dedicated to multi-family residential uses (the property presently has a designation of Medium Density Residential on approximately 36 acres; the applicant has proposed to place High Density Residential land use category on approximately 27.88 acres of the subject property); and (2) to introduce a more diverse FLU/zoning district (Corporate Park) to the property.

The application would result in an increase in the number of dwellings permitted on the subject property (from 448 dwellings to 575 dwellings), as well as an increase in the maximum non-residential area (from approximately 462,000 square feet to approximately 653,000 square feet). The applicant contends that the proposed application would support projected residential population increases within the City, as well as provide more diverse housing options within the City. Additionally, the applicant contends that by replacing a portion of the property presently with a Commercial FLUM Designation and applying the Corporate Park FLUM Designation, the application supports the Comprehensive Plan by increasing economic development opportunities within the City.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for residential and nonresidential uses. The property adjacent to the south, located between the subject property and US Highway 441, is in common ownership. As such, the property presently has access to US 441, and will further be served by the infrastructure improvements approved as part of the HighPoint Crossing subdivision. The amendment proposes a mix of land use categories, permitting uses ranging from single family residential to multi-family uses, as well as commercial / retail / office uses and limited industrial uses.

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

Evaluation & Findings: Existing development is located to the west, southwest and south of the subject property and near a major interchange between Interstate 75 and US Highway 441. While the application would increase the density and intensity of uses permitted on the property, it is presently designated for residential and nonresidential uses, and is located within an area of the City with existing urban development.

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

Evaluation & Findings: The subject property is located between developed areas of the City and presently has three (3) FLUM Designations that permit residential and nonresidential uses. Areas to the south and west are also designated for residential and nonresidential uses.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: While there is a small wetland and special flood hazard area to the south of the subject property, there are no known environmental features on the subject property. Should any environmental features be found on the subject

property, such features would be subject to the protection standards established in the City's Comprehensive Plan and Land Development Regulations.

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

Evaluation & Findings: The subject property is presently designated for a mix of urban land uses. While the property to the north is undeveloped and zoned Agriculture, the area does not appear to be actively used for agricultural operations. The application proposes to primarily locate more intense land uses further from the agricultural areas to the north and contiguous to existing development of comparable densities and intensities.

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

Evaluation & Findings: The subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission.

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

Evaluation & Findings: Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission. Future development of the subject property would be served by these utility extensions.

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

Evaluation & Findings: The subject property is located proximate to existing residential and nonresidential development located proximate to US 441 and Interstate 75. Additionally, the subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission.

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

Evaluation & Findings: The proposed amendment would primarily place more intense land uses further from more rural lands to the north of the subject property. More intense land uses are proposed proximate to areas presently developed with uses of comparable density and intensity to those proposed by the application.

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

Evaluation & Findings: The subject property is located between existing urban development and Interstate 75.

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

Evaluation & Findings: The subject property is surrounded by a mix of commercial and residential uses. In addition, the amendment proposes a mix of land use categories, permitting uses ranging from single family residential to multi-family uses, as well as commercial / retail / office uses and limited industrial uses.

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

Evaluation & Findings: The subject property would be served by connections to roads and infrastructure recently approved for lands to the south. The HighPoint Crossing subdivision, which was recently approved by the City Commission, provides a connection to US Highway 441 and an extension of NW 163rd Lane, which connects to NW 167th Boulevard, providing connectivity between the property and existing development southwest of the subject property. Development within the subject property may possibly also be served by roadway extensions to the north and west of the subject property, if warranted, to provide additional accessibility.

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

Evaluation & Findings: The subject property has historically consisted of planted pines. Presently, the site is mostly cleared. The subject property does not connect to any significant areas of functional open space.

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

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

Evaluation & Findings: *According to the best available data, the subject property is located with Flood Zone X (areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property is not known to contain sink holes or pits and spoils areas. No protected species are known to exist onsite.*

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

Evaluation & Findings: *The subject property is located proximate to existing residential and nonresidential development near US 441 and Interstate 75. Additionally, the subject property is located within an area presently served by existing water, wastewater, and electric services. Utilities are proposed to be extended to the south boundary of the subject property by the HighPoint Crossing subdivision, which was recently approved by the City Commission. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development.*

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

Evaluation & Findings: *The amendment would provide for residential and nonresidential development opportunities near employment centers and existing urban development in an area of the City where more intense land uses are desirable.*

4. Promotes conservation of water and energy.

Comment: The amendment would have no perceivable impact upon the conservation of water and energy resources.

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

Evaluation & Findings: *Agricultural activities do not presently take place on the property. While timber harvests have previously occurred on the subject property, no active silviculture operations are occurring within the subject property.*

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

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

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

Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed amendment would provide for additional residential and nonresidential lands near existing urban development in an area of the City where more intense land uses are desirable.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it

provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: *The amendment would result in a reconfiguration of urban land uses and increase in density and intensity permitted on the subject property. It would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Objective 1.2, Policy 1.2.a, and Policy 1.2.c: The subject property is presently designated for urban land uses on the Future Land Use Map. Approximately 36 acres of the subject property is designated as Medium Density Residential (4 – 8 dwellings per acre), and an additional 40 acres is designated as Moderate Density Residential (0 – 4 dwellings per acre). The amendment would increase the maximum density permitted on the subject property by approximately 127 dwelling units, and is consistent with surrounding development patterns. The application proposes to locate lower density residential areas near existing single family residential uses and agricultural areas, with higher density located closer to nonresidential uses and Interstate 75.

Objective 1.3: Commercial

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

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;

9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Analysis of Consistency with Objective 1.3 and Policy 1.3.b: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property “... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.” The amendment would retain approximately 2 acres of lands designated as Commercial, and apply the Corporate Park land use category to approximately 27 acres of the subject property.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Analysis of Consistency with Objective 1.4 and Policy 1.4.a: The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property “... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.” The amendment would apply the Corporate Park land use category to approximately 27 acres of the subject property.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands

and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: An environmental conditions and site suitability analysis is provided within this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and 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 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area, and as such must connect to those systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support future development and additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network

will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. A complete analysis can be found in the Public Facilities Impact analysis in this report.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3: An environmental conditions and site suitability analysis is provided in this report. No species identified as endangered, threatened, or of special concern are known to exist 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.

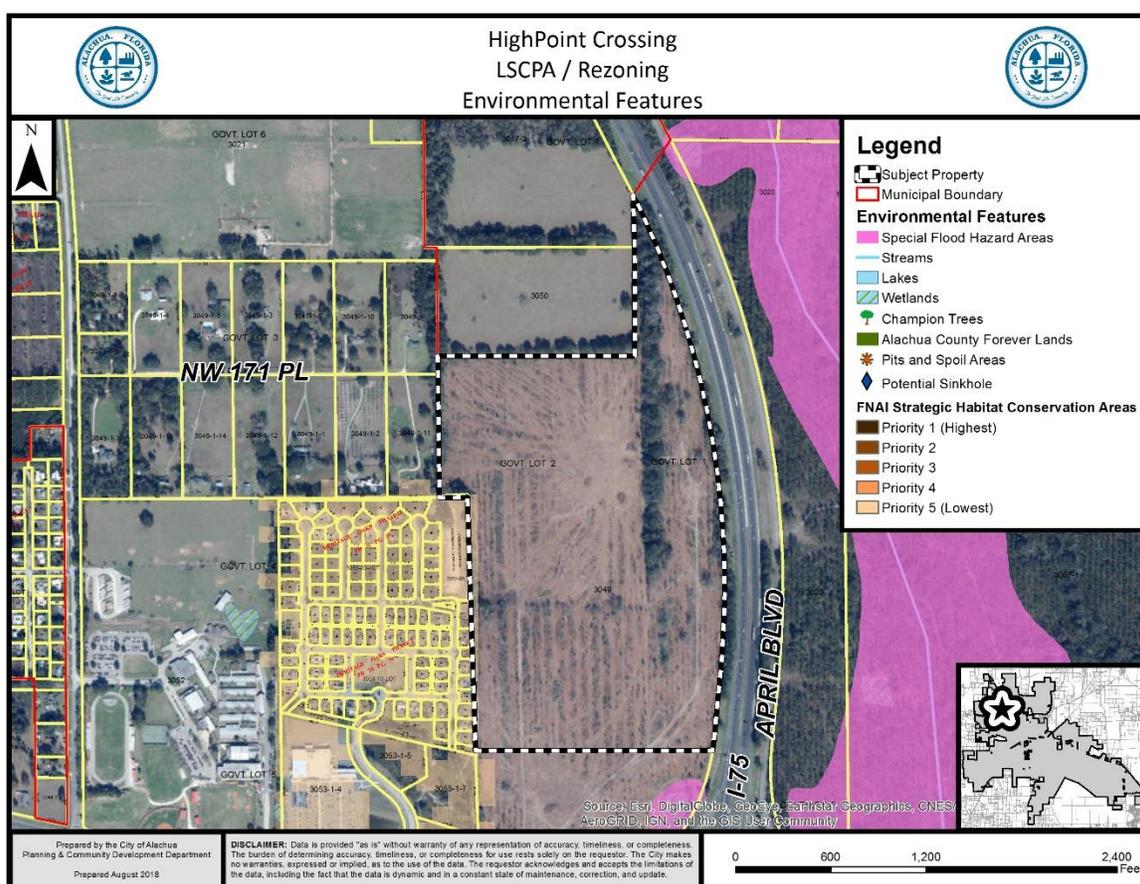
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no wetlands are known to exist on the subject property.

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

Map 3. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Lands to the west of the subject property are identified as “Priority 5” in the PNA data layer, which is the lowest priority category. This area has been previously developed.

While the FNAI PNA data layer indicates that the potential for lands that could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are five (5) soil types found on the subject property:

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

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

Bivans Sand (5% - 8% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

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

Kendrick Sand (5% – 8% slopes)

Hydrologic Soil Group: A

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

Evaluation: All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

Panel 0120D 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.

Evaluation: There are no known geologic features located on the subject property which would indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City’s Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City’s Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City’s Historic Overlay District, as established by Section 3.7 of the City’s Land Development Regulations.

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designations	Proposed FLUM Designations
FLUM Designations:	Commercial (±21.2 acres); Medium Density Residential (±36 acres); Moderate Density Residential (±40 acres)	Commercial (±2.11 acres); Corporate Park (±27.88 acres); High Density Residential (±27.88 acres); Moderate Density Residential (±39.36 acres)
Max. Gross Density:	4 dwellings / acre (Moderate Density Residential) 4 – 8 dwellings / acre (Medium Density Residential)	4 dwellings / acre (Moderate Density Residential) 8 – 15 dwellings / acre (High Density Residential)
Floor Area Ratio:	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0
Maximum Density	448 dwelling units	575 dwelling units
Maximum Intensity	461,736 square feet	653,182 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. Impacts to all other public facilities that would be generated by the amendment (at a maximum development potential) are acceptable.

Traffic Impact

Table 5. Affected Comprehensive Plan Roadway Segments¹

Segment Number^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
1	Interstate 75 from North City Limits to US 441	6D	Freeway	COMM	C
2	Interstate 75 from US 441 to South City Limits	6D	Freeway	COMM	C
5	US 441 from SR 235 to North City Limits	4D	Principle Arterial	Urban Trans.	D
8	SR 235 from 235/241 Intersection to US 441	2U	Principle Arterial	Urban Trans.	D
CR 235A South	CR 235A south of US 441	2U	County Maintained Major Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2) 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 6. Proposed Potential Trip Generation Impact¹

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing ² (ITE Code 210)	1,482 (741/741)	121 (31/90)	157 (100/57)
Multifamily Housing ³ (ITE Code 221)	2,274 (1,137/1,137)	134 (36/98)	171 (103/68)
Shopping Center ⁴ (ITE Code 820)	867 (433/434)	69 (37/32)	97 (48/49)
Single Tenant Office Building ⁵ (ITE Code 715)	256 (128/128)	41 (36/5)	39 (6/33)
General Light Industrial ⁶ (ITE Code 110)	753 (376/377)	140 (122/18)	126 (23/103)
General Office Building ⁷ (ITE Code 710)	2,366 (1,183/1,183)	357 (314/43)	345 (62/283)
Research & Development Center ⁸ (ITE Code 760)	2,393 (1,146/1,147)	258 (214/44)	236 (38/198)
Totals	10,391 (5,144/5,147)	1,120 (790/330)	1,171 (380/791)

- ¹ Source: ITE Trip Generation, 10th Edition.
² Formula: ITE Code 210: AADT -9.44 trips per dwelling x 157 dwellings (50% entering/50% exiting); AM Peak Hour - 0.77 trips per dwelling x 157 dwellings (26% entering/74% exiting); PM Peak Hour - 1.00 trips per dwelling x 157 dwellings (64% entering/36% exiting).
³ Formula: ITE Code 221: AADT -5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour - 0.32 trips per dwelling x 418 dwellings (27% entering/73% exiting); PM Peak Hour - 0.41 trips per dwelling x 418 dwellings (60% entering/40% exiting).
⁴ Formula: ITE Code 820: AADT -37.75 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour - 3.00 trips per 1,000 square feet x 22,978 square feet (54% entering/46% exiting); PM Peak Hour - 4.21 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting).
⁵ Formula: ITE Code 715: AADT -11.15 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour - 1.78 trips per 1,000 square feet x 22,978 square feet (89% entering/11% exiting); PM Peak Hour - 1.71 trips per 1,000 square feet x 22,978 square feet (15% entering/85% exiting).
⁶ Formula: ITE Code 110: AADT -4.96 trips per 1,000 square feet x 151,807 square feet (50% entering/50% exiting); AM Peak Hour - 0.92 trips per 1,000 square feet x 151,807 square feet (87% entering/13% exiting); PM Peak Hour - 0.83 trips per 1,000 square feet x 151,807 square feet (18% entering/82% exiting).
⁷ Formula: ITE Code 710: AADT -9.74 trips per 1,000 square feet x 242,890 square feet (50% entering/50% exiting); AM Peak Hour - 1.47 trips per 1,000 square feet x 242,890 square feet (88% entering/12% exiting); PM Peak Hour - 1.42 trips per 1,000 square feet x 242,890 square feet (18% entering/82% exiting).
⁸ Formula: ITE Code 760: AADT -11.26 trips per 1,000 square feet x 212,529 square feet (50% entering/50% exiting); AM Peak Hour - 1.22 trips per 1,000 square feet x 212,529 square feet (83% entering/17% exiting); PM Peak Hour - 1.11 trips per 1,000 square feet x 212,529 square feet (16% entering/84% exiting).

Table 7a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 from NCL to US 441 ¹	Segment 2 I-75 from US 441 to SCL ¹	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
Average Annual Daily Trips					
Maximum Service Volume ²	91,600	91,600	39,000	14,400	15,120
Existing Traffic ³	36,000	59,457	25,926	10,305	3,780
Reserved Trips ⁴	346	152	2,367	0	233
Available Capacity ⁴	55,254	31,991	10,707	4,095	11,107
Maximum AADT Generated by Amendment ⁵	1,039	5,196	10,391	1,039	1,039
Residual Capacity After Potential Development's Impacts⁶	54,215	26,795	316	3,056	10,068

- ¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ Trip Distribution: Segment 1 - 10%; Segment 2 - 50%; Segment 5 - 100%; Segment 8 - 10%; CR 235A S - 10%.
⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Table 7b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 from NCL to US 441 ¹	Segment 2 I-75 from US 441 to SCL ¹	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
PM Peak Hour Trips					
Maximum Service Volume ²	8,250	8,250	3,510	1,290	1,359
Existing Traffic ³	3,780	6,243	2,463	979	359
Reserved Trips ⁴	55	17	244	0	31
Available Capacity ⁴	4,415	1,990	803	311	969
Maximum PM Peak Hour Trips Generated by Amendment ⁵	117	586	1,171	117	117
Residual Capacity After Potential Development's Impacts⁶	4,298	1,404	-368	194	852
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) 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.</i> ² <i>AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.</i> ³ <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.</i> ⁴ <i>Source: City of Alachua August 2018 Development Monitoring Report.</i> ⁵ <i>Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.</i> ⁶ <i>The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</i>					

Evaluation: As shown in Table 6, the maximum potential trips generated by the proposed amendment would be 10,391 average daily trips and by 1,171 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Transportation Element. This analysis is based on upon impacts that could be anticipated to occur on the subject property at the maximum development potential. Concurrency and impacts to the City’s transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development.

Potable Water Impacts

Table 8. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Amendment ³	256,102
Residual Capacity	770,081
Percentage of Permitted Design Capacity Utilized	66.52%
<i>Sources:</i> ¹ <i>City of Alachua Public Services Department, March 2018.</i> ² <i>City of Alachua August 2018 Development Monitoring Report.</i> ³ <i>Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 275 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).</i>	

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. 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. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

Sanitary Sewer Impacts

Table 9. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Amendment	241,727
Residual Capacity	537,484
Percentage of Permitted Design Capacity Utilized	64.17%

Sources:
¹ City of Alachua Public Services Department, March 2018.
² City of Alachua August 2018 Development Monitoring Report.
³ Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 250 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. 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. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 10a. 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 Demand Generated by Amendment ³	6.81
Residual Recreational Capacity After Impacts	60.54

Sources:
¹ City of Alachua August 2018 Development Monitoring Report.
² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])
³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 575 dwellings / [5 acres/1,000 persons])

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreeage Required to Serve Demand Generated by Amendment ²	1.36 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	11.42 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Amendment³	32.79%
¹ Source: City of Alachua August 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development x 20%. ³ Formula: Total Improved Passive Park Space / (Acreeage Required to Serve Existing Population + Reserved Capacity + Acreeage Required to Serve Demand Generated by Amendment.)	

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreational facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City’s recreational system will be reevaluated at site plan review or preliminary plat review stage.

Solid Waste Impacts

Table 11. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	2,908.79	530.85
Demand Generated by Application ³	2,881.49	526.22
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year). ² City of Alachua August 2018 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ⁴ New River Solid Waste Facility, April 2018.		

Evaluation: This analysis is based on the maximum development potential proposed by the amendment. 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. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated September 6, 2018, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

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

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

EXHIBIT "A"
TO
ALACHUA A ONE, LLC
(HIGHPOINT CROSSING)

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±97.23 ACRE PROPERTY FROM COMMERCIAL ON ±21.2 ACRES, MEDIUM DENSITY RESIDENTIAL ON ±36.0 ACRES, AND MODERATE DENSITY RESIDENTIAL ON ±40.0 ACRES TO COMMERCIAL ON ±2.11 ACRES, CORPORATE PARK ON ±27.88 ACRES, HIGH DENSITY RESIDENTIAL ON ±27.88 ACRES, AND MODERATE DENSITY RESIDENTIAL ON ±39.36 ACRES; LOCATED WEST OF INTERSTATE 75; NORTH OF US HIGHWAY 441 AND THE HIGHPOINT CROSSING SUBDIVISION; AND EAST OF THE HERITAGE OAKS SUBDIVISION; A PORTION OF TAX PARCEL NUMBER 03049-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on October 9, 2018 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on November 5, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Commercial on ±21.2 acres, Medium Density Residential on ±36.0 acres, and Moderate Density Residential on ±40.0 acres to Commercial on ±2.11 acres, Corporate Park on ±27.88 acres, High Density Residential on ±27.88 acres, and Moderate Density Residential on ±39.36 acres on a portion of Tax Parcel Number 03049-000-000 the legal descriptions and sketches found in Exhibit “A” and map found in Exhibit “B” attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 5th day of November, 2018.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

PAGE 1 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO COMMERCIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.11 ACRES, MORE OR LESS.

DK

EXHIBIT "A"

PAGE 2 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO COMMERCIAL:

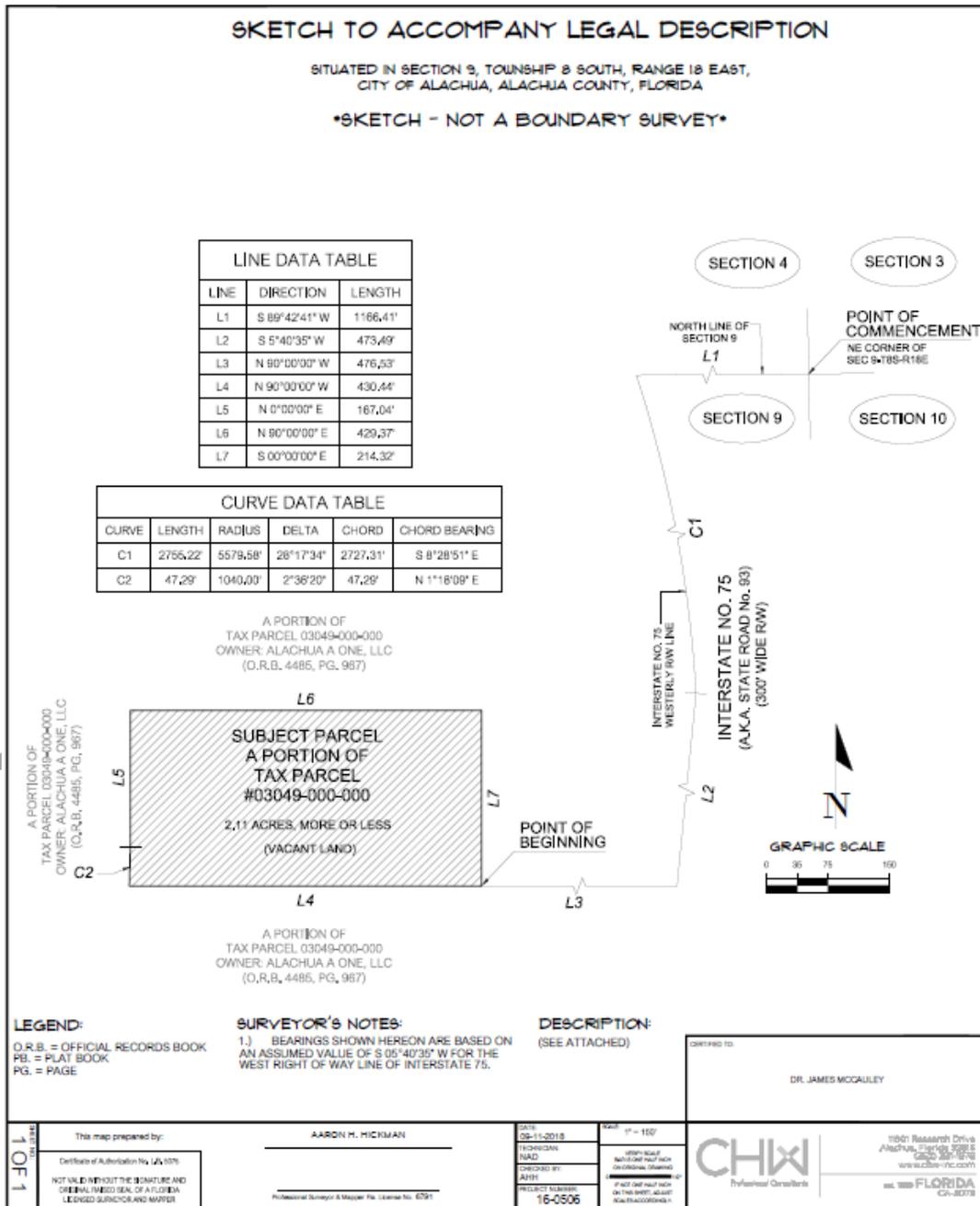


EXHIBIT "A"

PAGE 3 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO CORPORATE PARK:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 27.88 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 4 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO CORPORATE PARK:

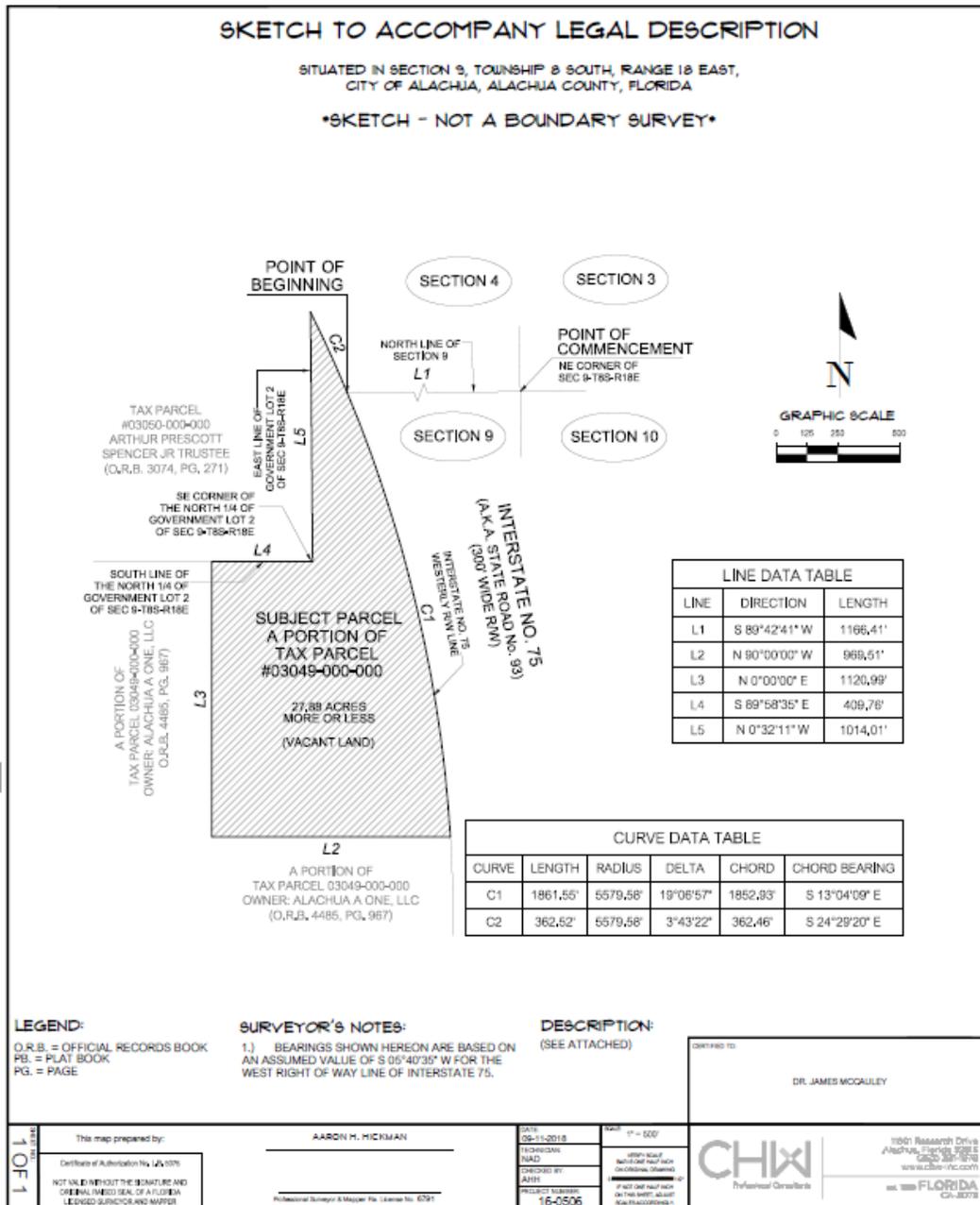


EXHIBIT "A"

PAGE 5 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO HIGH DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 27.88 ACRES, MORE OR LESS.

DK

EXHIBIT "A"

PAGE 7 OF 8

A portion of Tax Parcel Number 03049-000-000

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO MODERATE DENSITY RESIDENTIAL:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1313.57 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 9; THENCE SOUTH 00°32'11" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 683.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID LOT 2; THENCE NORTH 89°58'35" WEST, ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID LOT 2, A DISTANCE OF 409.76 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 2437.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°18'09" WEST, 47.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°26'19", AN ARC DISTANCE OF 47.29 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 588.93 FEET TO THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°51'21" WEST, ALONG THE SAID EAST LINE OF HERITAGE OAKS PHASE 1 AND THE EAST LINE OF HERITAGE OAKS PHASE 2 (RECORDED IN PLAT BOOK 31, PAGE 59), DISTANCE OF 1612.13 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE OAKS PHASE 2; THENCE SOUTH 86°09'13" WEST, ALONG THE NORTH LINE OF HERITAGE OAKS PHASE 2, A DISTANCE OF 179.58 FEET TO THE EAST LINE OF LOT 14 OF AN UNRECORDED SUBDIVISION BY THE PERRY C. MCGRIFF COMPANY DATED NOVEMBER 15, 1963; THENCE NORTH 00°29'04" WEST, ALONG THE EAST LINE OF SAID LOT 14, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 885.84 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 828.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 39.36 ACRES, MORE OR LESS.

EXHIBIT "A"

PAGE 8 OF 8

A portion of Tax Parcel Number 03049-000-000

SKETCH OF PORTION TO BE AMENDED TO MODERATE DENSITY RESIDENTIAL:

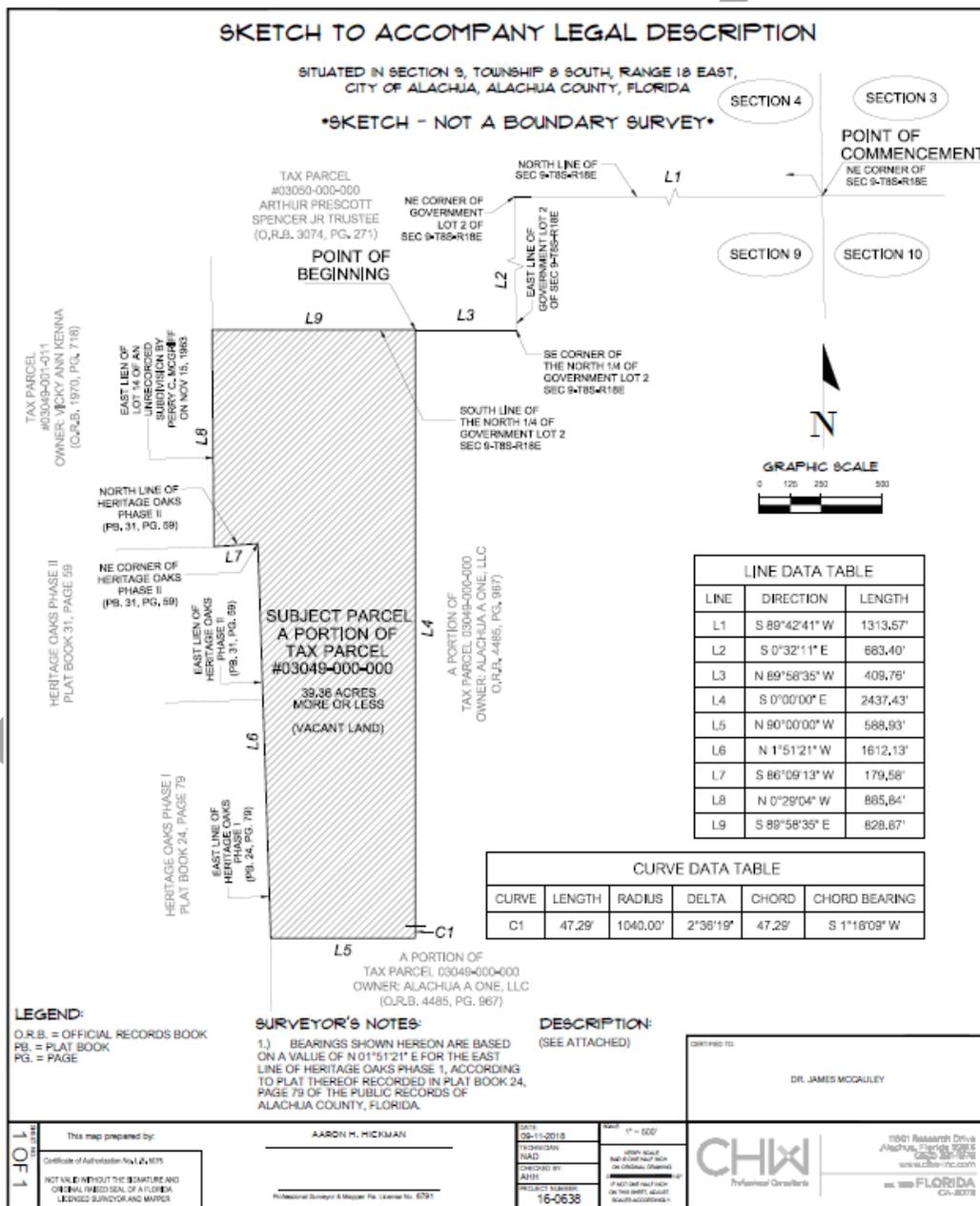
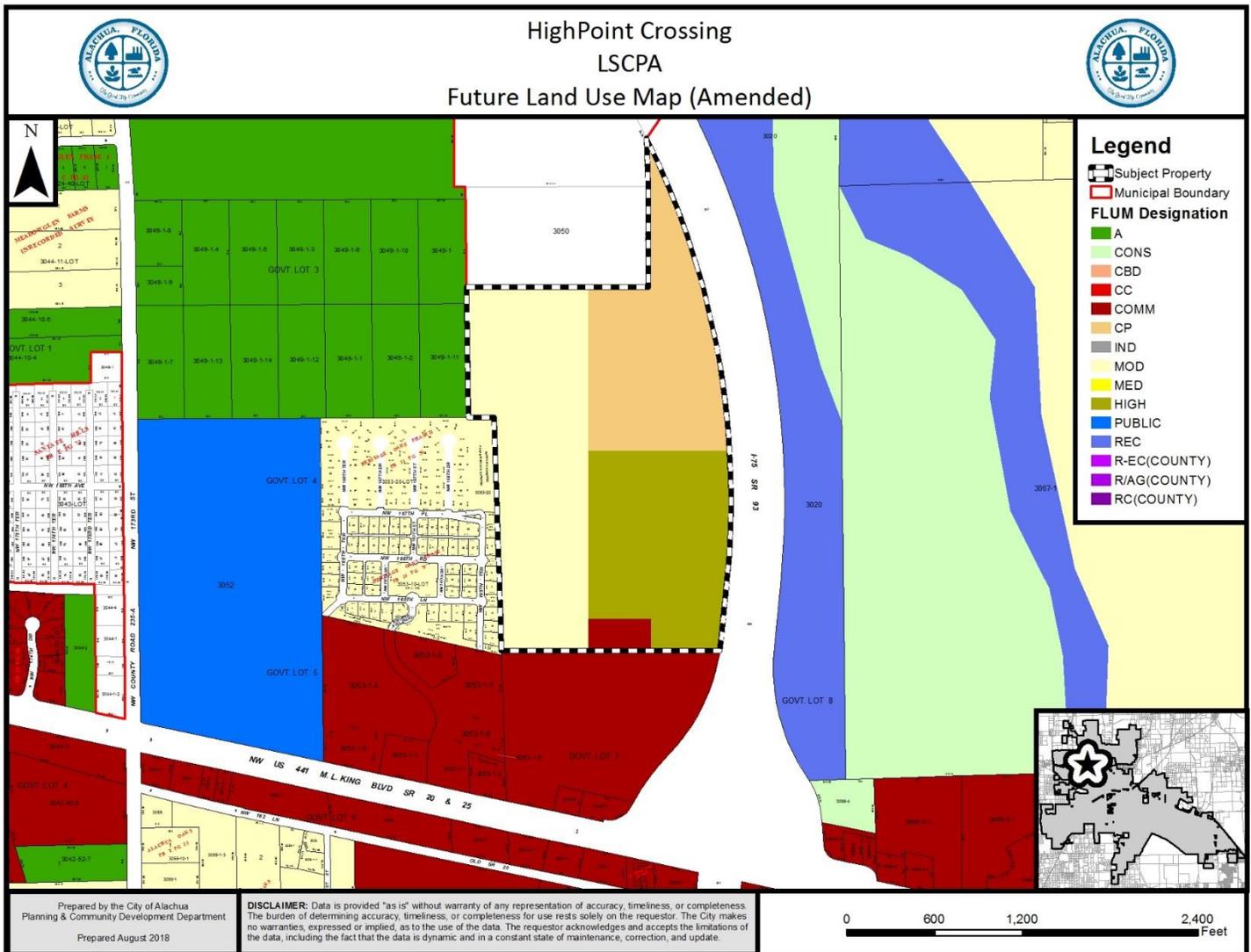


EXHIBIT "B"





City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2018

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Hearings to be scheduled for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Thompson:

On September 4, 2018 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application packages and digital copies of all materials in PDF format on CDs *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **October 9, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, September 24, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,

Justin Tabor, AICP
Principal Planner

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 22, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for:
- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

The applications referenced above were reviewed at our August 22, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Tuesday, September 4, 2018**. A total of three (3) copies of each application package and CDs containing a PDF of each application and supporting materials must be provided by this date.

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

As discussed at the DRT Meeting, please address the following insufficiencies:

Large Scale Comprehensive Plan Amendment

1. Comprehensive Plan Consistency Analysis

- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.
- b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category "...will provide a wide variety of residential housing options in the City of Alachua", particularly how this is supportive of the request.
- c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
- d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development "...will not increase the impacts of lighting upon the surrounding area".

- e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
- f. In response to Policy 1.4.f1. of the FLUE:
 - i. Please clarify the reference to the “HighPoint Crossing master plan”.
 - ii. There is a typographical error in the final line of the response.
- g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
- h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
- i. Please address the following GOPs, which are applicable to the subject property:
 - i. Objective 5.2, Policy 5.2.a, FLUE;
 - ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
 - iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. Concurrency Impact Analysis

- a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
- b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
- c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
- d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development’s ingress/egress **and** those on which the development’s impacts are 5% or greater of the MSV of the roadway.
 - i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project’s impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
 1. CR 235A South;
 2. CR 241 (from south City Limit to CR 235); and,
 3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
 - ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
 - iii. Revise “Conclusion” on page 9 of report to consider the available capacity of affected roadway segments.
- e. References to “2.6 bedrooms per unit” in Tables 4 and 5 are not applicable to the formula/calculation. Revise accordingly.
- f. Verify projected sanitary sewer demand shown in Table 5.
- g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant’s statement references the impacts from the “intended residential development”. Application proposes both residential and nonresidential uses. Revise accordingly.

- h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

3. Urban Sprawl Analysis

- a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would “*protect agricultural areas, including... passive agricultural activities and dormant... farmlands...*”, particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
- b. Response to 163.3177(6)(a)9.a.(IX):
 - i. Applicant should further address how the proposed amendment would “*provide a clear separation between rural and urban uses*”, particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
 - ii. Applicant should clarify the statement that “*the city limits between Alachua and unincorporated Alachua County provide a clear separation (sic) between lands designated for rural and urban uses.*” The City municipal boundary does not serve as an urban boundary.
- c. Response to 163.3177(6)(a)9.a.(XIII): Please clarify response to the primary indicator which states that an amendment must not “result in the loss of significant amounts of functional open space.”
 - i. Applicant’s response states the site “*does not function as public open space*” (primary indicator does not address public or private ownership).
 - ii. Applicant’s response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

4. Needs Analysis

- a. In the Needs Analysis, the applicant states, “*... a similar realistic net increase in dwelling units is expected.*” Additionally, in response to Section 163.3177(6)(a)(8)c, F.S., the applicant states that the amendment would “*...provide a similar overall number of dwelling units.*” The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.
- b. Applicant may wish to reference City of Alachua report entitled *Identifying Growth Trends and Population Statistics for the City’s Strategic Initiative to Develop a Long Range Plan of Alachua’s Future*, which provides population projections for the City of Alachua.
- c. Section 163.3177(6)(a)4, F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant’s response to Section 163.3177(6)(a)4, F.S., does not address this criteria. Please address.
- d. There is a typographical error two paragraphs above the matrix (“FLU”) on page 13.

5. Miscellaneous

- a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
- b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as “Medium Density Residential” is identified elsewhere in application materials as proposed to be “High Density Residential”.

Site-Specific Amendment to the Official Zoning Atlas

1. Comprehensive Plan Consistency Analysis

- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development “is a master planned development” or “will be master planned”. Please clarify the meaning of this statement.
- b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category “...will provide a wide variety of residential housing options in the City of Alachua”.
- c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.
- d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development “...will not increase the impacts of lighting upon the surrounding area”.
- e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.
- f. In response to Policy 1.4.f.1. of the FLUE:
 1. Please clarify the reference to the “HighPoint Crossing master plan”.
 2. There is a typographical error in the final line of the response.
- g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.
- h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.
- i. Please address the following GOPs, which are applicable to the subject property:
 1. Objective 5.2, Policy 5.2.a, FLUE;
 2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
 3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

2. Concurrency Analysis

- a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.
- b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.
- c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.
- d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development’s ingress/egress **and** those on which the development’s impacts are 5% or greater of the MSV of the roadway.

-
- ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
 1. CR 235A South;
 2. CR 241 (from south City Limit to CR 235); and,
 3. Segment 8 (SR 235 from 235/241 Intersection to US 441).
 - iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.
 - iv. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.
 - e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/calculation. Revise accordingly.
 - f. Verify projected sanitary sewer demand shown in Table 5.
 - g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.
 - h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.
 - i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.
3. Standards for Site-specific amendments to the Official Zoning Atlas
- a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references "onsite premature development". Please clarify.
 - b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).
 - c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.
 - d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.
4. Miscellaneous
- a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
 - b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,



Justin Tabor, AICP
Principal Planner



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Highpoint Crossing LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

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

PROPERTY OWNER: Alachua A One, LLC

DRT MEETING DATE: August 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Commercial (± 21.2 acres); Medium Density Residential (± 36 acres); Moderate Density Residential (± 40 acres);

CURRENT ZONING: Commercial Intensive (CI) (± 21.2 acres); Residential Multiple Family - 8 (RMF-8) (± 36 acres); Residential Single Family - 4 (RSF-4) (± 40 acres)

PROPOSED FLUM: Commercial (± 2.11 acres); Corporate Park (± 27.88 acres); High Density Residential (± 27.88 acres); Moderate Density Residential (± 39.36 acres)

PROPOSED ZONING: Commercial Intensive (CI) (± 2.11 acres); Corporate Park (27.88 acres); Residential Multiple Family - 15 (RMF-15) (± 27.88 acres); Residential Single Family - 4 (RSF-4) (± 39.36 acres)

OVERLAY: Gateway

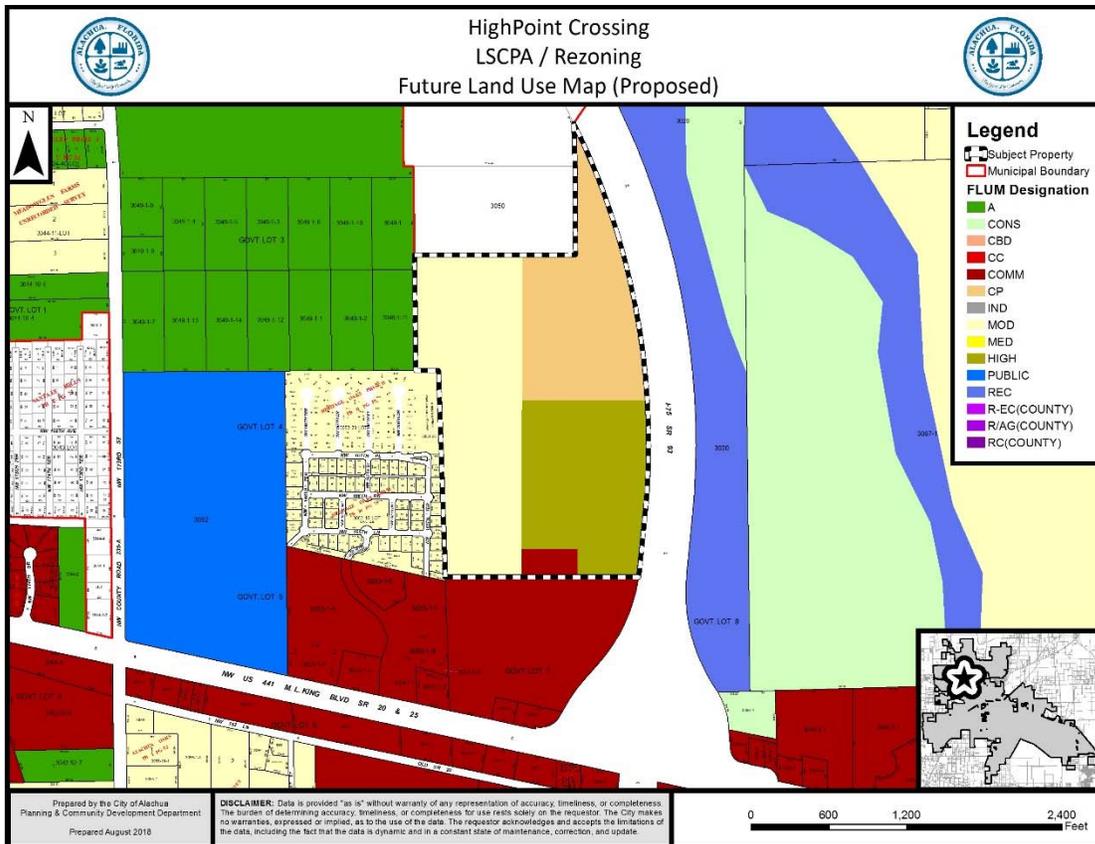
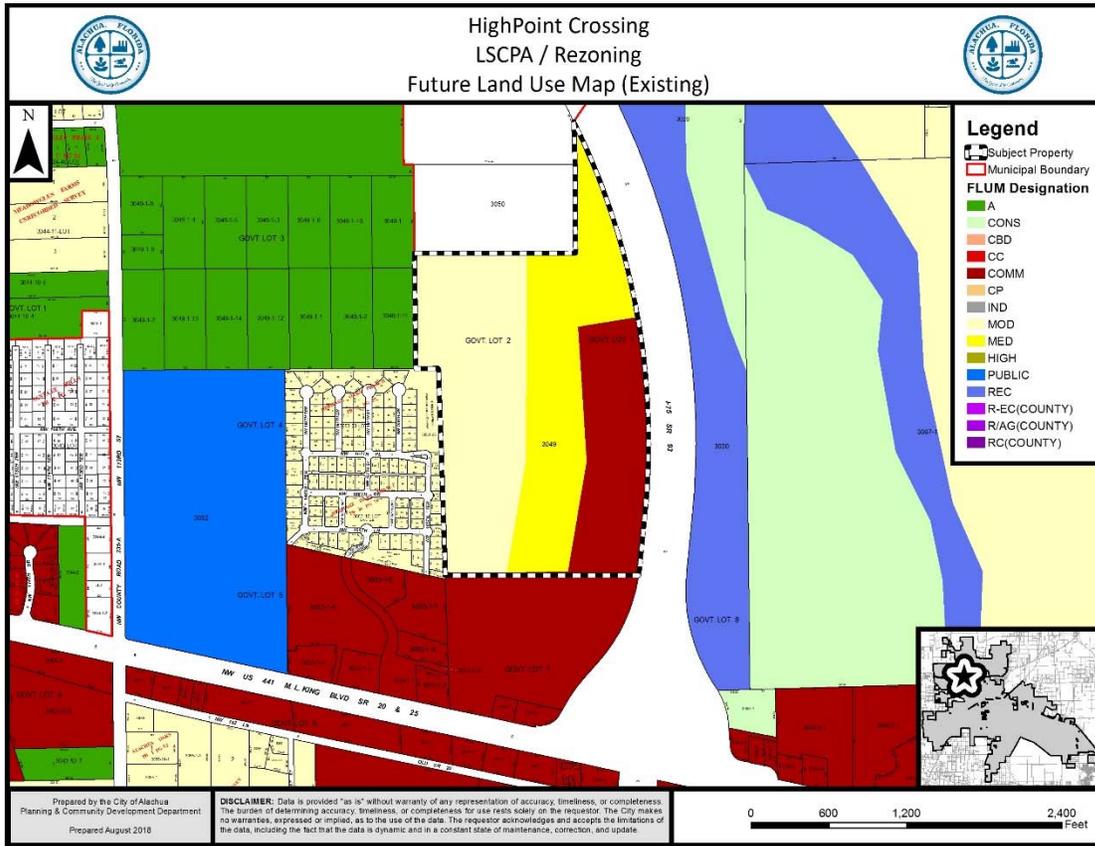
ACREAGE: ± 97.23 acres

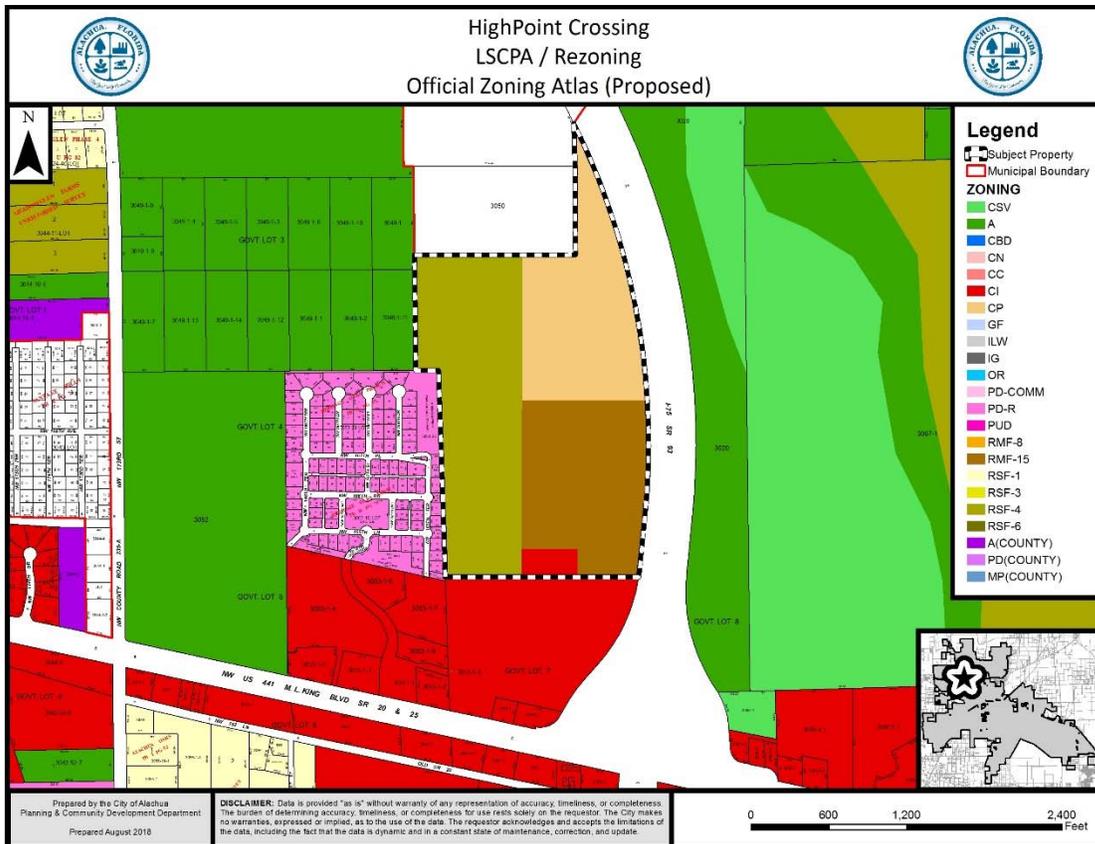
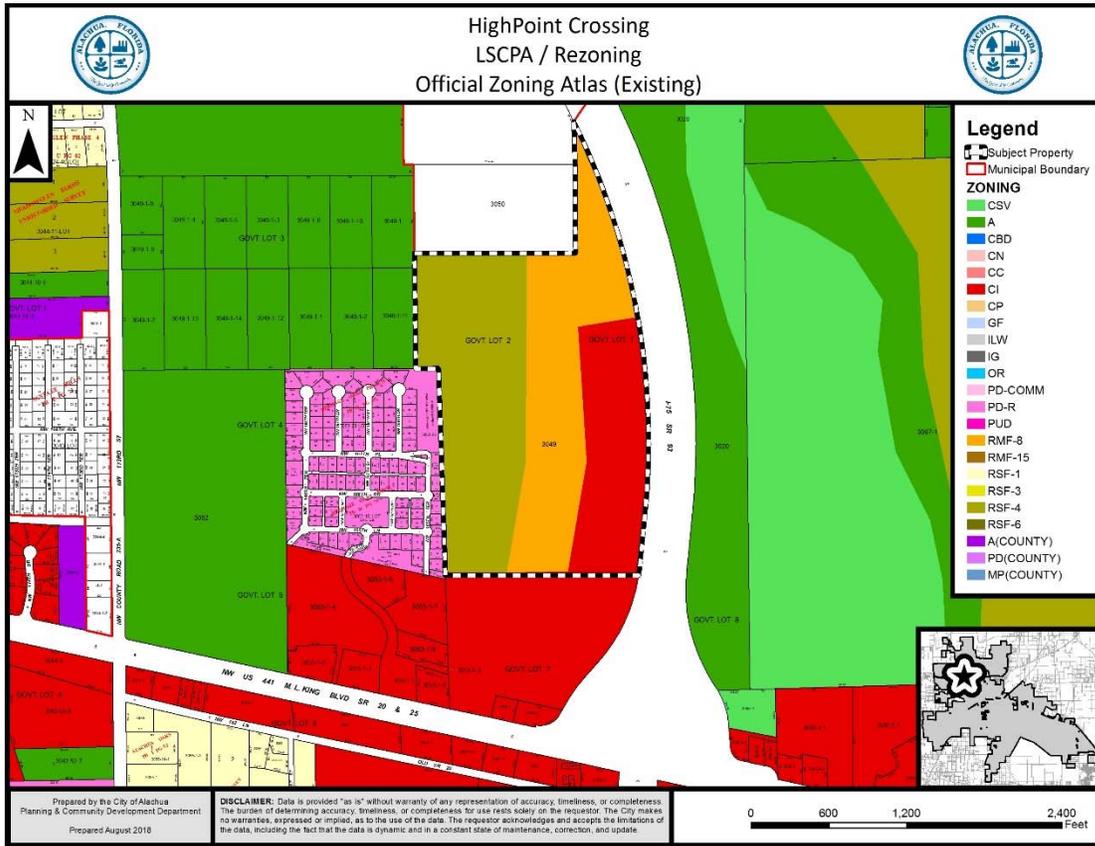
PARCELS: A portion of Tax Parcel No. 03049-000-000

PROJECT SUMMARY: (1) A request to amend the Future Land Use Map (FLUM) from Commercial (± 21.2 acres) Medium Density Residential (± 36 acres), and Moderate Density Residential (± 40 acres) to Commercial (± 2.11 acres), Corporate Park (± 27.88 acres), High Density Residential (± 27.88 acres), and Moderate Density Residential (± 39.36 acres)

(2) A request to amend the Official Zoning Atlas from Commercial Intensive (CI) (± 21.2 acres), Residential Multiple Family - 8 (RMF-8) (± 36 acres), and Residential Single Family - 4 (RSF-4) (± 40 acres) to Commercial Intensive (CI) (± 2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family - 15 (RMF-15) (± 27.88 acres), and Residential Single Family - 4 (RSF-4) (± 39.36 acres).

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Large Scale Comprehensive Plan Amendment

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- d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development’s ingress/egress **and** those on which the development’s impacts are 5% or greater of the MSV of the roadway.

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 - b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).
 - c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.
 - d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. *Miscellaneous*

- a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
- b. Illustration 2b: Area in southeast corner of subject property labelled as “Medium Density Residential” is identified elsewhere in application materials as proposed to be “High Density Residential”.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 4, 2018.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Highpoint Crossing LSCPA / Rezoning

APPLICATION TYPE(S): (1) Large Scale Comprehensive Plan Amendment
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

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

PROPERTY OWNER: Alachua A One, LLC

DRT MEETING DATE: August 21, 2018

DRT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Commercial (± 21.2 acres); Medium Density Residential (± 36 acres); Moderate Density Residential (± 40 acres);

CURRENT ZONING: Commercial Intensive (CI) (± 21.2 acres); Residential Multiple Family – 8 (RMF-8) (± 36 acres); Residential Single Family – 4 (RSF-4) (± 40 acres)

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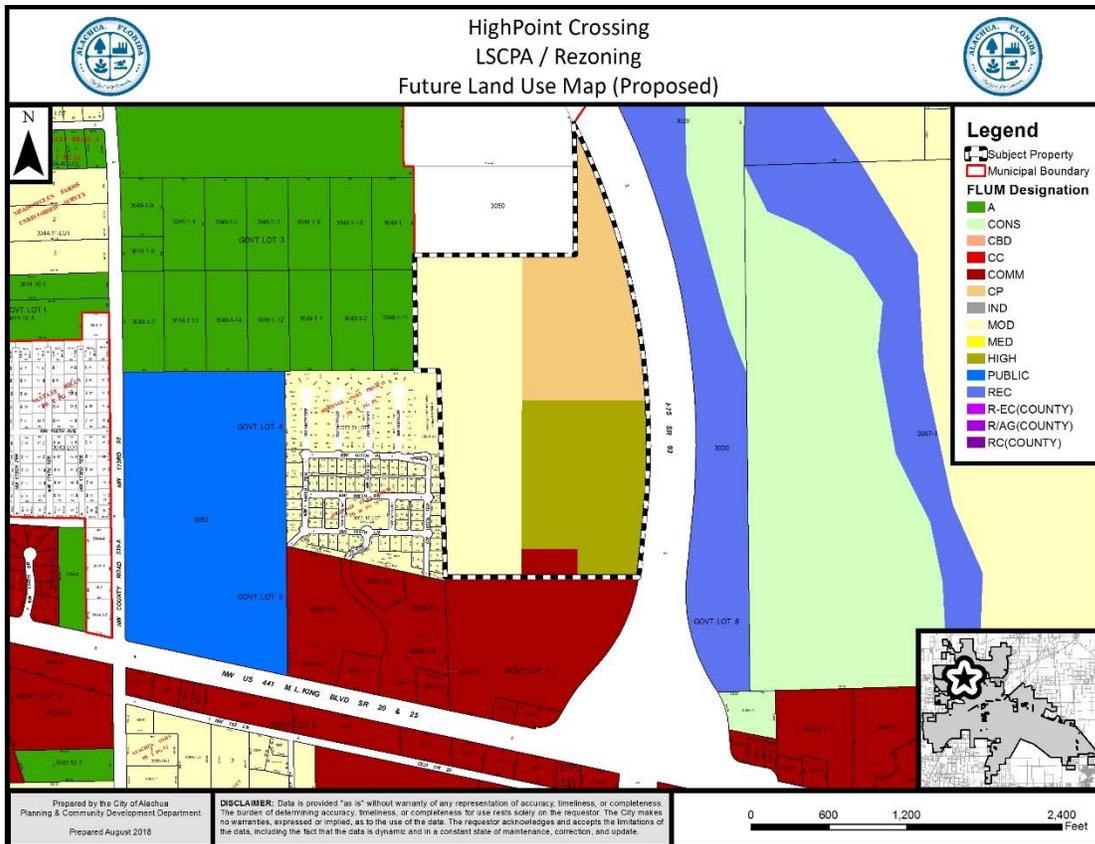
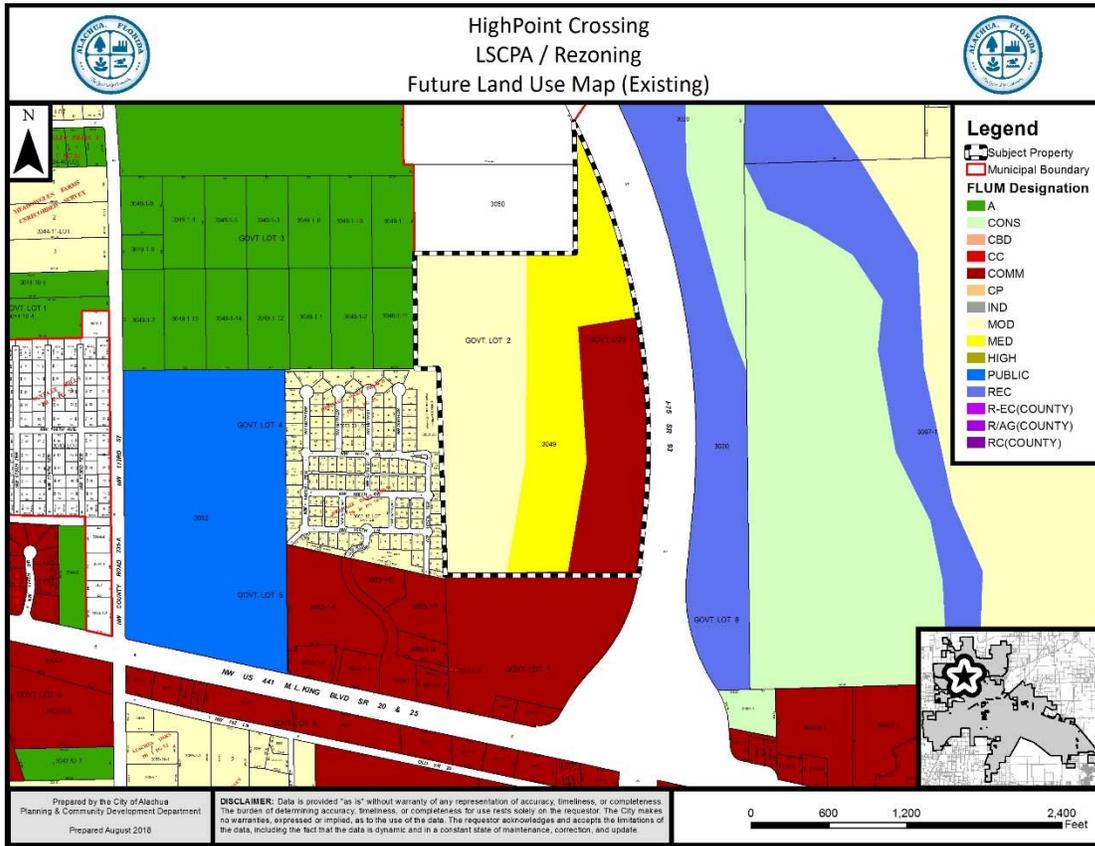
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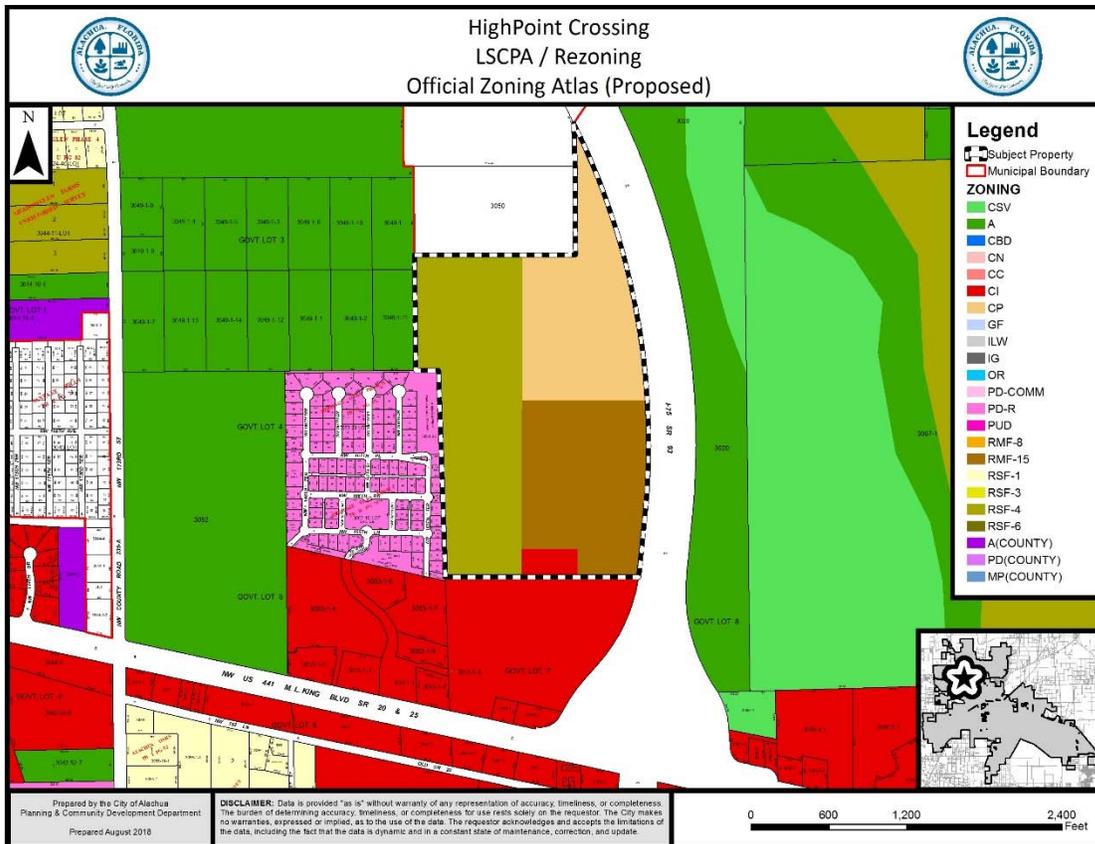
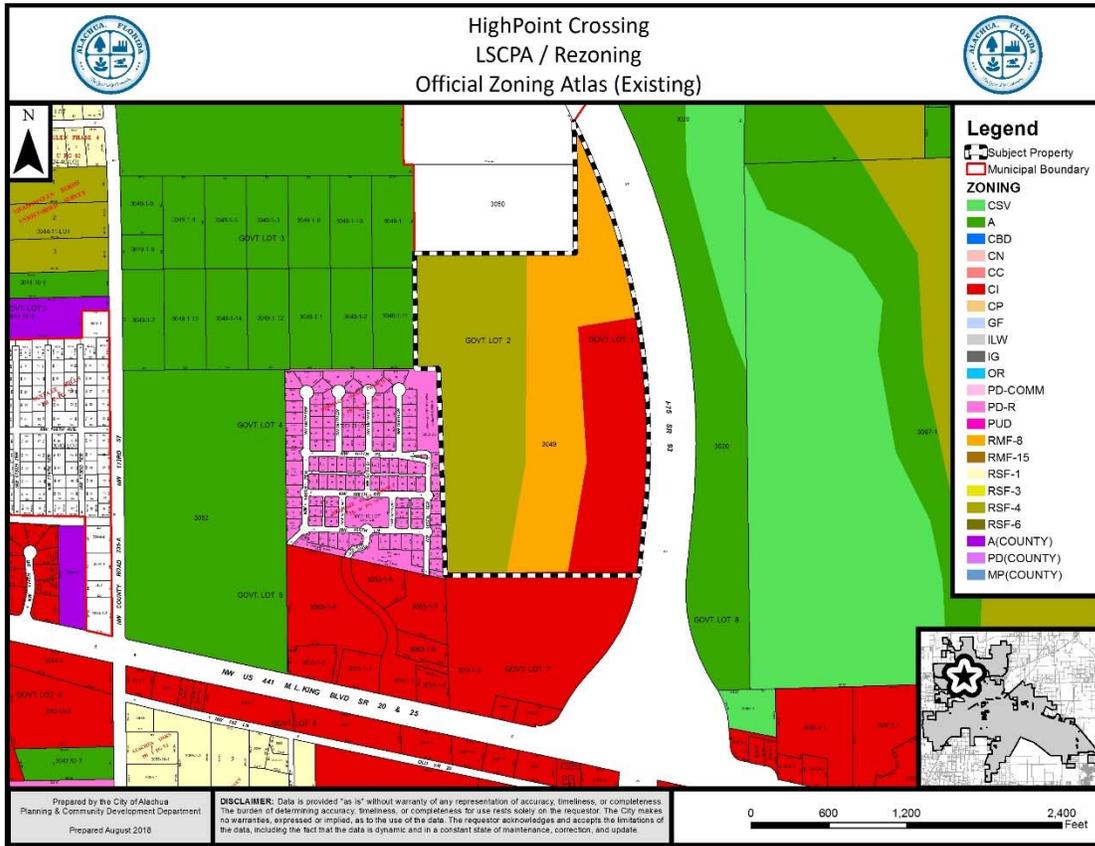
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 - a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references “onsite premature development”. Please clarify.
 - b. Please clarify/expand on the compatibility between the “A” Agriculture zoning district and “CP” Corporate Park zoning district (Response to Section 2.4.2(E) (1) (e)).
 - c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.
 - d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City’s Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

4. Miscellaneous
 - a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.
 - b. Illustration 2b: Area in southeast corner of subject property labelled as “Medium Density Residential” is identified elsewhere in application materials as proposed to be “High Density Residential”.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 4, 2018.

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy



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SUPERINTENDENT

Karen D. Clarke

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Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400

September 6, 2018

Justin Tabor, Principal Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: High Point Crossing CPA/ Rezoning including 157 single family units and 418 multi-family residential units. Tax Parcel: A portion of 03049-000-000.

Dear Mr. Tabor:

High Point Crossing CPA / Rezoning consists of 157 single family units and 418 multi-family units. The property is presently entitled for a maximum of 160 single family units and 288 multi-family units. Approval of the petition will result in a net decrease of 3 single family units and an increase of 130 multi-family units

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC’s comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: HIGH POINT CROSSING CPA/ REZONING– PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	0			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	0	0	0	0
MULTI FAMILY	130			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	10	4	4	18
TOTAL STUDENTS	10	4	4	18

Elementary Schools. The High Point Crossing CPA / Rezoning is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for the High Point Crossing CPA / Rezoning indicate that 10 elementary seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. The High Point Crossing CPA / Rezoning is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 middle seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. The High Point Crossing CPA / Rezoning is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for The High Point Crossing CPA / Rezoning indicate that 4 high school seats would be required at buildout. Level of Service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Summary Conclusion. Students generated by The High Point Crossing CPA / Rezoning at the elementary, middle and high levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. The High Point Crossing CPA / Rezoning is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,



Suzanne Wynn
School Board of Alachua County
Director of Community Planning
3700 NE 53 Avenue
Gainesville, Florida 32609
352-955-7400 ext. 1445

CC: Gene Boles



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 6, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review for:

- Highpoint Crossing Large Scale Comprehensive Plan Amendment (LSCPA)
- Highpoint Crossing Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

On July 31, 2018 the City of Alachua received your applications for the Highpoint Crossing LSCPA and Rezoning which proposes the amendment of the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on Parcel Nos. 03049-000-000 and 03049-003-000 and the amendment of the Official Zoning Atlas from Commercial Intensive (CI), Residential Multiple Family-8 (RMF-8), and Residential Single Family-4 (RSF-4) to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family-15 (RMF-15), and Residential Single-Family -4 (RSF-4) on Parcel Nos. 03049-000-000 and 03049-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Please submit this information by 5 PM on **Monday, August 13, 2018** to ensure adequate staff time to review.

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

Please address the following for the LSCPA application:

1. **CPA Attachment #4:** Needs Analysis.

Action Needed to Address Deficiency: Submit an analysis which addresses the necessity for an increase in proposed FLUM Designations. Reference § 163.3177(1)(f)3., §163.3177(6)(a)4., and §163.3177(6)(a)8., Florida Statutes.

2. **CPA Attachment #7: Mailing Labels.**

Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Please address the following for the Rezoning application:

1. **Rezoning Attachment #D.3: Concurrency Impact Analysis:**

- a. Level of Service standard for potable water is 275 gallons per ERU per day.

Action Needed to Address Deficiency: Please revise analysis to meet or exceed this standard.

- b. Level of Service analysis for recreation appears to be incomplete.

Action Needed to Address Deficiency: Please provide an analysis of recreational impacts and demonstrate Level of Service will be met.

2. **Rezoning Attachment #D.5.ii: Consistent with Ordinances:**

Per Section 2.2.17 of City of Alachua Land Development Regulations, subdivisions may not be processed concurrently with a site specific amendment to the Official Zoning Atlas. Portions of the property subject to the proposed zoning amendment are currently under review as a part of the Highpoint Crossing subdivision.

3. **Rezoning Attachment #6: Mailing Labels.**

Action Needed to Address Deficiency: Mailing labels for the following parcels were not provided: 03053-020-064; 03053-020-067; 03053-020-069. Submit three (3) sets of mailing labels for the parcels identified above.

Should you have any questions, please feel free to contact us at (386) 418-6100.

Sincerely,



Justin Tabor, AICP
Principal Planner



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File