



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 11, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Residential Single Family-3 ("RSF-3") on a ± 0.36 acre subject property

PROPERTY OWNER: James and Wetona Johnson

LOCATION: 14212 NW 167th Place

**PARCEL ID
NUMBER(S):** 03068-000-000

ACREAGE: ± 0.36 total

PROJECT PLANNER: Adam J. Hall, AICP

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

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

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Residential Single Family – 3 ("RSF-3") on the subject property.

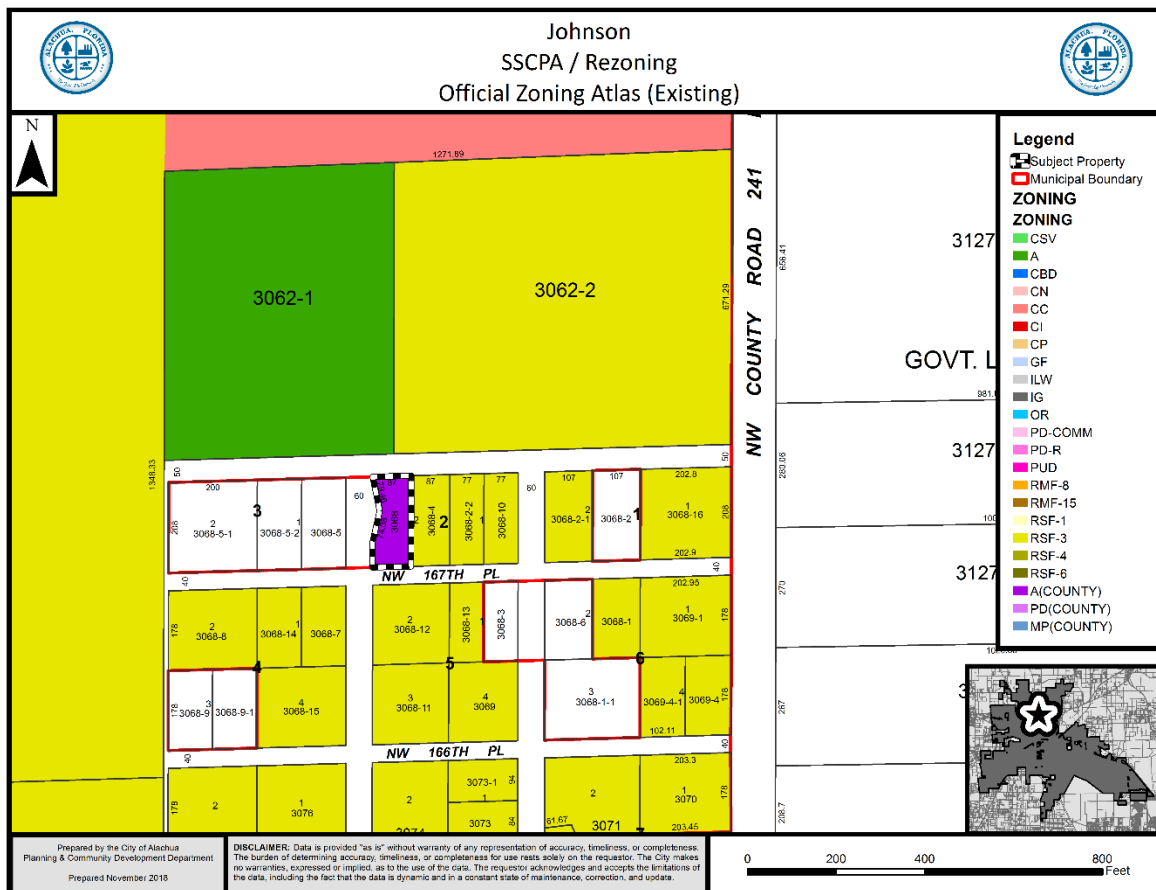
The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Moderate Density Residential Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.4.2 of the Land Development Regulations (LDRs):

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.

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Residential Single Family – 3 ("RSF-3")
Max. Gross Density:	.2 dwellings/acre 1 dwelling unit	4 dwellings/acre 1 dwelling unit
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Single family residential uses
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>		

SURROUNDING USES

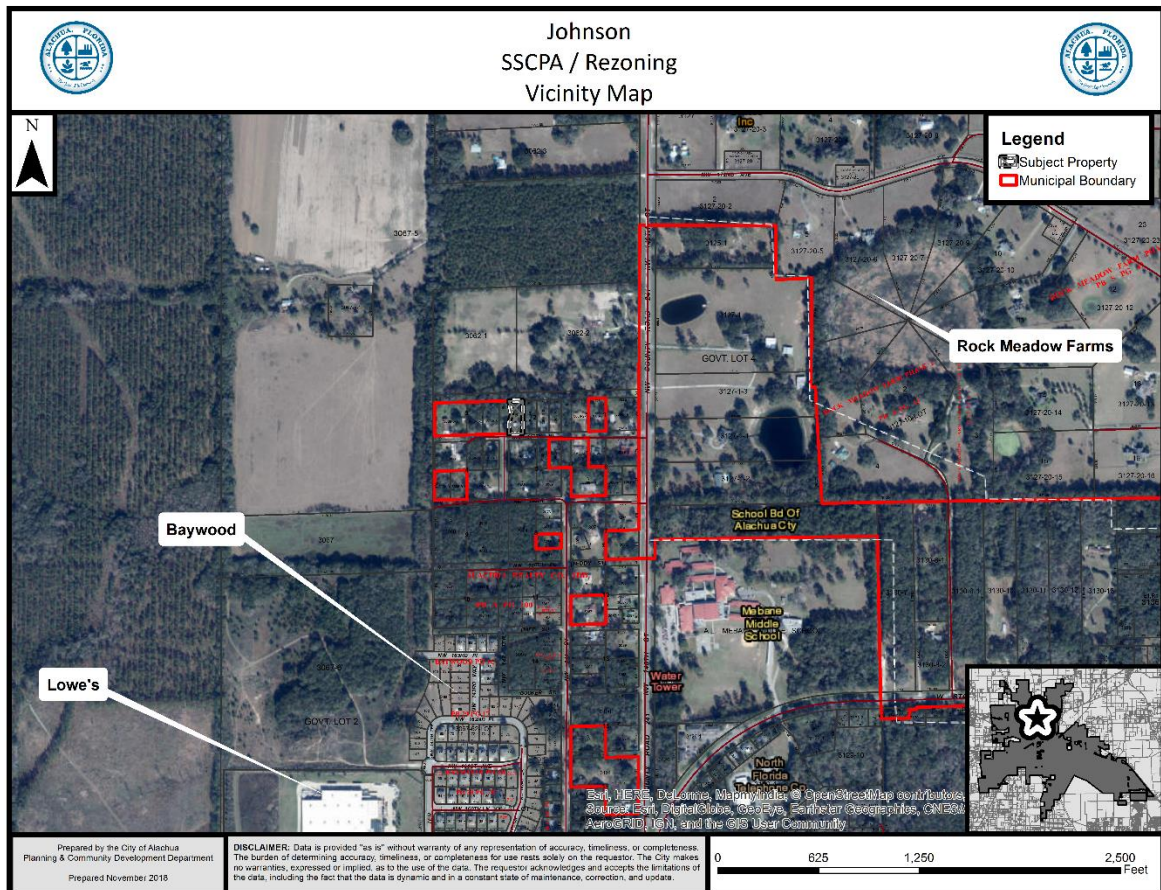
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential/Agriculture	Moderate Density Residential/ Agriculture	RSF-3/ A
East	Single Family Residential	Moderate Density Residential	RSF-3
West	Vacant Residential	Rural/Agriculture(County)	A (County)
South	Single Family Residential	Moderate Density Residential	RSF-3

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

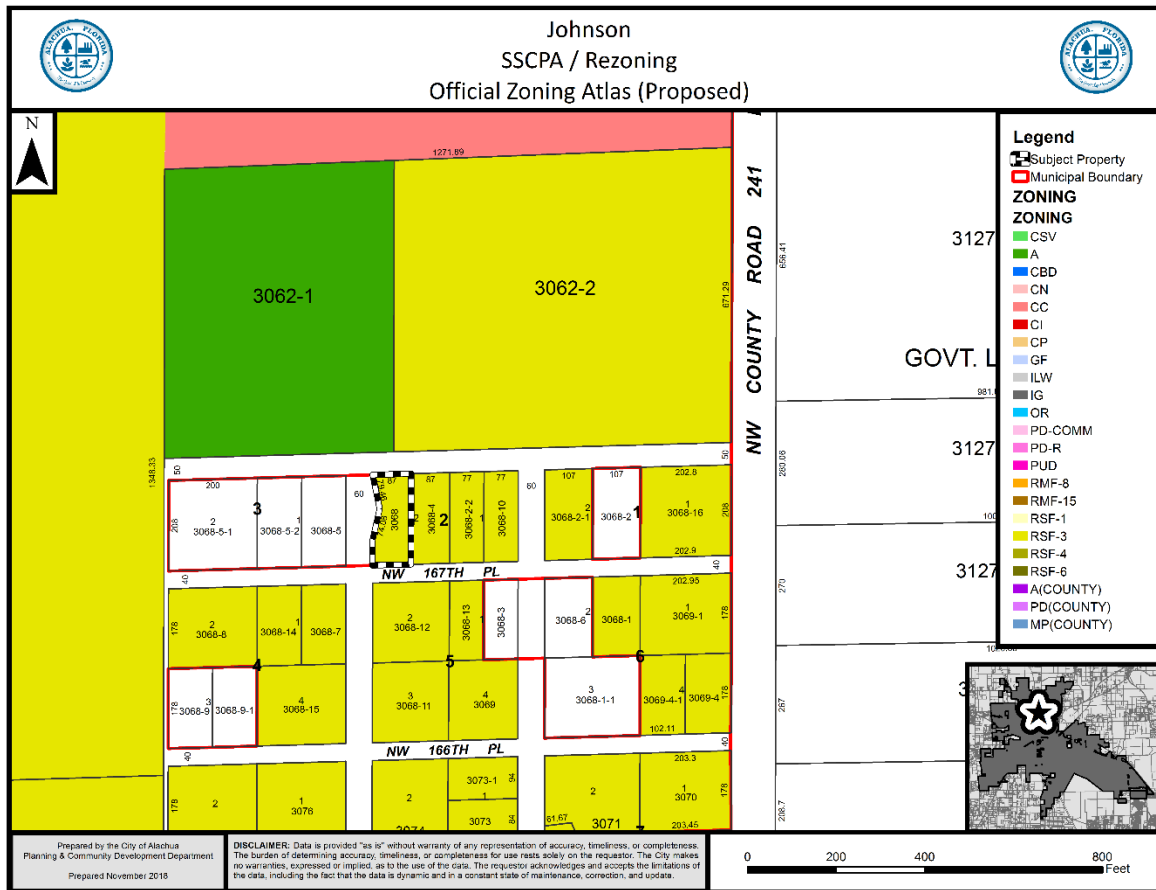


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
03068-000-000	Single Family Residential	Agricultural ("A") (County)	Residential Single Family ("RSF-3")	±0.36

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that attended the meeting. A summary of questions asked at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03068-000-000	Rural/ Agriculture (County)	Moderate Density Residential	Residential Single Family- 3 ("RSF-3")	<input checked="" type="checkbox"/>

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture on the subject property. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

Based upon the 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 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Residential FLUM Designations, and states the following:

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 Objective 1.2: The proposed amendment would result in an increase the maximum permitted density of the subject property, but not in the actual permitted density for the subject property as the maximum number of units is the same (1 dwelling unit).

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: The subject property has historically been used for residential purposes. A separate analysis of the environmental conditions can be found below in this report.

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: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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: Potable water is currently available to the property.

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 has been provided within this report.

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 has been provided within 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 $\frac{1}{4}$ 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 currently served by the City's 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 has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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 $\frac{1}{4}$ 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 currently served by the City's 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.

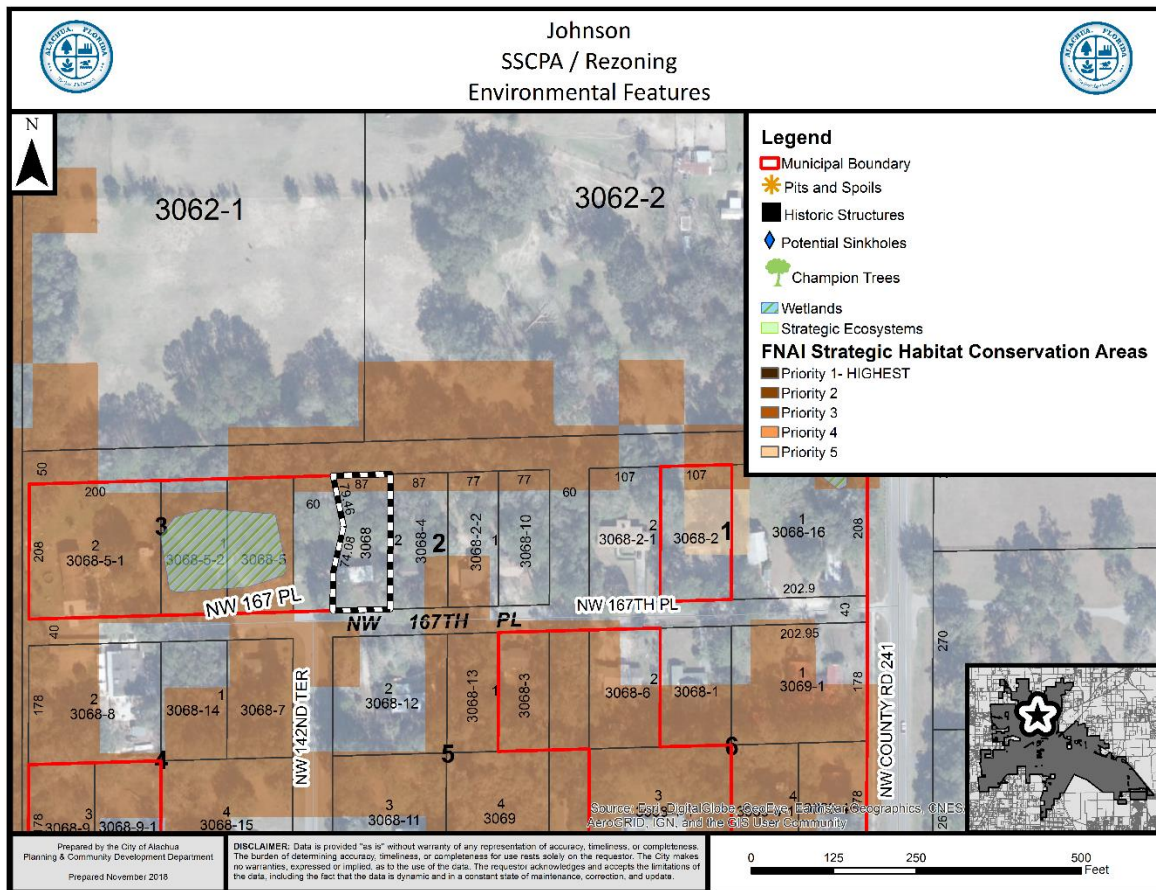
- Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.
- Policy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

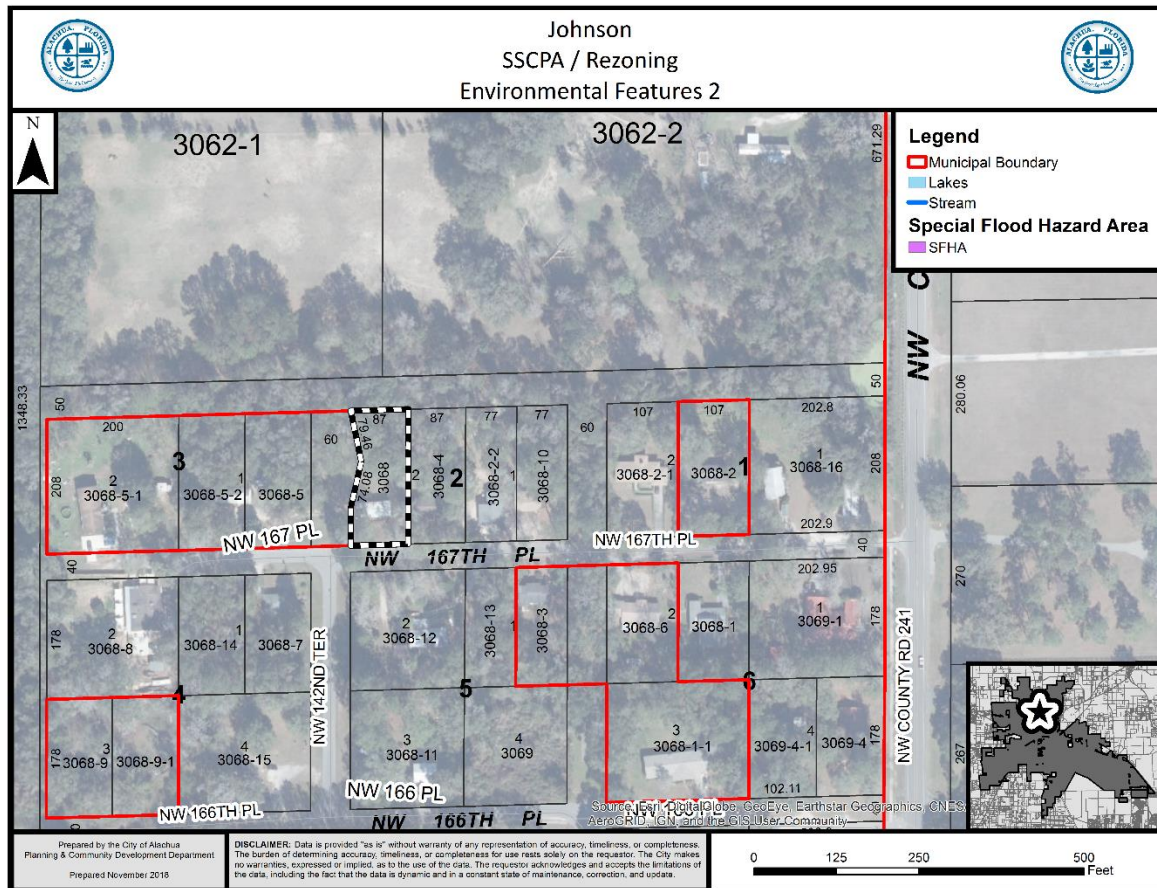
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands do not appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands do not appear to be located on the 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 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 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. The property does not contain any Priority lands identified in the PNA data layer. 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

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:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Millhopper- Urban Land Complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	88.60%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.40%

Evaluation: The subject property is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

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) and no Special Flood Hazard Areas (SFHAs).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. 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 there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

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 currently 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

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

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

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

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

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

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

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

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

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area.

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

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

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

Evaluation and Findings: The proposed amendment would permit single family residential uses in a predominately single family residential area. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to

provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure. The subject property may already be connected to the City's potable water and wastewater service.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

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

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

PUBLIC FACILITIES IMPACT

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

	Existing Zoning Designation	Proposed Zoning Designation
FLUM Designation:	Agricultural (A)(County)	Residential Single Family 3 (RSF-3)
Max. Gross Density:	.2 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	1 dwelling unit	1 dwelling unit

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

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

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

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

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation 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 all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing ² (ITE Code 220 (9th ed.))	10 (5/5)	1 (0/1)	1 (1/0)

¹ Source: ITE Trip Generation, 10th edition
² Formulas: AADT – 9.52 trips per dwelling unit x 1 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 1 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 1 dwelling units (67% entering/33% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	SR 235 (from US 441 to NCL) 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
Increase/Decrease in Daily Trips Generated by Development	10
Residual Capacity After Development's Impacts⁵	6,824

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua August 2018 Development Monitoring Report.
⁵ The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	SR 235 (from US 441 to NCL) ¹
Maximum Service Volume ²	1,290
Existing Traffic ³	716
Reserved Trips ⁴	2
Available Capacity ⁴	572
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁵	571
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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua August 2018 Development Monitoring Report. ⁵ The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	275
Residual Capacity	1,025,908
Percentage of Permitted Design Capacity Utilized	55.40%
Sources: * City of Alachua August 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	250
Residual Capacity	778,961
Percentage of Permitted Design Capacity Utilized	48.10%
Sources: * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. 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.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	.01
Residual Recreational Capacity After Impacts	67.34
Sources: 1 City of Alachua August 2018 Development Monitoring Report. 2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	28.90 %
1 Source: City of Alachua August 2018 Development Monitoring Report. 2 Formula: Recreation Demand Generated by Development (.83 acres) x 20%. 3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. Concurrency and impacts to the City’s recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	2,908.79	530.85
Projected Solid Waste Demand from Application ³	9.48	1.730
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element</i> (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua August 2018 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 1 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2018		

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. Upon submittal of any 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- Table 4.1-1 Table of Allowed Uses

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

Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A	4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A	4.3.1(A)(3)
Mobile home park								P															4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S										A		
Roominghouse				S	S	S			P	P													
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P		A	A	A	4.3.2(A)

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

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

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

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

Animal hospital		P										P		S					A				4.3.3(C)(1)
Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																							
Eating establishments																							
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)

Manufacturing, light															P	P	P		A			A	
Medical marijuana processing																							
Medical radioisotope laboratory															P								
Non-medical marijuana processing																							
Offices																							
Business services										P	P	P	P	P	P				A		A	A	
Financial services										P	P	P	P	P	P				A		A	A	
Professional services									S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio												P	P	P	P	P	P		A			A	
Sales												P	P	P	P				A		A	A	
Parking, commercial																							
Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution								S	S	P	P	P	P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home								S			P	P	P							A				4.3.4(G)
General media store											P	P	P	P						A	A	A		4.3.4(G)
Liquor store											S	P	P	P						A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment							S	S		P	P	P	P	P						A		A		4.3.4(G)(6)
Repair establishment										S	P	P	P							A				4.3.4(G)
Sales establishment							S	S		S	P	P	P	P						A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf															P		P										A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf															S		S										A				4.3.4(G)(7)
Self-service storage																															
All uses															P		P	S			P						A				4.3.4(H)
Sexually oriented business																															
Sexually oriented cabaret																	P														4.3.4(I)
Sexually oriented media store																	P														4.3.4(I)
Sexually oriented motion picture theater																	P														4.3.4(I)
Sex shop																	P														4.3.4(I)
Vehicles, sales and services																															
Automobile body shop																	P		P	P											4.3.4(J)(1)
Automobile parts sales															S		P		P	P							A				
Automobile rental and sales															S		P										A				4.3.4(J)(2)
Automobile repair and servicing			S														S		P	P							A				4.3.4(J)(3)
Automobile service station															S	S	P	P		P	P					A					

Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)
Transmission or muffler shop														P					A				4.3.4(J)(7)
Truck or tractor rental or sales														P			P						4.3.4(J)(2)
Visitor accommodations																							
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P			A	A	A		4.3.4(K)(1)
Bed and breakfast inn								S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel											S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																							

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS
ON BEHALF OF
JAMES AND WETONA JOHNSON**

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