



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: October 9, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Community Commercial (CC) to Residential Single Family – 3 (RSF-3)

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

PROPERTY OWNER: Wallace Cain

LOCATION: 17002 NW County Road 241

PARCEL ID NUMBER: A portion of Tax Parcel No. 03049-000-000

ACREAGE: ±20 acres (subject property); ±100 acres (parcel)

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.

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

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Wallace Cain, property owner, for the consideration of the rezoning of the subject property from Community Commercial (CC) to Residential Single Family – 3 (RSF-3).

The subject property is located at 17002 NW County Road 241 and is comprised of a portion of Tax Parcel Number 03067-005-000. The subject property is approximately 20.0 acres in size, and is located south and west of the intersection of NW County Road 241 and NW 172nd Avenue (Rock Meadow Farms).

The property subject to the proposed amendment is presently vacant and primarily consists of natural vegetation. It is heavily wooded. There is an existing driveway connection to NW County Road 241 which provides access to one (1) single family residence located to the south and west of the subject property (in common ownership with the subject property).

The current Future Land Use Map (FLUM) Designation of the subject property is Moderate Density Residential. The FLUM Designation was amended from Community Commercial to Moderate Density Residential in 2008, however, the property has yet to be rezoned to a zoning district that is consistent with the underlying FLUM Designation. This application would make the land use and zoning of the property consistent, thereby permitting future residential development to occur on the property.

The general purposes of the residential zone districts established by the City's Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-3 zoning district are described in Section 3.4.2(B) of LDRs:

RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

EXISTING USES

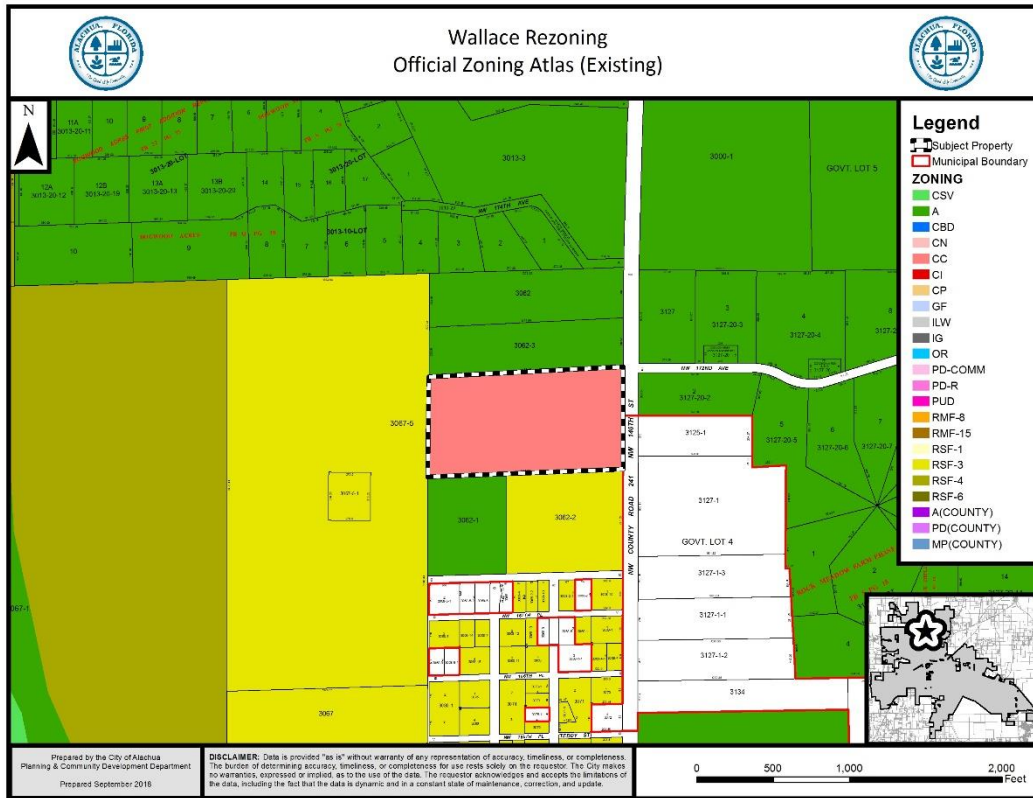
The property subject to the proposed amendment is presently vacant and primarily consists of natural vegetation. It is heavily wooded. There is an existing driveway connection to NW County Road 241 which provides access to one (1) single family residence located to the south and west of the subject property (in common ownership with the subject property).

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

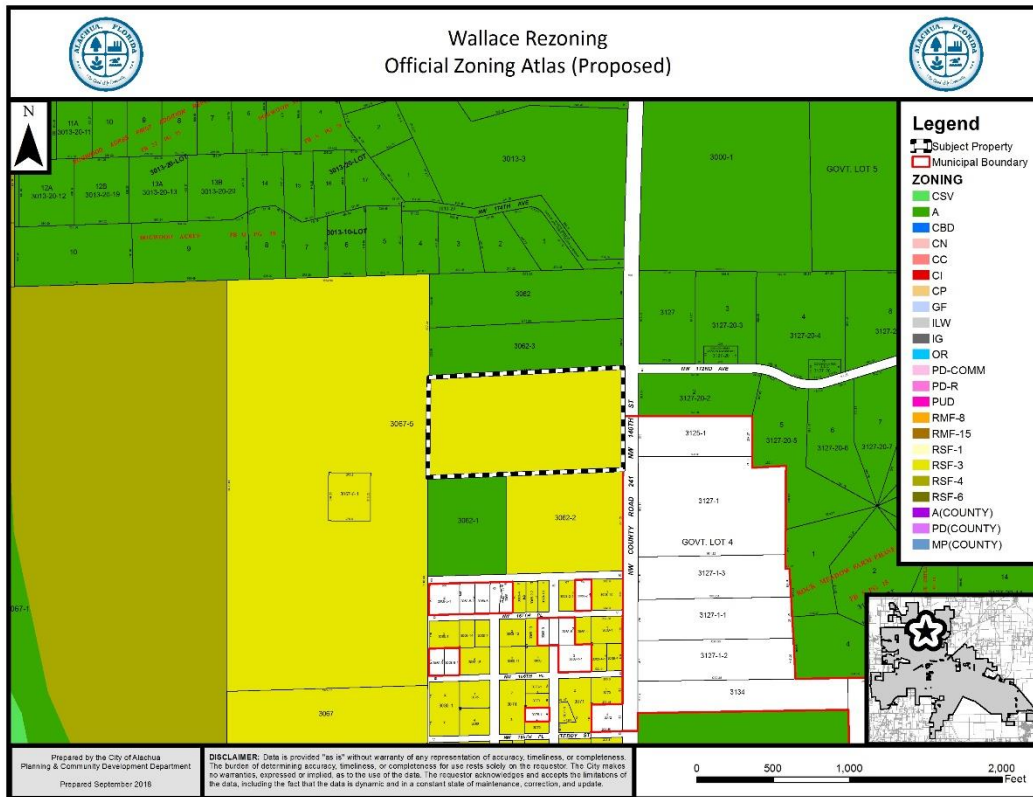
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Community Commercial (CC)	Residential Single Family – 3 (RSF-3)
Max. Gross Density:	N/A	3 dwelling units per acre <i>Maximum 60 dwelling units on the subject property</i>
Floor Area Ratio:	0.50 <i>Maximum 435,600 square feet of non-residential uses</i>	N/A
Permitted Uses:	Neighborhood commercial establishments; Residential/office; Business and professional offices; Personal services; Financial Institutions; Retail sales and services that serve the community; Eating establishments; Indoor recreation/entertainment; Single-family and multi-family residential above first floor commercial uses	Single-Family Detached Dwellings; Manufactured Homes; Community Residential Homes (6 or fewer residents);

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southwest of the Rock Meadow Farms subdivision and south of the Dogwood Acres subdivision. Existing nearby uses primarily consist of single family residential uses on agriculturally zoned properties. The subject property is approximately 700 feet north of the existing single-family residential development at densities comparable to those permitted by the RSF-3 zoning district. Mebane Middle School is located approximately 1,600 feet southeast of the subject property.

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

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

Map 3. Vicinity Map

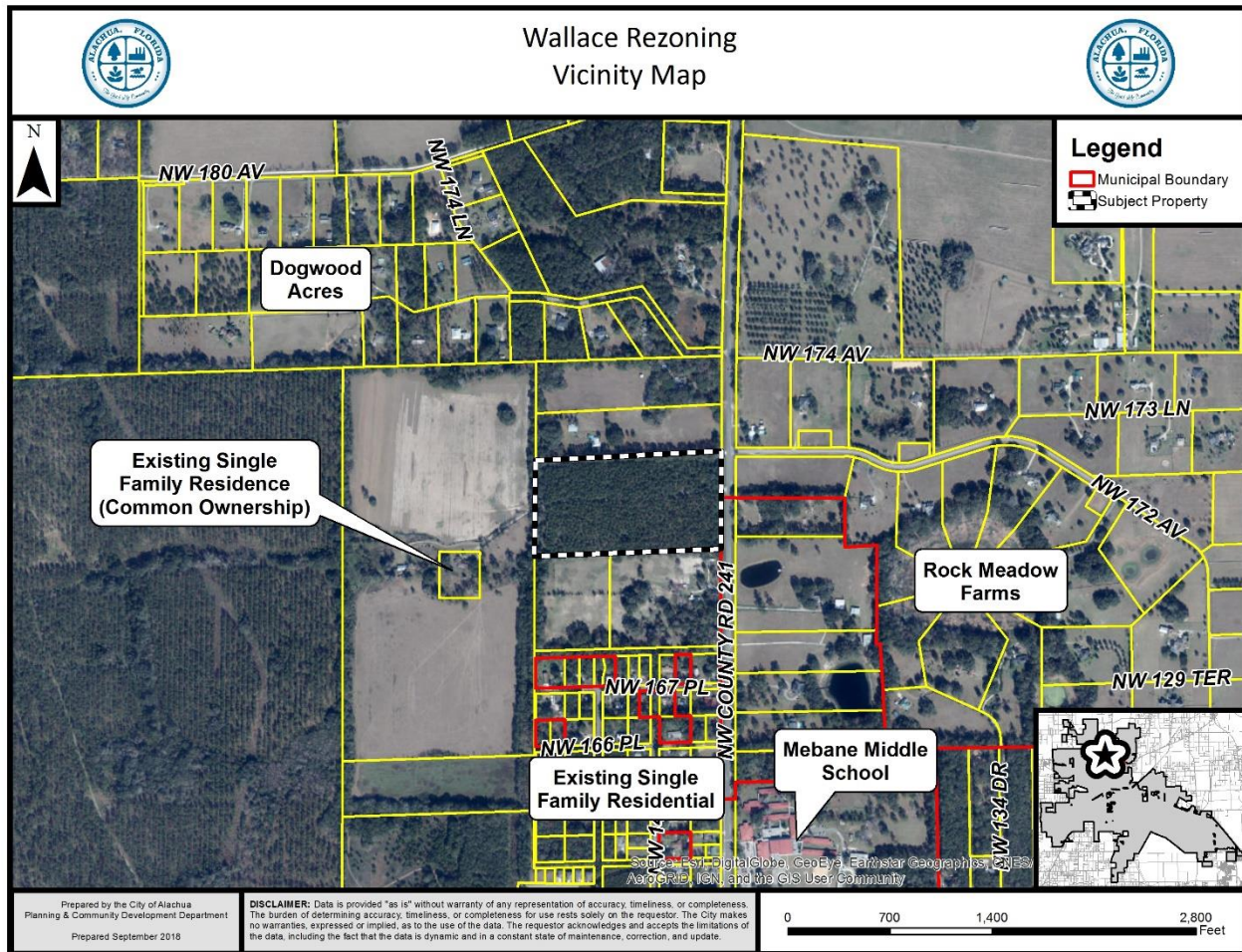


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residence	Agriculture	Agriculture (A)
South	Single Family Residence; Agricultural Lands	Moderate Density Residential; Agriculture (A)	Residential Single Family – 3 (RSF – 3); Agriculture (A)
West	Single Family Residence; Agricultural Lands	Moderate Density Residential	Residential Single Family – 3 (RSF – 3)
East	Single Family Residences; Agricultural Lands	Agriculture	Agriculture (A)

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 August 11, 2018, at the Alachua Library Branch to educate the owners of nearby land and any other interested members of the public about the application. The applicant’s agent was present and available to answer questions. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

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

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

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

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The Future Land Use Map (FLUM) Designation of the subject property is Moderate Density Residential, which permits a density of up to 4 dwelling units per acre. The zoning district proposed for the subject property, Residential Single Family – 3 (RSF-3), permits a maximum density of 3 dwelling units per acre, which is consistent with the Moderate Density Residential FLUM Designation.

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.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan. Any development of the subject property will require connection to the City of Alachua's potable water and wastewater system.

Housing Element

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

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

Recreation Element

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

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

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. Based upon current demand, development of the subject property 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 water service area, and any future development on the subject property will be required to connect to the water system.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located 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.

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.

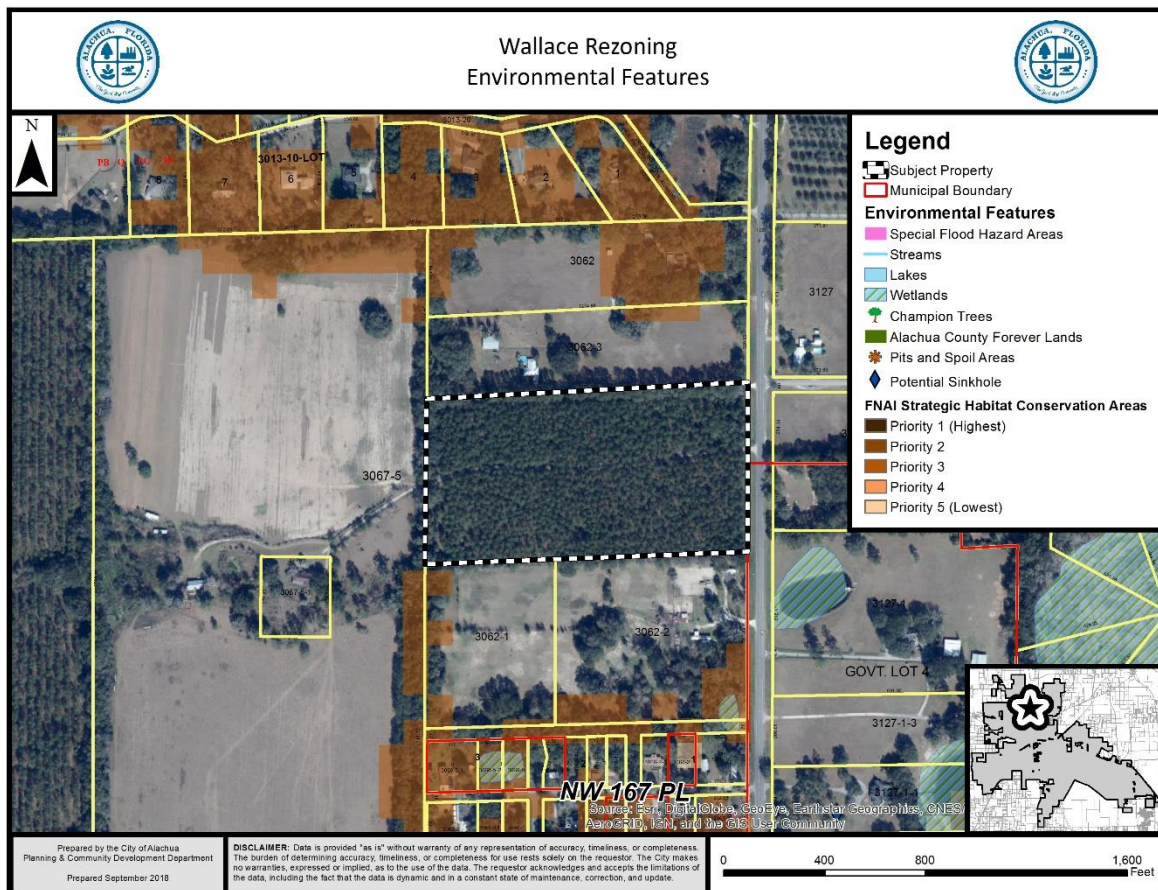
Regulated Plant & Animal Species

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, and the subject property does not contain any lands identified as priority lands within the FNAI PNA data layer. The FNAI PNA 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 any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Map 4. Environmental Features



Soil Survey

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

There are two (2) soil types found on the subject property:

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Millhopper Sand (0% – 5% 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, local roads, and small commercial buildings.

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future redevelopment of the subject property requiring site grading or other fill/excavation activities would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic

access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

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

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

Evaluation: An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

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

Evaluation: An analysis of the application’s compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

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

Evaluation: The amendment would rezone the subject property from Community Commercial (CC) to Residential Single Family – 3 (RSF-3). The underlying FLUM Designation is Moderate Density Residential, and thus the current CC zoning is inconsistent with the property’s FLUM Designation. The FLUM Designation was amended from Community Commercial to Moderate Density Residential in 2008, however, the property has yet to be rezoned to a zoning district that is consistent with the underlying FLUM Designation. This application would make the land use and zoning of the property consistent, thereby permitting future residential development to occur on the property. The surrounding area primarily consists of single family residential uses. Given the preceding, the amendment would support a logical and orderly development pattern.

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

Evaluation: The surrounding area primarily consists of single family residential uses. While the density of most of the single family residential uses contiguous to the subject property is primarily lower than that permitted by the RSF-3 zoning district, the subject property is located approximately 700 feet north of the existing single-family residential development at densities which are comparable to those permitted by the RSF-3 zoning district.

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

Evaluation: Lands to the west and south are currently zoned RSF-3. According to Section 4.3.2(B) of the City’s LDRs, the purpose of the RSF-3 zoning district is to provide area in which the principal use of land is single-family residential development. Other areas to the north and east are zoned Agriculture, and primarily are used for single family residential purposes.

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

Evaluation: The RSF-3 zoning district primarily permits single family residential uses. The surrounding area primarily consists of single family residential dwellings, vacant land designated for single family dwellings, and limited agricultural uses. The density of development permitted by the RSF-3 zoning district would result in less trips than potential uses under the current CC zoning. Other potential impacts resulting from future development under the RSF-3 zoning district would be comparable to those presently existing on developed lands surrounding the subject property.

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

Evaluation: The surrounding area primarily consists of single family residential uses. While the density of most of the single family residential uses contiguous to the subject property is primarily lower than that permitted by the RSF-3 zoning district, the subject property is located approximately 700 feet north of the existing single-family residential development at densities which are comparable to those permitted by the RSF-3 zoning district.

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

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

The subject property is within a half mile of the northern end of the downtown urban core of the City. Uses on nearby lands primarily consist of single-family residential uses. Utilities exist to the south of the subject property, and are accessible through existing public right of way.

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

Evaluation: The lands located to the west and to the south of the subject property are zoned RSF-3. Areas to the north and east are zoned Agriculture. Both of these zoning district permit residential uses. The use of the subject property for residential purposes is more directly related to the uses on adjacent and surrounding properties than the types of uses permitted in the CC zoning district.

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

Evaluation: Any future development on the subject property will require connection to the City’s water and wastewater systems. The subject property is located along NW County Road 241, and is located proximate to other City public

facilities, including public parks and recreational facilities (Maude Lewis Park and the Cleather Hathcock Community Center) and public schools.

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

Evaluation: There are no significant environmental features known to exist on the subject property. An analysis of environmental features and site suitability has been provided within this report.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Community Commercial (CC)	Residential Single Family – 3 (RSF-3)
Max. Gross Density:	N/A	3 dwelling units per acre
Floor Area Ratio:	0.50	N/A
Maximum Density:	N/A	60 dwelling units
Maximum Intensity	435,600 square feet of non-residential uses	N/A

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 not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (US 441 to North City Limits)	2U	Major Collector	COMM	D

*1 Source: City of Alachua Comprehensive Plan, Transportation Element.
 2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, [Section 2.4.14(H)(2)(a) 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 3. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Residential ² (ITE Code 210)	566 (283 / 283)	46 (12 / 34)	60 (38 / 22)

*1 Source: ITE Trip Generation, 10th Edition.
 2 Formula: ITE Code 210: AADT – 9.44 trips per dwelling x 60 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 60 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 60 dwellings (64% entering/36% exiting).*

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 I-75 from NCL to US 441 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,400
Existing Traffic ³	7,537
Reserved Trips ⁴	29
Available Capacity ⁴	6,834
Maximum AADT Generated by Amendment	566
Residual Capacity After Potential Development's Impacts⁵	6,268

*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 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 I-75 from NCL to US 441 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,290
Existing Traffic ³	716
Reserved Trips ⁴	2
Available Capacity ⁴	572
Maximum PM Peak Hour Trips Generated by Amendment	60
Residual Capacity After Potential Development's Impacts⁵	512
<small>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 The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</small>	

Evaluation: As shown in Table 3, the proposed amendment would result in a potential demand of 566 AADT and 60 PM Peak Hour trips on Segment 9. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s transportation system will be reevaluated at the preliminary plat review stage.

Potable Water Impacts

Table 5. 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	16,500
Residual Capacity	1,009,683
Percentage of Permitted Design Capacity Utilized	56.10%
<small>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; Formula: (60 dwellings x 275 gpd).</small>	

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

Sanitary Sewer Impacts

Table 6. 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	15,000
Residual Capacity	764,211
Percentage of Permitted Design Capacity Utilized	49.05%

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; Formula: (60 dwellings x 250 gpd).

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

Recreational Impacts

Table 7a. 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	0.71
Residual Recreational Capacity After Impacts	66.64

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 60 dwellings / [5 acres/1,000 persons])

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Amendment ²	0.14 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 / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)

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

Solid Waste Impacts

Table 8. 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	568.44	103.81
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida (2017)</i> ; 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; <i>Environmental Engineering: A Design Approach</i> . Prentice Hall, New Jersey, 1996 4 New River Solid Waste Facility, April 2018.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. 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

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

WALLACE REZONING

A PORTION OF TAX PARCEL 03067-005-000

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

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (“CC”) TO RESIDENTIAL SINGLE FAMILY – 3 (“RSF-3”) ON APPROXIMATELY 20 ACRES; LOCATED AT 17002 NORTHWEST COUNTY ROAD 241; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03067-005-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on September 27, 2018, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on October 9, 2018, the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on October 25, 2018, and on November 8, 2018, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on November 5, 2018, and on November 19, 2018, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City’s LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial (“CC”) to Residential Single Family – 3 (“RSF-3”) for a portion of Tax Parcel No. 03067-005-000, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

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 ordinances 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

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

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 18th day of November 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

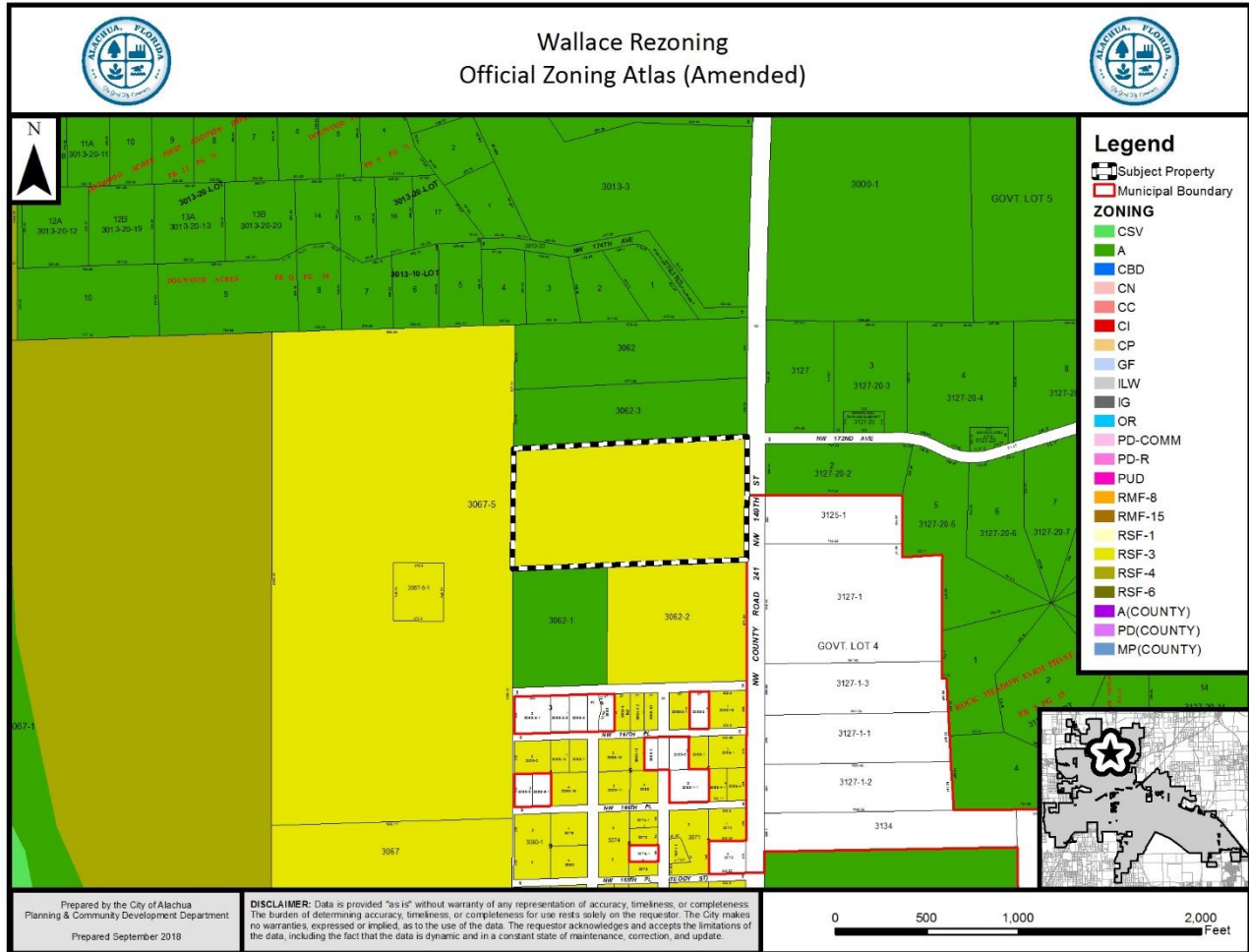
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION: South 1/2 of the Northeast 1/4 of Section 10, Township 8 South, Range 18 East, less right-of-way for County Road No. 241.

DRAFT

EXHIBIT "B"





City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 19, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Public Hearing for Wallace Rezoning – Portion of Tax Parcel 03067-005-000

Dear Mr. Gmuer:

On September 18, 2018, the City of Alachua received your updated application for the above referenced application.

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

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no less 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 me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning Director
Adam Hall, AICP, Planner
Sayed Moukhtara (*by electronic mail*)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 11, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Review by Development Review Team (DRT) of:
"Wallace Rezoning" – Tax Parcel 03067-005-000

Dear Mr. Gmuer:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, September 18, 2018**. A total of three (3) copies of the application package and a CD containing a PDF of all application 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 item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for October 9, 2018.

Please address the following:

1. Comprehensive Plan Consistency Analysis

- a. There is a typographical error in response to Policy 1.2.a, FLUE.
- b. Goal 4, Objectives 4.1 & 5.2, FLUE; Goal 1, Objective 1.1, Policy 1.1.a, Housing Element: Please clarify the context of the surrounding area, particularly that the site is *surrounded by existing residential subdivisions and connections to existing utilities and roadways* (lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture).
- c. Transportation, Intergovernmental, & Capital Improvements Elements: A statement is provided, but no specific Goals, Objectives, and/or Policies are referenced.
- d. Community Facilities & Natural Groundwater Aquifer Recharge Element: Applicant should identify general location of existing utilities, including but not limited to water, wastewater, and electric.

2. Concurrency Analysis

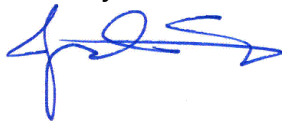
- a. Provide the source of all data and multipliers used within the Concurrency Analysis.
- b. Per Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element, the Level of Service for sanitary sewer is 250 gallons per ERU per day. Revise analysis accordingly.
- c. The segment of CR 235 identified within the Concurrency Analysis is CR 235 from the South City Limits to SR 241 (south of the downtown area). The closest roadway segment monitored for concurrency is SR 235 (Segment 9), which should be utilized for concurrency analysis purposes.

3. Standards for Site-specific amendments to the Official Zoning Atlas

- a. The analysis is overly general in response to each standard. The applicant should further expand upon the application's compliance with each standard.
- b. Response to 2.4.2(E)(1) (c), (d), (e), (f), (g), (h), and (i): Please clarify the statement that "the site is surrounded by similar zoning districts and have been mostly developed into subdivisions". Lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture.
- c. Response to 2.4.2(E)(1)(i): Applicant should address the 13 primary urban sprawl indicators found within §163.3177(9)(a), Florida Statutes.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Sayed Moukhtara (*by electronic mail*)
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Wallace Rezoning

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

PROPERTY OWNER: Wallace Cain

DRT MEETING DATE: September 11, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

CURRENT ZONING: Community Commercial (CC)

PROPOSED ZONING: Residential Single Family – 3 (RSF-3)

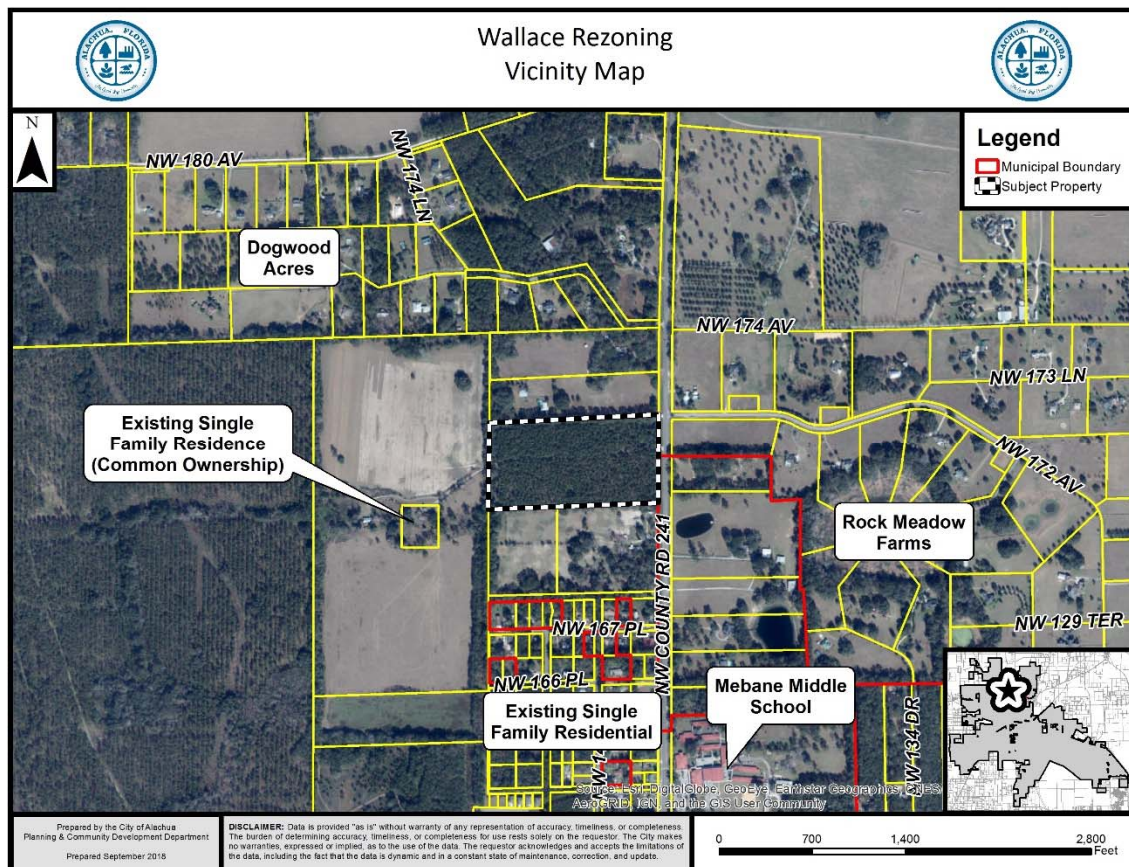
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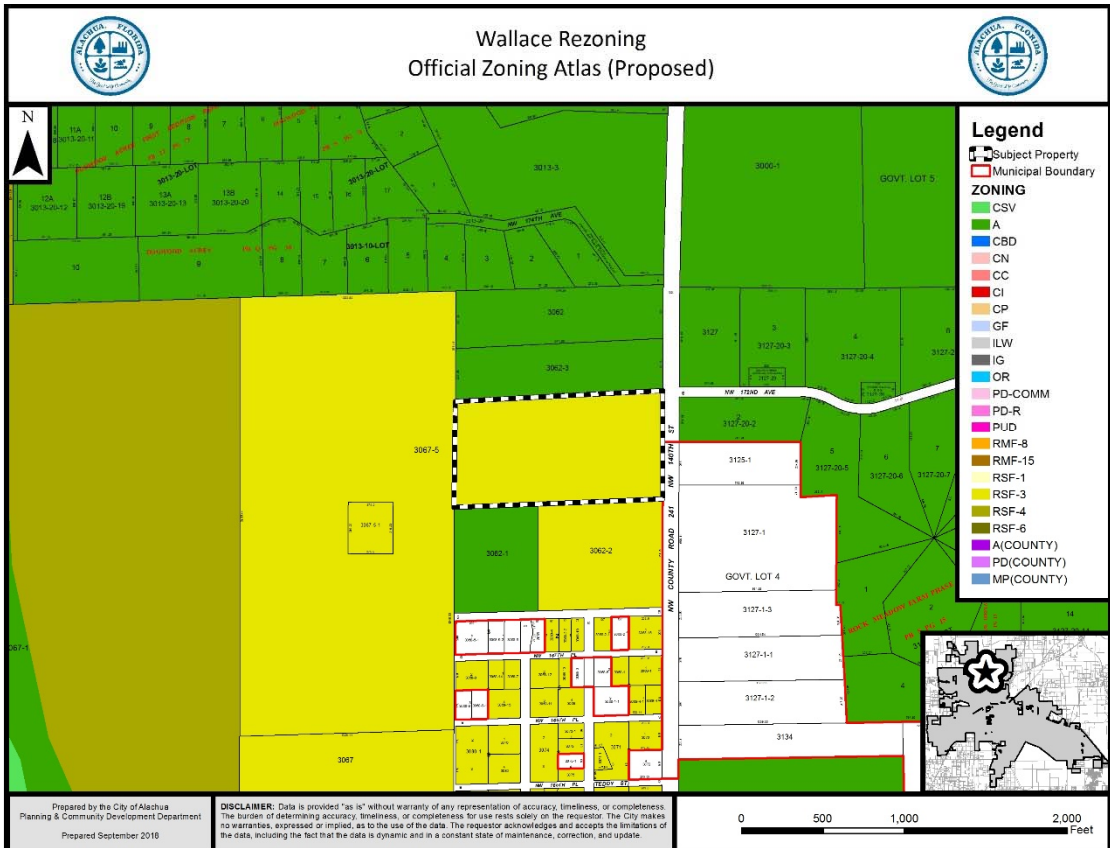
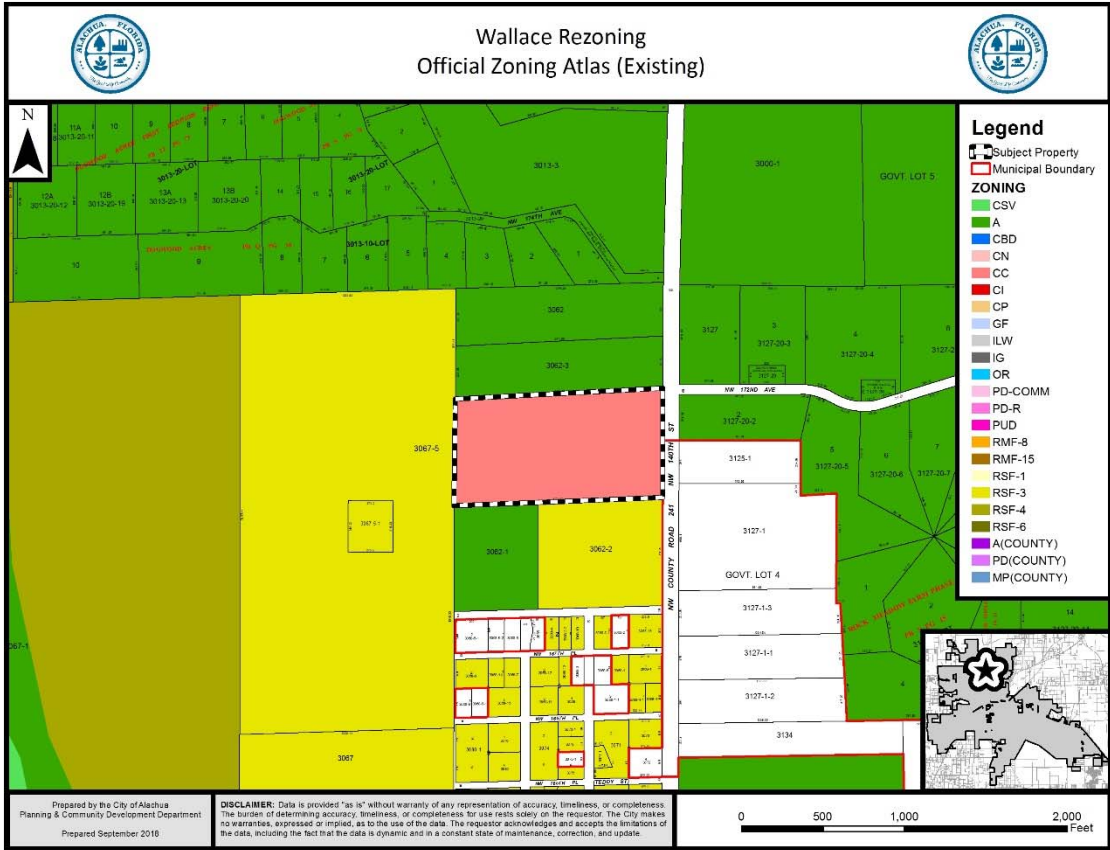
ACREAGE: ±20 acres (subject property); ±100 acres (parcel)

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

PROJECT SUMMARY: A request to amend the Official Zoning Atlas from Community Commercial to Residential Single Family – 3 (RSF-3) on a ±20 acre subject property

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on TUESDAY, SEPTEMBER 18, 2018.**





Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. Comprehensive Plan Consistency Analysis

- a. There is a typographical error in response to Policy 1.2.a, FLUE.
- b. Goal 4, Objectives 4.1 & 5.2, FLUE; Goal 1, Objective 1.1, Policy 1.1.a, Housing Element: Please clarify the context of the surrounding area, particularly that the site is *surrounded by existing residential subdivisions and connections to existing utilities and roadways* (lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture).
- c. Transportation, Intergovernmental, & Capital Improvements Elements: A statement is provided, but no specific Goals, Objectives, and/or Policies are referenced.
- d. Community Facilities & Natural Groundwater Aquifer Recharge Element: Applicant should identify general location of existing utilities, including but not limited to water, wastewater, and electric.

2. Concurrency Analysis

- a. Provide the source of all data and multipliers used within the Concurrency Analysis.
- b. Per Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element, the Level of Service for sanitary sewer is 250 gallons per ERU per day. Revise analysis accordingly.
- c. The segment of CR 235 identified within the Concurrency Analysis is CR 235 from the South City Limits to SR 241 (south of the downtown area). The closest roadway segment monitored for concurrency is SR 235 (Segment 9), which should be utilized for concurrency analysis purposes.

3. Standards for Site-specific amendments to the Official Zoning Atlas

- a. The analysis is overly general in response to each standard. The applicant should further expand upon the application's compliance with each standard.
- b. Response to 2.4.2(E)(1) (c), (d), (e), (f), (g), (h), and (i): Please clarify the statement that "*the site is surrounded by similar zoning districts and have been mostly developed into subdivisions*". Lands to the west are vacant; lands to the north, south, and east are either vacant or low density residential development, primarily zoned Agriculture.
- c. Response to 2.4.2(E)(1)(i): Applicant should address the 13 primary urban sprawl indicators found within §163.3177(9)(a), Florida Statutes.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF TUESDAY, SEPTEMBER 18, 2018.

BOARD MEMBERS

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

SUPERINTENDENT

Karen D. Clarke



District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

We are committed to the success of every student!

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: Wallace Rezoning including 60 single family units. Tax Parcel: 03067-005-000.

Dear Mr. Tabor:

The Wallace Rezoning will result in a net increase of 60 single 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: WALLACE REZONING – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	60			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	9	5	6	20
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	9	5	6	20

Elementary Schools. The Wallace 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 Wallace Rezoning indicate that 9 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 Wallace 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 Wallace Rezoning indicate that 5 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 Wallace 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 Wallace Rezoning indicate that 6 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 Wallace 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 Wallace 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,

A handwritten signature in black ink, appearing to read 'Suzanne Wynn', with a long horizontal line extending to the right.

Suzanne Wynn
School Board of Alachua County
Director of Community Planning
3700 NE 53 Avenue
Gainesville, Florida 32609

CC: Gene Boles



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Conditional Application Acceptance: "Wallace Rezoning" – Tax Parcel 03067-005-000

Dear Mr. Gmuer:

On August 27, 2018, the City of Alachua received your application and materials for the "Wallace Rezoning", which proposes to amend the zoning of the subject property, consisting of a ±20.0 acre portion of Tax Parcel No. 03067-005-000, from Community Commercial (CC) to Residential Single Family – 3 (RSF-3).

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 the application to be complete, conditional upon submission of certain materials. Please provide materials addressing the comments below by **5:00 PM on Thursday, September 6, 2018** to ensure adequate time for review.

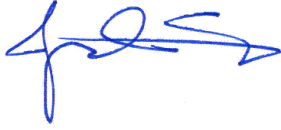
The comments below are based solely on a preliminary review of your application for completeness. The content of the application **has not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and detailed comments will be provided at a Development Review Team (DRT) Meeting, to be scheduled under separate cover.

Please address the following:

1. **Rezoning Attachment #7:** Neighborhood Meeting Materials.
Action Needed to Address Deficiency: (1) Applicant has not provided list of those persons who received written notice of the meeting. Provide list of persons and organizations which received written notice. (2) Applicant has provided hand written notes from the meeting. Please provide a summary of the discussion which occurred at the meeting in a narrative that clearly summarizes the discussion.
2. **Submittal Requirements:** Please review the submittal requirements for applications, posted on the City web site, particularly as it relates to number of copies required and binding (no staples).

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File