



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property

PROPERTY OWNERS: PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields

LOCATION: South of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241

PARCEL ID NUMBER(S): 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000

ACREAGE: ± 191.68 total

PROJECT PLANNER: Adam Hall, AICP

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

RECOMMENDED MOTION: *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by PJDJ, Inc., DR 239 Estates, LLC, and Eric J. Fields, property owners, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural/Agriculture (County) to Agriculture on the ± 191.68 acre subject property. The subject property is comprised of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000. The subject property is located south of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241.

The subject property was annexed through Ordinances 18-09 and 18-10 (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. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

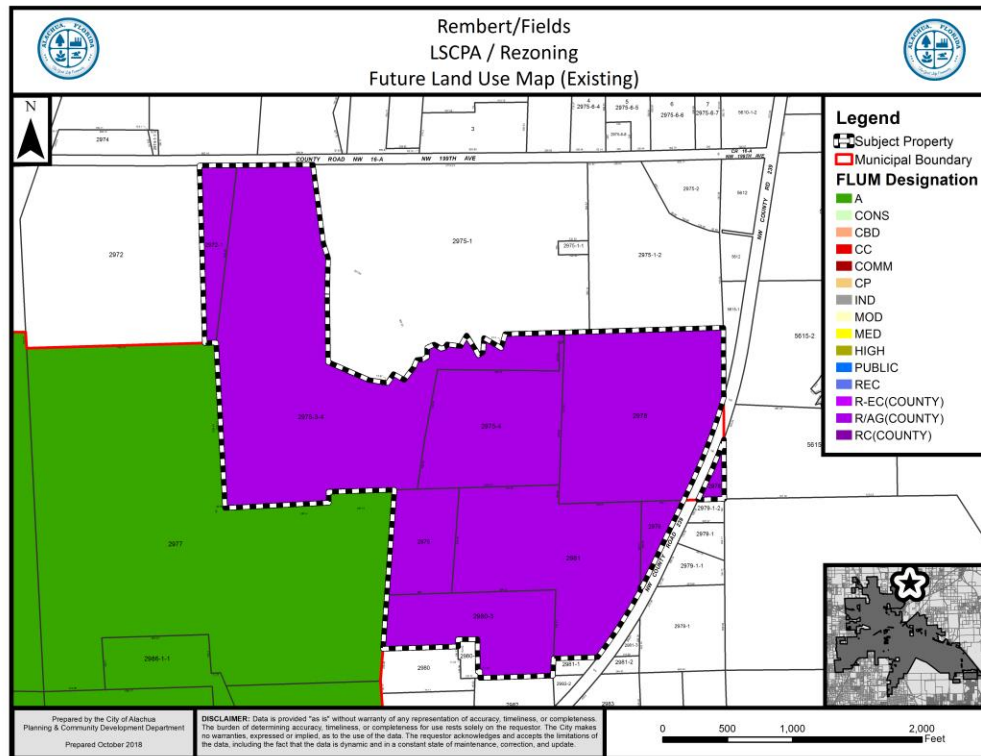
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 38 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 38 dwelling units for the subject property).

FLUM DESIGNATION COMPARISON

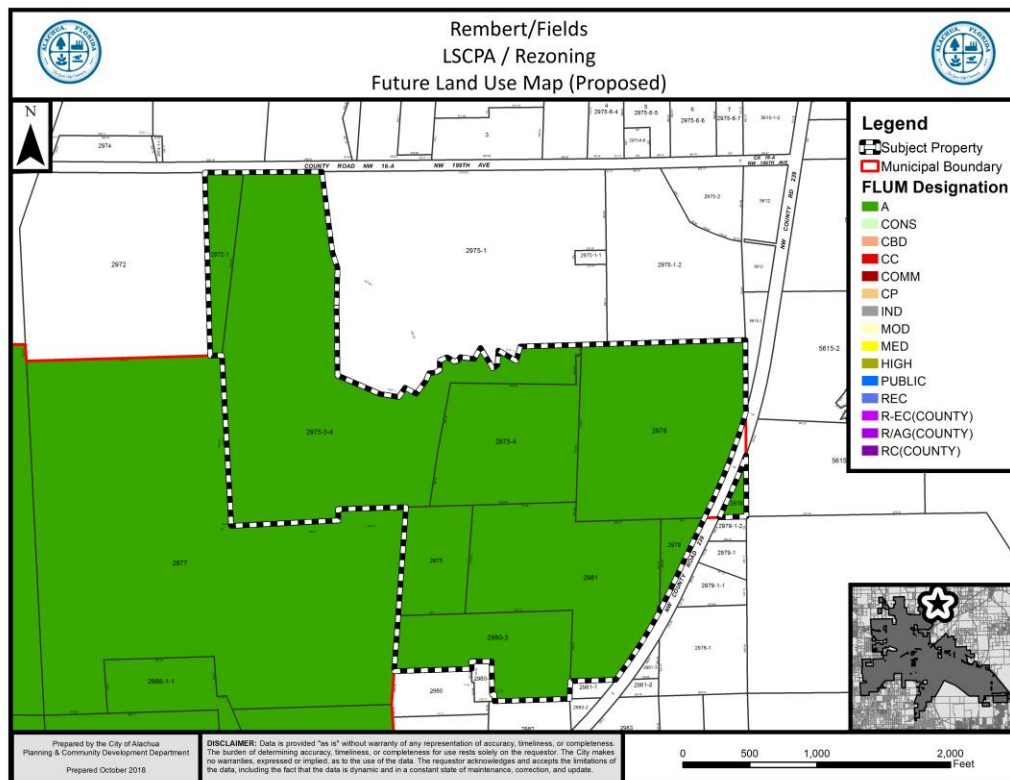
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±237.58)	Proposed FLUM Designation (±161.14 acres)
FLUM District:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwellings/acre 38 dwelling units	.2 dwellings/acre 38 dwelling units
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses, agri-business, and agricultural operations
*The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small- town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

EXISTING USES

The subject property has one single-family residence and several associated accessory farm structures.

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.

Map 3. Vicinity Map

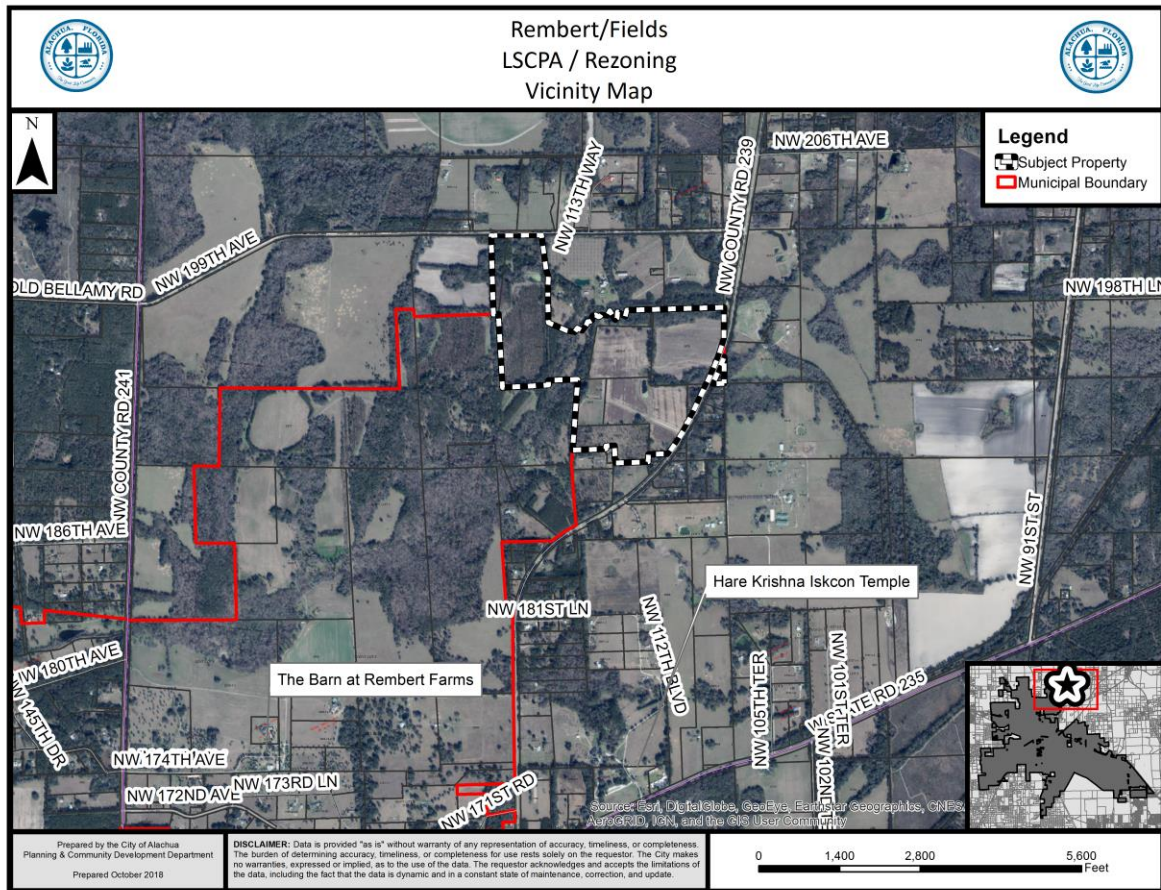


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Rural/Agricultural (County)	A (County)
East	Agriculture	Rural/Agricultural (County)	A (County)
West	Agriculture	Agriculture	A
South	Agriculture	Rural/Agricultural (County); Agriculture	A (County); A

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
02975-000-000	Single family residential/ Agriculture	Rural/ Agriculture (County)	Agriculture	±9.28
02972-001-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±5.93
02975-003-004	Agriculture	Rural/ Agriculture (County)	Agriculture	±68.67
02978-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±36.39
02975-004-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±21.55
02981-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±30.64
02979-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±2.59
02980-003-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±15.57

NEEDS ANALYSIS

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

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

The proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: GIS data available from Alachua County appears to indicate the potential presence of a wetlands on the property. Further, a portion of the property is located within a special flood hazard area. Any potential

development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable

to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment’s consistency with Section 163.3177 shows that it meets four of the eight urban form criteria.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use

map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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

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

Future Land Use Element

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;

12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property .

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: The subject property has historically been used for agricultural 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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 not located within the wastewater service area.

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 not located within the potable water service area.

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

Wetlands

According to National Wetlands Inventory, potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

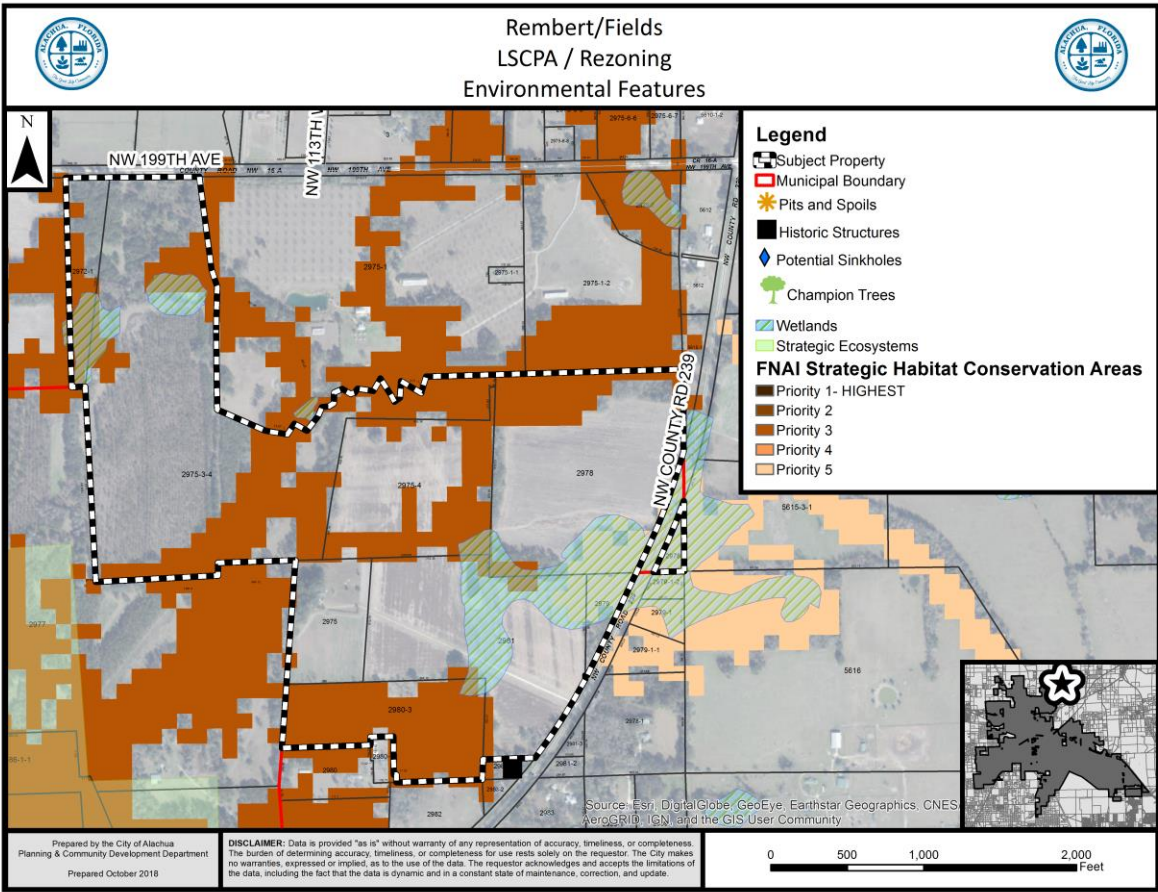
Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee 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

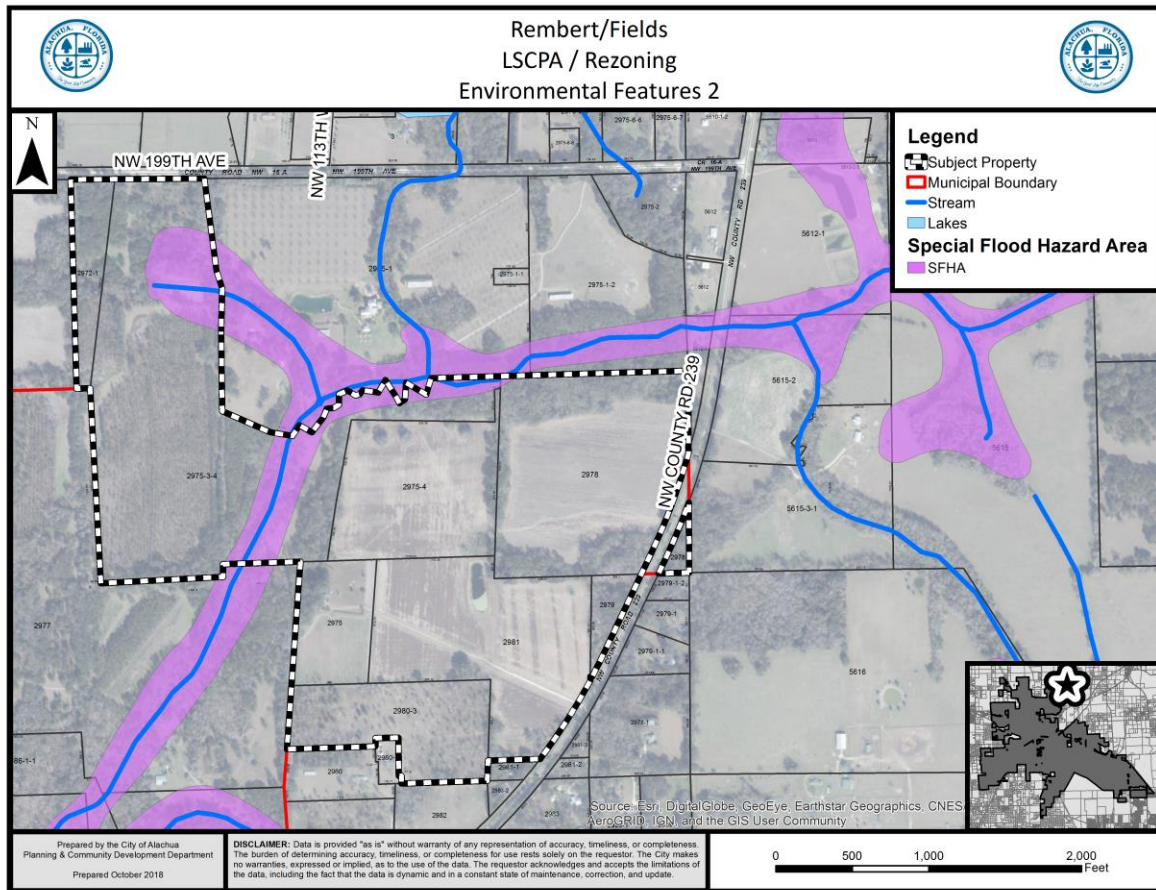
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private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

Map 4. Environmental Features 1



Map 5. Environmental Features 2



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 contain Priority 3 and Priority 5 lands identified in the PNA data layer, as well as prioritized lands. 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 ten (10) 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)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited	5.1%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	5.2%
Pompano sand	A/D	Poorly drained	Very limited	7.0%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	17.9%
Chipley sand	A	Somewhat poorly drained	Not limited	17.7%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	36.4%
Blichton sand, 0 to 2 percent slopes	C/D	Poorly drained	Very limited	1.3%
Sparr fine sand	A	Somewhat poorly drained	Not limited	3.8%
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	4.3%
Blichton sand, 5 to 8 percent slopes	C/D	Poorly drained	Very limited	1.3%

Evaluation: A majority of the site 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

Panel 0130D 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 areas with Flood Zone "A" designations (areas determined to be within the 500 year flood plain without base flood elevation data available).

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 no 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

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	38 dwelling units	38 dwelling units

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
NA	SR 235 (From US 441 to NCL of Alachua)	2U	Arterial	N/A	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.))	362 (181/181)	17 (3/14)	20 (15/5)

¹ Source: ITE Trip Generation, 10th editions
² Formulas: AADT – 9.52 trips per dwelling unit x 38 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 38 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 38 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	362
Residual Capacity After Development's Impacts⁵	6,472

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.

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	20
Residual Capacity After Development's Impacts⁵	552
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 **	10,450
Residual Capacity	1,015,733
Percentage of Permitted Design Capacity Utilized	55.83%
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

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 **	9,500
Residual Capacity	769,711
Percentage of Permitted Design Capacity Utilized	48.69%
<i>Sources:</i> <i>* City of Alachua March 2018 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

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	.45
Residual Recreational Capacity After Impacts	67.33
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 38 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	.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	29.15 %
Sources: ¹ Source: City of Alachua August 2018 Development Monitoring Report. ² Formula: Recreation Demand Generated (.45 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	360.24	65.74
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (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 38 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, March 2016		

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”

TO

**PJDJ, INC., DR 239 ESTATES, LLC, AND ERIC J. FIELDS LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT**